

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

Thursday 21st April 2022 at 11.00 a.m. via Microsoft Teams

CATHAOIRLEACH: Cllr. Peter Keaveney
Cathaoirleach of the County of Galway

Baill: Comh./Cllr. T Broderick, J. Byrne, I. Canning,
L. Carroll, J. Charity, D. Collins, D. Connolly, M. Connolly,
G. Cronnelly, D. Ó Cualáin, J. Cuddy, S. Curley, T. Ó
Curraoin, A. Dolan, G. Donohue, G. Finnerty; D.
Geraghty, S. Herterich Quinn, M. Hoade, C. Keaveney,
D. Kelly, D. Killilea, M. Kinane, G. King, P. Mac an Iomaire,
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.

Oifigh: Mr. J. Cullen, Chief Executive, Ms. E. Ruane, Director
of Services, Mr. D. Pender, Director of Services, Mr. M.
Owens, Director of Services, Ms. J. Brann, Meetings
Administrator, Ms. V. Loughnane, Senior Planner, Mr.
B. Dunne, A/Senior Executive Planner, Mr. B.
Corcoran, Executive Planner, Ms. A. O Moore,
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.

Cathaoirleach P. Keaveney welcomed all to Meeting and advised that the Forward Planning Team will be going through the CE Report in relation to submissions received on Material Alterations.

Ms. Brann advised that if Members wishes to leave the Meeting, they should advise either her or the Cathaoirleach via the Chat Function on Teams and to do same when coming back into the Meeting. This will allow more efficient use of time and will assist in knowing whom to contact in the event of a vote being taken. The Cathaoirleach

advised that a further roll call will also be taken after the break which is due to be taken at 2.00 p.m. He advised Members that they should be present for the deliberations on the item in order to be appropriately informed to participate in any related vote that may arise. It was agreed that the Meeting would end at 6.00 p.m.

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). **3983**

Mr. Owens advised that in accordance with the Clár the purpose of the special meetings is to facilitate the Members consideration of the Chief Executive's Report on Public Submissions on proposed Material Alterations to the Draft Galway County Development Plan 2022 -2028 as previously circulated to the Members.

He advised that a copy of the Material Alterations was available for viewing from 03/02/2022 – 04/03/2022. A total of 235 no. submissions were received including with 1 no. submission being withdrawn. Material Alteration 4.18 (Backlands Development) was on public display from 28/02/2022 – 28/03/2022. A total of 5 no. submissions was received during the public consultation period. The submissions remain available for viewing on the consultation portal ***consult.galway.ie***

He outlined that as recommended by the Corporate Policy Group and agreed by the Members at the March Plenary meeting, a series of 6 meetings have been scheduled to facilitate the consideration of the CE's Report and Draft Plan. Due to public health concerns associated with Covid, it has been agreed that meetings will be held remotely via Microsoft Teams. Therefore, the Executive in consultation with the Corporate Policy Group, will facilitate meetings as required by the Members, to conclude their consideration of the CE's Report and Draft Plan within the statutory timeframe and no later than Thursday, 12th May 2022. He advised that the Members are required to consider CE Report and amendments contained therein. At this stage of the process, he advised that any further modification to a Material Alteration may be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European Site; and shall not be made where it relates to an increase in area of land zoned for any purpose. The decisions being made by Members are effectively revisiting decisions made by Members in their deliberations and decisions arising from submissions on the Draft Plan and advised that it was not intended to revisit in detail unless specific issues needed to be addressed or at the request of the Members. He stated that they were at the decision-making stage of the process. He advised that the approach they will be taking is to start with the submissions from Prescribed Authorities and then on to submissions received from the public.

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Mr. Owens outlined that the first submission to be considered by the Members is the submission from the Office of the Planning Regulator (OPR). He advised that the OPR has evaluated and assessed the proposed Material Alterations to Draft Plan and has made a 29 no. Page submission. This submission contains 10 no. recommendations and 1 no. observation. He indicated that the Chief Executive's Report as required by Section 13 of the Act summarises these recommendations and observation and recommends the manner in which they can be addressed.

He advised that as the Members will be aware that at the end of this process, the Chief Executive is required to notify the Office of the Planning Regulator within five working days of the decision of the planning authority in relation to the proposed material alterations to the draft Plan where the Members do not accept the recommendation of the OPR. He advised the Members that it was important to note that where they decide not to comply with the recommendations of the OPR or otherwise make the plan in such manner as to be inconsistent with the recommendations made by the OPR, then the Chief Executive shall inform the OPR and give reasons for this decision. Accordingly, should the Members decide not to comply with the recommendation of the OPR and the CE it shall be necessary to outline and agree the reasons for such decisions and will require the Members to outline their motion and in addition to detail the reasons for same. This will form the basis for the reply to the OPR on the conclusion of this stage of the process.

Prior to proceeding to consider the CE's Report and Draft Plan, Mr. Owens reminded the Elected Members of the provisions of Part 15 of the Local Government Act and the Code of Conduct for Councillors that provides the Ethical Framework for local government including provision for the disclosure of pecuniary or other beneficial interests. It was noted that Councillors must disclose at a meeting of the local authority any pecuniary or other beneficial interest or conflict of interest (of which they have actual knowledge) they or a connected person have in, or material to, any matter with which the local authority is concerned in the discharge of its functions, and which comes before the meeting. The Councillor must withdraw from the meeting after their disclosure and must not vote or take part in any discussion or consideration of the matter or seek to in any other aspect influence the decision making of the Council. Mr. Owens referred to the paragraph 7 of the Protocol for Remote Meetings of Council for the guidance on the means of making a declaration at a remote meeting.

Mr. Owens proceeded to invite Ms. Loughnane, Senior Planner and Mr. Dunne, A/Senior Executive Planner to present the CE's Report and associated recommendations.

Ms. Loughnane reminded the Members that a thorough debate had already been had on the Material Alterations at the December/January Meetings and the purpose of these meetings was to accept or reject the recommendations made in response to them. She stated that it was proposed to go through the OPR submission and explained that there were 9 themes identified in the OPR submission and they would

go through these individually in relation to the Summary of the Submission, Chief Executive's Response and Chief Executive's Recommendation.

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

1. Core Strategy & Settlement Hierarchy

1.1 Settlement Hierarchy and distribution of growth

The office acknowledges the major task undertaken by Galway County Council in preparing and publishing the material alterations of the Draft Galway County Development Plan 2022-2028, with over 250 material amendments and appendices containing the associated technical and environmental reports. The presentation of the amendments in a systematic and coherent manner has allowed all parties to access and understand the proposed amendments, the Office would like to commend the authority for its approach.

MA Recommendation 1 – Co-ordination with Galway City Council

The Chief Executive is required to include a minor modification to Policy GCMA 24 (Volume 2 MASP MA 1) to omit Part (b) of the proposed Objective GCMA 24, which is considered to predetermine a key transport policy decision in advance of the preparation of the Area Based Transport Assessment.

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

The inclusion of the Policy Objective GCMA 24(b) (***In the absence of Area Based Transport Assessment (ABTA) that the Bus and Cycle only restriction on the Parkmore Road be removed to allow vehicular access to the Briarhill Framework lands***) was a resolution passed by the Elected Members during the Council Meeting held in December 2021/January 2022 on the Draft Galway County Development Plan 2022-2028. The Chief Executive considers that this wording relating to Policy Objective GCMA 24 part (b) is not required. The wording relating to part (a) of GCMA24 is considered appropriate and is to prepare an Area Based Transport Assessment (ABTA) for the Briarhill Urban Framework and surrounding growth areas with close collaboration and engagements with key stakeholders such as Galway City Council, National Transport Authority (NTA) and Transport Infrastructure Ireland (TII).

It is therefore considered that the wording relating to part (b) should be omitted.

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

Omit Policy Objective GCMA 24(b)

GCMA 24 Area Based Transport Assessment

(a) It is a policy objective of Galway County Council to prepare an *Area Based Transport Assessment* for the Briarhill Urban Framework and surrounding growth areas with close collaboration and engagements with key stakeholders such as Galway City Council, National Transport Authority (NTA) and Transport Infrastructure Ireland (TII).

~~(b) In the absence of Area Based Transport Assessment (ABTA) that the Bus and Cycle only restriction on the Parkmore Road be removed to allow vehicular access to the Briarhill Framework lands.~~

Cllr. Collins submitted the following motion:

I, Cllr. Collins, propose to reject the Chief Executives Report and that the Material Alterations 24(a) and 24(b) are retained.

I propose that the Bus and Cycle Only restriction on the Parkmore Road be removed to allow vehicular access to the Briarhill Framework Lands.

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

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

Ms. Loughnane reminded Members that if they decide not to comply with the recommendation of the OPR and the CE it will require the Members to outline their motion and in addition to detail the reasons for same and to submit to the Forward Planning Unit.

MA Recommendation 2 – Residential Zoning (Phase 1/Existing/Infill)

Mr. Dunne read MA Recommendation 2 – Residential Zoning (Phase 1/Existing/Infill).

2.2 Residential Land Use Zoning-Phase 1/Existing

Having regard to national and regional policy objectives NPO 3c, RPO 3.2 and NPO 18a, the Development Plans, Guidelines for Planning Authorities (2007) and Development Plans, Guidelines for Planning Authorities, Draft for Consultation (August 2021), and section 10(2)(n) of the Planning and Development Act 2000, as amended, the Office considers that the following residential zonings proposed under the material amendments are inconsistent with the Core Strategy and/or contrary to the implementation of compact growth, sequential zoning and the provision of a sustainable settlement and transport strategy. The Chief Executive is therefore

required to make the Plan without the following material amendments to Volume 1 and 2 of the material alterations:

- MASP LUZ Baile Chláir 1.2, 1.5 and 1.6
- MASP LUZ Bearnna 2.2
- MASP LUZ Oranmore 3.14
- SGT LUZ Oughterard 9.4
- SGT LUZ An Cheathrú Rua 11.1a
- SGV LUZ An Spidéal 12.2
- RSA LUZ Woodlawn 20.1

Mr. Dunne advised that the lands that have been identified under this Recommendation No.2 by the Office of Planning Regulator relate to Residential Phase 1 lands/existing residential and infill residential. 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 of land separately:

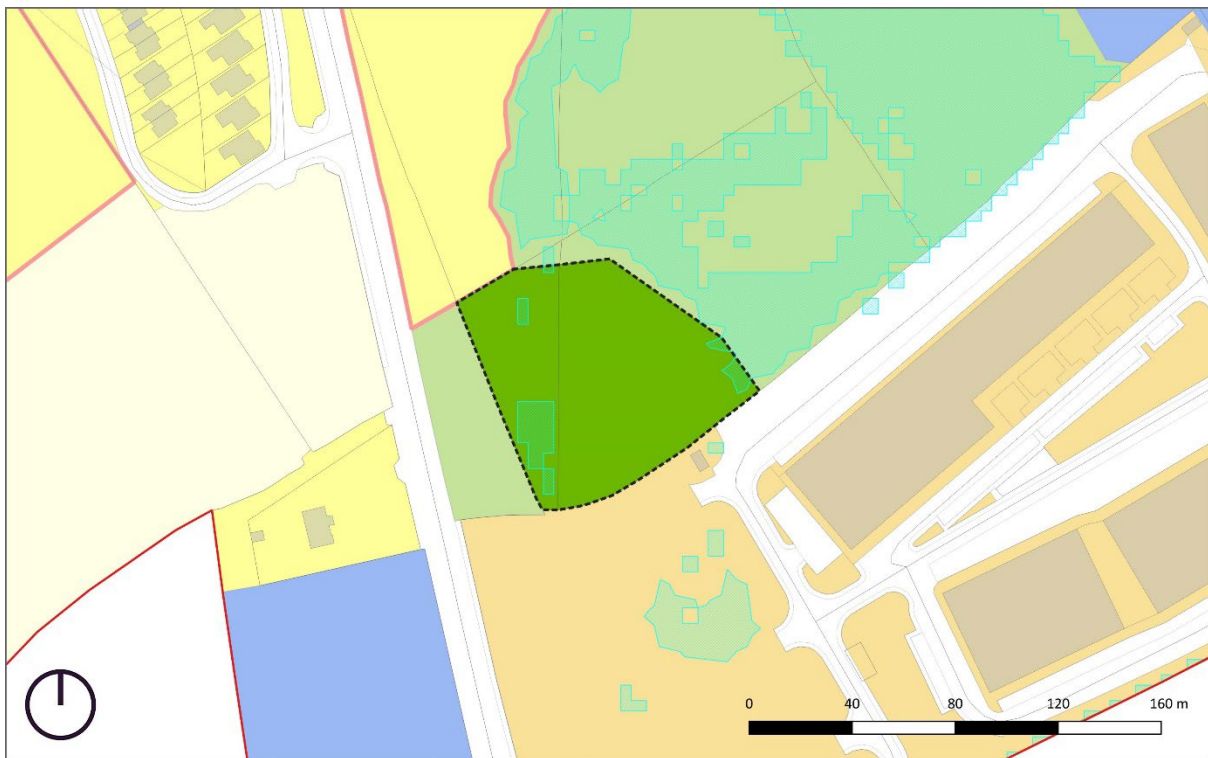
MASP LUZ Baile Chláir 1.2

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. The Chief Executive considers that these lands should be rezoned to Open Space/ Recreation & Amenity in accordance with the OPR Recommendation No. 2 above.

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

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



Cllr. C. Keaveney queried if any officials from OPR had carried out site visits to the sites where their recommendations are based or whether their recommendations are derived from information given to them by Planning Officials of Galway County Council. He queried how are they informed to give those recommendations contained in report?

In response, Mr. Owens reminded the Members that the OPR would have received a report within five working days of the completion of the consideration of the submissions to the Draft Plan in January as required in legislation in the instances where they decided not to comply with the recommendations of the OPR and the reasons for this decision were included in the report. He advised that the OPR would subsequently have received a copy of the Material Alterations that went out on public display and the associated environmental documents in relation to same. He advised that a virtual online meeting was held with OPR at the end of February 2022 and that the OPR had looked for clarity on a number of issues. He advised that he was not aware of whether the OPR had carried out individual site visits or not. Cllr. C. Keaveney stated that his interpretation of this response was that the OPR had not undertaken site visits in County Galway and sought confirmation on this.

Cllr. Cuddy queried if the lands in question were Noone lands on the R381 and this was confirmed by Mr. Dunne. He stated that the OPW's failure to provide flood maps for the lands in question was frustrating and that as such any decision being made on it would be based on incorrect information. He echoed Cllr. C. Keaveney's remarks that the OPR's failure to undertake site visits in County Galway was baffling. Cllr.

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Cuddy proposed that those lands not in the flood risk area would be zoned residential as voted by the Members in December/January.

Mr. Dunne clarified that he was not aware of the OPR's remit concerning site visits, and that there was no certainty one way or another whether site visits were undertaken. He reminded the Members that they cannot increase additional lands from a zoning perspective at this stage of the process.

Cllr. Cuddy submitted the following Motion:

I, Cllr. Cuddy, propose that we reject the CE and OPR recommendations on MASP LUZ, Baile Chláir 1.2 and the lands in flood zone A-B are in a possible flood zone and these lands are now proposed as open space. The remainder of the lands in question are being proposed as R1.

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

Cllr. Welby advised that he had recently attended a LAMA Conference in Sligo and had spoken to an official from OPR also in attendance and had asked if they had visited specific sites in County Galway to which it was confirmed to him off the record that they had not.

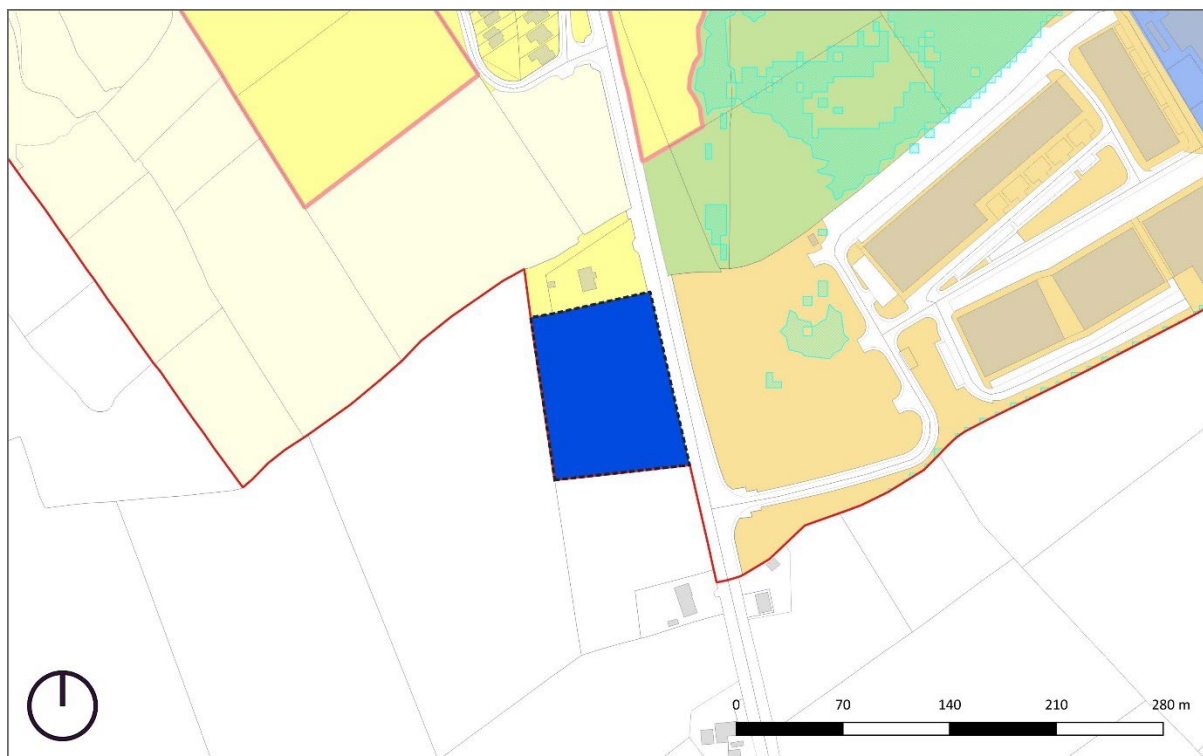
MASP LUZ Baile Chláir 1.5

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

These lands were zoned Community Facilities in the Draft Galway County Development Plan 2022-2028. Subsequent submissions were received in relation to this parcel of land and the Chief Executive subsequently zoned them Residential Infill. Based on the OPR Recommendation No. 2 above it is considered that these lands would revert back to Community Facilities.

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

Revert these lands to Community Facilities as per Draft Galway County Development Plan 2022-2028:



Cllr. Cuddy submitted the following motion:

I, Cllr. Cuddy, propose that we reject the CE and OPR recommendations on MASP LUZ, Baile Chláir 1.5 and the lands revert back to Residential Infill.

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

Mr. Dunne reminded the Members that they must send via email the written reasons for their rejection of the CE recommendations. Cllr. Killilea stated that the reasons were already given at previous meetings in January and queried why they were required to repeat this process. Mr. Dunne advised that it was a legislative requirement and the reasons needed to be reissued again to the Forward Planning Unit.

Cllr. Canning voiced his concerns in relation to taking recommendations from an organisation that have never visited any site that they were now advising them on. Cllr. Mannion stated that her understanding that the Council had employed consultants to investigate flood risk areas and that the OPR recommendations would be based on those reports and any other information provided by Galway County Council.

Mr. Dunne advised that Consultants were employed by Galway County Council to carry out Flood Risk Assessments and their associated reports are based on best OPW data available and in line with Flood Risk Guidelines. He stated that

notwithstanding Cllr. Welby's comments regarding off-the-record remarks from an OPR official, it cannot be ascertained definitively whether site visits were undertaken by OPR. He advised that OPR are sent large volumes of information and reports to assist them in making their recommendations in line with relevant legislation, concluding however that the final decision ultimately rested with the Members.

Cllr. Canning stated that in his opinion the OPR were issuing recommendations from advice given to it from staff of Galway County Council as they have not carried out any site visits themselves. In reply, Mr. Dunne stated that OPR look at all reports associated with the Development Plan, including associated environmental reports.

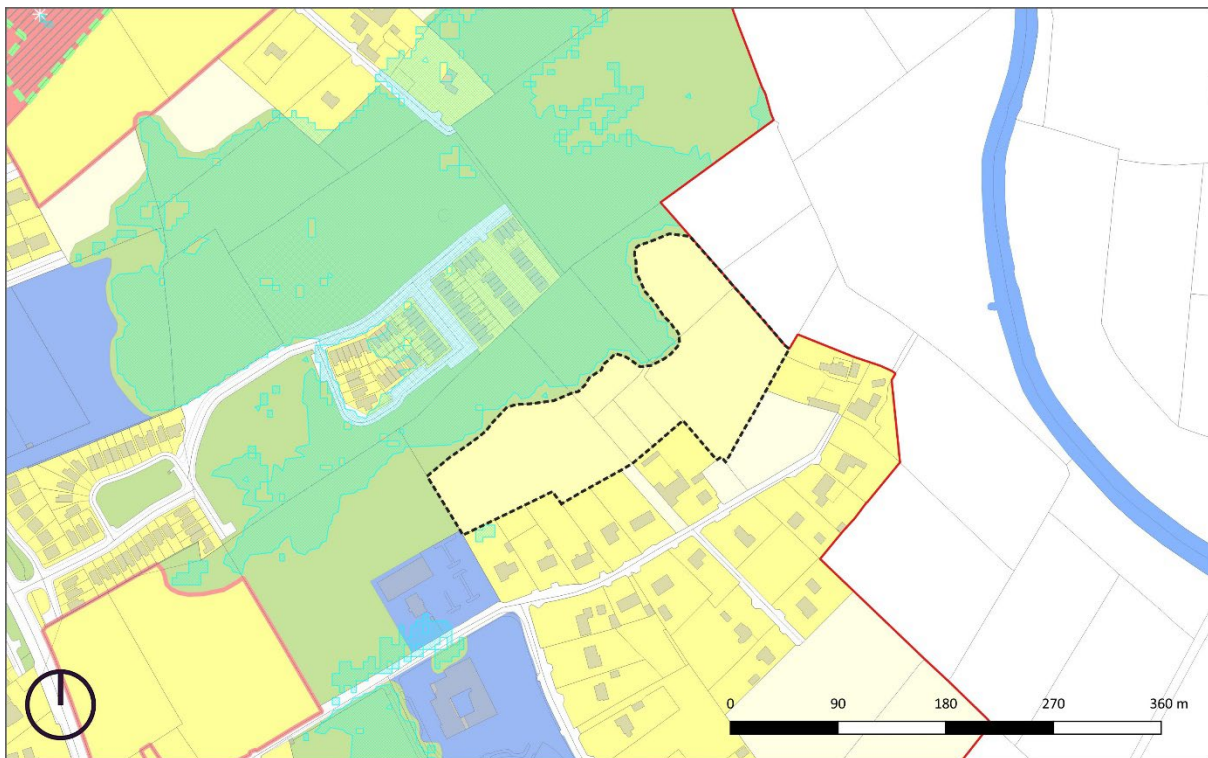
MASP LUZ Baile Chláir 1.6

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

These lands were zoned Residential Phase 2 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 re-zoned Residential Phase 1. The Chief Executive considers that this additional zoning of Residential Phase 1 is not in accordance with the Core Strategy as outlined in Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy of the Draft Plan. Based on the OPR Recommendation No. 2 above, it is considered that these lands would revert to Residential Phase 2.

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

Revert these lands to Residential Phase 2 as per Draft Galway County Development Plan 2022-2028:



Ms. Loughnane advised that An Bord Pleanála (ABP) through an SHD had granted permission on 12/04/2022 for 111 no. units on this tract of land which has a lifetime of five years on it. Cllr. Byrne stated that based on the deliberations regarding the 111 no. units, the Members needed to consider whether to zone that land for R1 or R2.

Cllr. Roche submitted the following Motion:

I, Cllr. Roche, propose that we reject the CE and OPR recommendations on MASP LUZ, Baile Chláir 1.6 and revert back to Material Alterations (Walter King Lands)."

This was seconded by Cllr. Sheridan.

Cllr. Mannion commented that she didn't see the logic of zoning these lands when there was a live permission on same.

Cllr. Cuddy stated that the Core Strategy table would be affected arising out of An Bord Pleanála's (APB) decision. He stated that GCC and ABP had previously refused planning permission on this site and queried why they had changed their minds without significant justification being evident.

Ms. Loughnane advised that this was a Strategic Housing Development Application (SHD) In response to Cllr. Cuddy, she advised that the Core Strategy remained unaffected by ABP decision as the Plan was not yet finalised. However, she stated that if it remains R1, it will affect the Core Strategy Table. She advised that an application was refused previously for being on R2 lands and also due to lack of connectivity.

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Cllr. Roche stated that the most senior planning authority ABP has given permission for 111 no. units on this site and obviously believes that Claregalway needed this type of accommodation here. He stated that the reasons in the past for refusal were that the site didn't qualify for development because it wasn't zoned as it is now. He proposed that they leave the zoning as is, reject OPR recommendation and go with Material Alteration.

Cllr. Broderick stated that he believed that the R1 zoning had very little to do with APB's decision and referenced a similar case in Ballinasloe which was raised at recent Meetings. He suggested that the removal of R1 zoning from here, would assist in balancing the Core Strategy Table which made sense to him. In reply, Ms. Loughnane advised that if the Members chose to retain the MA and zone it R1, then there would be no doubt that the core strategy would be affected. She further advised that permission doesn't have to have a zoning on it. She explained that by zoning it, effectively it will mean going outside of Core Strategy and putting in a zoning that may not need to be there at all. She advised that the permission was in place for five years and cannot be removed.

Cllr. C. Keaveney queried if these lands were rezoned would it mean the liberating of R1 lands for consideration elsewhere in the Plan. In reply, Ms. Loughnane advised that would be possible if they were within the Core Strategy, however this was not the case here. She explained that if those lands were rezoned, it was not possible to reallocate them to other lands at this stage of the process as per relevant legislation. Cllr. C. Keaveney stated that if these lands could not be freed up then this was a waste of time and this was a futile discussion that was taking place. He agreed with Cllr. Roche's decision to reject CE Recommendation.

Cllr. Thomas suggested that this was going to be a contentious decision legally. He queried whether the land would become vulnerable to removal via legal challenges if it remained R2. In reply, Ms. Loughnane stated that the legal challenges were difficult to predict the outcomes of. She further reiterated the CE's recommendation was for the reversion to R2 and that the OPR have no objection to R2 zoning. She stated that it remaining as R1 would be in contravention to the Core Strategy Table, and that Members should be fully aware of same.

Cllr. Killilea sought clarity that if they decided to go with R2 zoning, that while it improved the situation regarding the core strategy table, it cannot be reallocated to any other lands. Ms. Loughnane explained that they were currently outside of Core Strategy and by reverting to R2 zoning would bring it back into line and it could potentially improve the situation but advised that it would not be possible to reallocate them to another site. Cllr. Welby queried that because there was a live permission on this site, would this compromise the planning permission in any way. In reply, Ms.

Loughnane advised that it would not and confirmed that there was a live permission on it for five years.

Cllr. C. Keaveney queried if ABP were advised of any additional or supplementary information prior to their decision to grant permission, i.e. Rezoning of lands from R2 to R1. Ms. Loughnane advised that in relation to Strategic Housing Developments (SHD) applications, the Planning Authority was obliged to provide a report to ABP on the application. She advised that she would follow-up on this query and come back to the Members on it. Cllr. C. Keaveney then queried if subsequent information was provided in the report and was this used by ABP in making their decision. In response to Cllr. Broderick's query, Ms. Loughnane advised that decisions are made based on the Plan in place at the time. She further advised that the SHD allowed them to go outside of Core Strategy. Cllr. Byrne added that there could be serious consequences if land was not zoned R1 and there was an amendment to the planning permission. Ms. Loughnane advised that she understood the concerns of the Members in relation to providing quick delivery of much needed housing for the area. In response to Cllr. Byrne, she advised that if applicant subsequently came back in with minor amendments to the previous approval, the zoning doesn't have effect but if there were major amendments, the new zoning would come into effect.

Cllr. Roche urged his colleagues to defer a decision on this until further clarity was provided.

It was agreed to defer decision until the information requested was provided to Members.

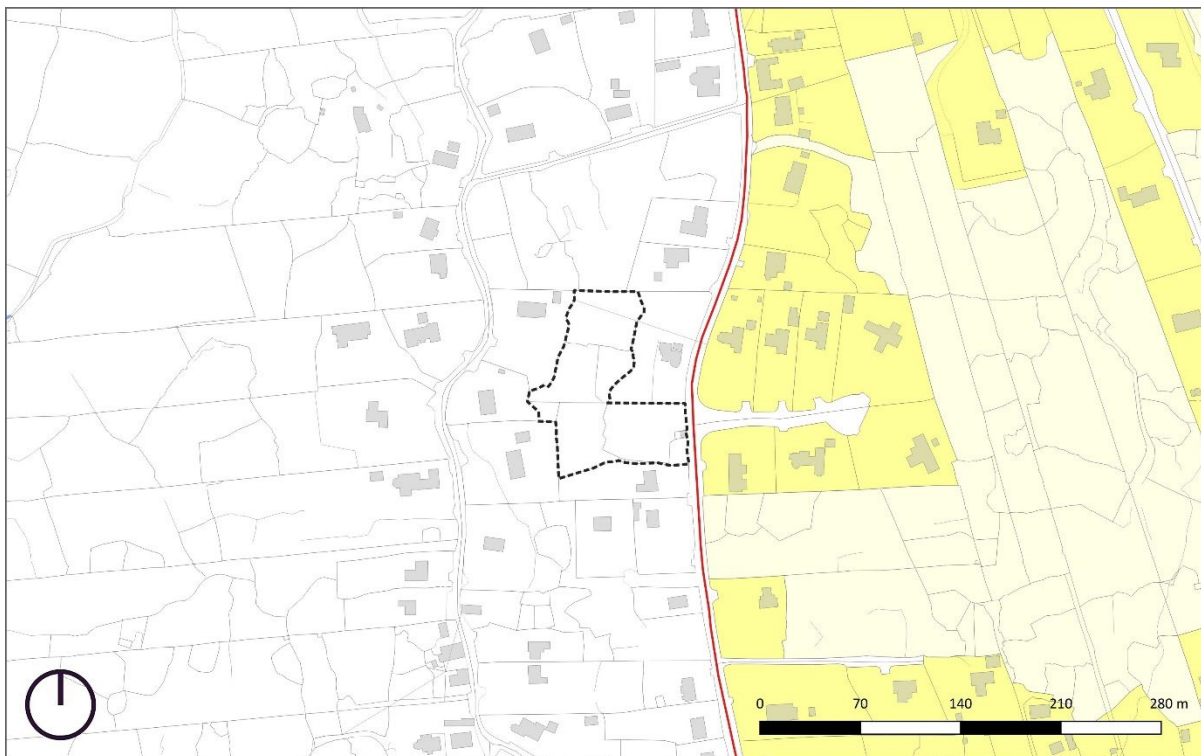
MASP LUZ Bearna 2.2

Mr. Dunne 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 Infill Residential Development. The Chief Executive considers that the additional zoning of Infill Residential and the extension of the plan boundary is not justified and based on the OPR Recommendation No. 2 above it is considered that these lands would be removed from the Bearna settlement boundary.

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

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



An Comh. O Curraoin proposed the following Motion:

I, Comh. O Curraoin, propose that we reject the CE and OPR recommendations on MASP LUZ, Bearn 2.2 and revert back to Material Alteration agreed by Members in December/January (Infill Residential and extension of plan boundary)."

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

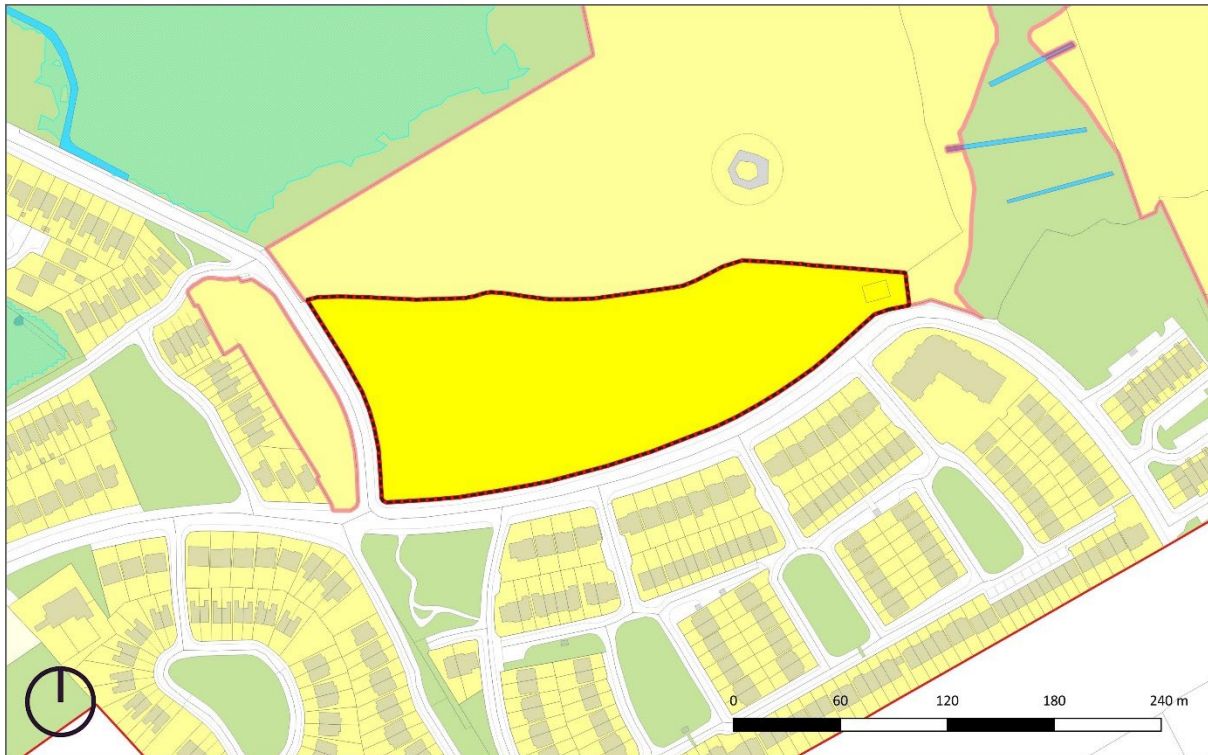
MASP LUZ Oranmore 3.14

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

This parcel of land was zoned Residential Phase 1 lands 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 Open Space/Recreation & Amenity. The Chief Executive considers that there is no justification for the removal of Residential Phase 1 zoning and the subsequent rezoning of Open Space Recreation & Amenity. Based on the OPR Recommendation No. 2 above it is considered that these lands should revert to Residential Phase 1.

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

Revert these lands to Residential Phase 1 as per the Draft Galway County Development Plan 2022-2028:



Mr. Dunne advised the Meeting that works had commenced on the site in question in the past few days and a commencement notice had been submitted to Galway Council. The CE would not be recommending that these lands would be zoned open space/recreation & amenity.

Cllr. Kinane sought to provide further elaboration on Mr. Dunne's comments. She advised that on 20/04/2022 lorries went onto the site, a site that was closed for eighteen years. However, she advised that when she visited the site earlier this morning (22/04/2022) it was locked up again. She stated that while this had been discussed at length in December, she had received numerous calls on it and wished to state on record that at no point did the Oranhill Residents mislead her or other Councillors on this issue. She advised that she received a call on 20/04/2022 advising that the land had been sold and that works were due to commence that same day, the day prior to Council Planning Meeting. She stated that she did not take pleasure in affirming that Galway County Council Planning Department, OPR and APB had to-date failed in their duty of care to the residents of Oranhill by not adhering to good planning guidelines which has resulted in no open space/recreation & amenity areas for people living in Oranhill. She stated that she was not opposed to new housing, but rather wanted to highlight the situation of residents in Oranhill whom have no park or recreational facilities nearby. She proposed that the Material Alteration is not removed

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and advised the rationale has been given in the email submitted to the Forward Planning Section.

Cllr. Murphy stated that the situation had changed since December when this proposal was initially voted on. He stated the land was then owned by NAMA and given that situation, he was willing to vote in that way. However, it was now in private ownership and while he fully understood the concerns of the residents, he could not support dezoning of these lands and would be going with the CE Recommendation in this case.

Cllrs. McKinstry and Reddington advised that they too had concerns now that works had commenced on-site.

Cllr. Byrne advised that he was involved with the Oranhill Residents Association and supported them in their efforts to secure recreational facilities for their area. Referring to emails received, he stated that all the correspondence was bone-fide. He stated he supported the motion when it was discussed in December but had advised at the time that he had concerns in relation to commencement notice which has now happened. He advised against rushing into a decision on this now and suggested that they get advice from Legal Representatives on the matter.

Cllr. Welby suggested that the review of the County Development Plan has spurred this development to commence. He urged his fellow Members to be very careful in their decision as it may end up in a major legal challenge. He cited an example of a similar recent case in Sligo County Council whereby the local authority was in danger of bankruptcy following the legal challenge. He sought clarification as to whether any legal documents concerning the site had been submitted to the Planning Authority and whether the Land Registry had yet reflected the details of the new ownership of the site. He said that he would need to be aware of all this information before making a final decision on it.

Cllr. Hoade advised that she too had attended meeting with the Oranhill Residents Association last week. She stated that when this was voted on this initially in December, the land was owned by NAMA. She too queried if any legal documentation had been submitted to the Planning Department on the site in question and queried whether Galway County Council had made any effort to acquire this land.

Cllr. Cuddy complimented Cllr. Kinane's hard work on behalf of the residents of Oranhill. He commented that NAMA should have set aside some of these lands for development as parks/recreational facilities for the area. He queried when this site was purchased and stated that this information was crucial.

Cllr. Carroll stated that the Oranhill Residents were in a very difficult situation because of lack of any recreational facilities in the area. He understood that it was purchased

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in the last few weeks by a private developer. He stated he expected there would be a legal challenge to it if this proposal were to go ahead. He advised that this could have huge financial implications on a cash-strapped Local Authority, whilst also acknowledging that something needed to be done so that children in that area can have proper facilities to play in.

Cllr. McClearn stated he opposed this proposal and voted accordingly when it was initially discussed in December. He stated the Members were advised by both OPR and the Executive not to dezone these lands and if they proceed with this, it will end up in Court with our Executive trying to defend a decision they had vehemently opposed in the first instance. He suggested the discussion they should be having was how they would go about securing lands for such facilities for the Oranhill Residents. He stated that he didn't want to see this Local Authority in court defending a case that they clearly could not win. He restated the concerns made by Cllr. Welby in relation to a similar case in Sligo County Council and did not want to put Galway County Council into a situation like this.

In response to Cllr. Welby's query, Cllr. Kinane advised that she had received an email that morning from a Fianna Fail email Group advising that the acquisition of the site was completed by a group on 04/03/2022. She stated during the Material Alteration public display period, no objections or submissions were lodged. Her concern was where they were going to get lands to build these much-needed recreational amenities for this area as they were not available. She also raised concerns in relation to the opening of this site that was closed for 18 no. years on the day before Council Meeting was held and suggested these timelines were very questionable. She referred to further residential developments happening in Oranhill that were seeking to increase densities in this area and queried whether the additional population density in Oranhill which would occur as a direct result of the development on the site could exacerbate the issue. She referred to Oranhill Development Contribution Scheme which has contributed €1.8m to-date and proposed the ring-fencing of these contributions from this scheme for a park/recreational facilities for the Oranhill area. She agreed with Cllr. Byrnes' earlier comments suggesting that the Members take time in advance of making a decision on this. She advised that she still wished to have that submission considered and called on the Chief Executive to advise on how they could address this issue.

Cllr. Donohue advised that she had met with Oranhill Residents with Cllr. Kinane a number of times. She quoted from pages 38 and 61 of Programme for Government document issued by Government in 2020 which she stated was relevant to this discussion. She stated that they had to be sensitive to the demands and needs of the Oranhill Residents and agreed if more time was required on this then that should be considered to allow them to get more clarity on this. Cllr. Byrne refuted these comments regarding the Programme for Government 2020 not being acted upon and stated that the issue here was that this was a site with a live permission on it.

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An Comh. O Curraoin stated that he supported this proposal back in December when it was first discussed but circumstances had changed, and it was a very difficult and different situation now that the site was sold. He stated that in his view NAMA, as a Government Body had reneged on their responsibilities and blamed them for selling the land.

Ms. Loughnane advised that this had been discussed at length previously in December. She clarified a few issues that had been raised by the Members. She advised that the land was zoned R1 and has live permission which is due to expire in January 2026 and as such the developers are entitled to commence works on this development. She also advised that Galway County Council were not aware of any such documents pertaining to the sale or ownership of the land in question. She stated that to support Cllr. Kinane's motion would effectively be the downzoning of land with a pre-existent live permission on it. She advised that it was up to the Members to either accept or reject the Material Alteration. She reiterated her advice given in December and advised against this course of action of downzoning of a piece of land which has a live permission on it. She gave the example of Meath County Council who currently have five Judicial Reviews in place following the adoption of their County Development Plan, one of which was very similar to this scenario. She reiterated to the Members her concerns of the serious potential for legal challenges and did not want to be in a position having to defend something that they didn't believe in in the first place. She again reminded the Members that the proposal in front of them was to either accept or reject the Material Alteration.

Cllr. Murphy feared this proposal would give further false hope to people of Oranhill regarding amenity spaces and may lead to a legal challenge to Galway County Council. Cllr. Kinane disagreed with this comment, stating that at no point was anyone in Oranhill given false hope and that there were no other suitable lands available in this area.

Cllr. Byrne stated his unease at the dearth of legal advice received regarding the issue. Ms. Loughnane queried what type of legal advice he was looking for as the only relevant advice available was the example she cited regarding the Judicial Review ongoing in Meath County Council.

Mr. Cullen, Chief Executive stated that he wished to reiterate Ms. Loughnane's earlier comments. He stated that if the Members decide to vote and rezone those lands in the face of an existing planning permission on it, it was introducing the Council to an element of risk that does not exist presently. He stated that it was impossible to anticipate how this might be challenged going forward but gave examples of the validity of the CDP being challenged or possibly a challenge around the devaluing of lands. He advised that this was a lot of risk that did not exist with CE Recommendation. He acknowledged the points of views expressed by Members on

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recreational needs for this area. He advised the Members that they needed to focus on the decision before them and the motion to be considered was motion submitted by Cllr. Kinane.

Cllr. Kinane submitted the following Motion:

*I, Cllr. Kinane, wish to propose that Material Alteration 3.14 is **NOT** removed from Galway County Council Development Plan 2022-2028*

Cllr. Donoghue seconded this proposal.

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

For: 11

Cllr. Canning
Cllr. Curley
Cllr. Kinane
Cllr. Thomas

Cllr. Charity
Cllr. Donohue
Cllr. King
Cllr. Walsh

Comh. O Cualáin
Cllr. Herterich Quinn
Cllr. Sheridan

Against: 19

Cllr. Broderick
Cllr. D. Collins
Cllr. Cuddy
Cllr. P. Keaveney
Cllr. Mannion
Cllr. Murphy
Cllr. Welby

Cllr. Byrne
Cllr. D. Connolly
An Comh. O Curraoin
Cllr. Killilea
Cllr. McClearn
Cllr. Reddington

Cllr. Carroll
Cllr. Cronnelly
Cllr. Kelly
Cllr. Mac an Iomaire
Cllr. McKinsty
Cllr. Roche

Abstain: 8

Cllr. M. Connolly
Cllr. D. Geraghty
Cllr. McHugh Farag

Cllr. Dolan
Cllr. Hoade
Cllr. Parsons

Cllr. Finnerty
Cllr. C. Keaveney

The Cathaoirleach declared the motion not carried.

MASP LUZ Baile Chlair 1.6

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The Members then went back to MASP LUZ Baile Chlair 1.6 which was discussed earlier. It was confirmed that ABP had been notified of the Member's vote on the land prior to their decision being made.

Mr. Dunne advised that the Members either go with CE Recommendation or reject same.

Cllr. C. Keaveney asked the Executive to advise of the Core Strategy figures for this area and stated it was important for the Members to be aware of same. He stated that it was a lesson to be learned around how Development Plans are approved. He stated that it was his belief that ABP had rejected Planner's opinions and went with the democratic wishes of the Elected Members. He suggested that this has highlighted the inability by Forward Planning to see the bigger picture and proposed that they reject CE recommendation. Ms. Loughnane refuted comments made by Cllr. C. Keaveney. She advised that planning permission had been refused on two issues at the time of decision, one of which was connectivity, and stated the Planning Authority were doing their job correctly.

Cllr. C. Keaveney remarked that in his opinion consultants were copper-fastening decisions of Planners. He stated that he was not satisfied with the process to-date and did not accept that this was the Member's Plan. He stated that he was happy with ABP's decision who he believed had listened to the concerns of taxpayers during a housing crisis.

Mr. Cullen addressed the Meeting and stated he wished to reject the comments made against the Forward Planning Staff by Cllr. C. Keaveney. He had hoped that they were going to conduct this process without descending into the type of discussion that had just emerged. He stated that any commentary to suggest that the Council were not in favour of housing or had tried to frustrate the wishes of Members was unfair and unjustified. He stated that if ABP made a decision that differed from the Planning Authority, it was a vindication of the Planning Process. He reminded the Members of the need to focus on consideration of the recommendations in front of them as this will lead to more progress being made and they can enjoy a better working relationship.

Cllr. McClearn stated that this was a very difficult process for everyone and emphasized the importance of need to be respectful to each other.

In response to Cllr. C. Keaveney's query on Core Strategy, Mr. Dunne referenced Core Strategy Table on Page 176 of CE Report. He explained that removing the said R1 zoning it would mean $18.35 \text{ ha} - 2.82 \text{ ha} = 15.53 \text{ ha}$ – would be going to core strategy allocation. He explained that if these lands reverted to R2, it would help balance the Core Strategy Table.

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

For: 25

Cllr. Byrne	Cllr. Canning	Cllr. Carroll
Cllr. Collins	Cllr. M. Connolly	Comh. O Cualáin
Cllr. Curley	Comh. O Curraoin	Cllr. Dolan
Cllr. Geraghty	Cllr. Hoade	Cllr. C. Keaveney
Cllr. P. Keaveney	Cllr. Killilea	Cllr. Kinane
Cllr. King	Comh. Mac an Iomaire	Cllr. McClearn
Cllr. McHugh/Farag	Cllr. Murphy	Cllr. Reddington
Cllr. Roche	Cllr. Sheridan	Cllr. Thomas
Cllr. Walsh		

Against: 12

Cllr. Broderick	Cllr. Charity	Cllr. D. Connolly
Cllr. G. Cronnelly	Cllr. Cuddy	Cllr. Donohue
Cllr. Herterich Quinn	Cllr. Kelly	Cllr. Maher
Cllr. McKinstry	Cllr. Parsons	Cllr. Welby

Abstain: 0

1 ineligible to Vote as gone off-line.

<i>The Cathaoirleach declared the motion carried.</i>
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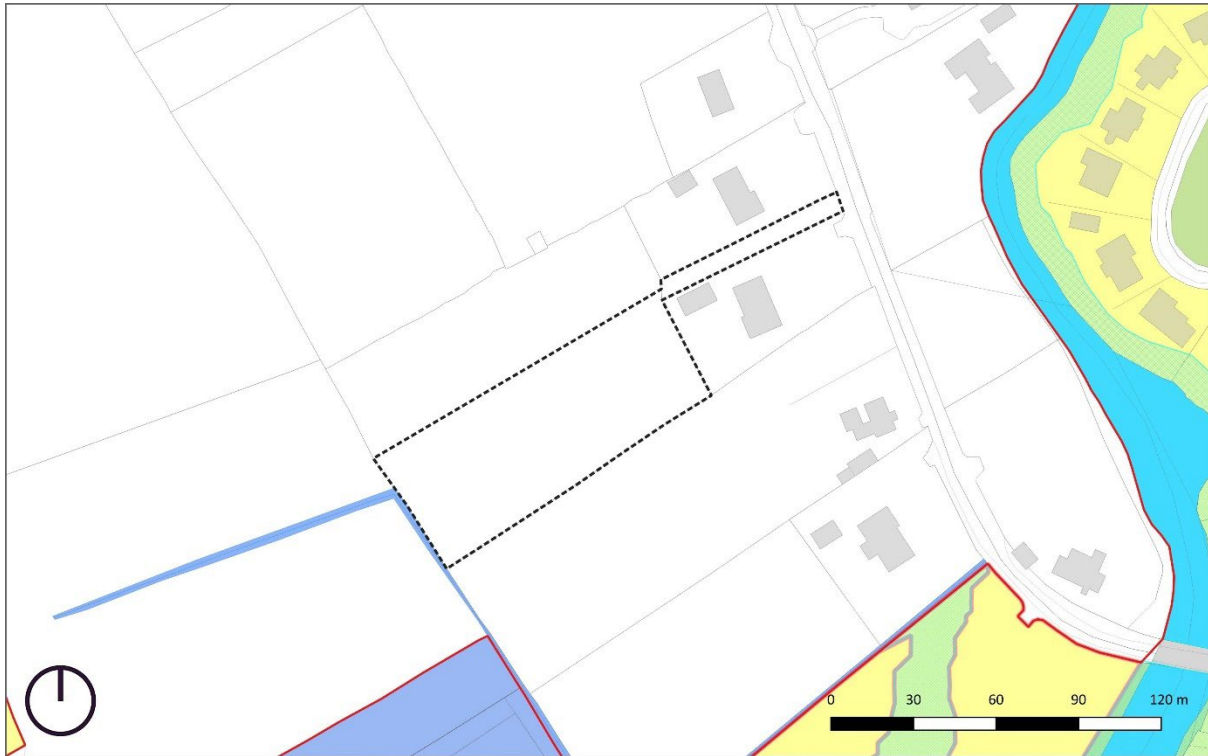
SGTLUZ Oughterard 9.4

Mr. Dunne 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 Infill Residential Development. The Chief Executive considers that the addition of Infill Residential and the extension of the plan boundary at this location is not justified. Based on the OPR Recommendation No. 2 above it is considered that these lands would be removed from the Oughterard settlement boundary.

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

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



Cllr. Mannion submitted the following motion:

I, Cllr. Mannion, reject the CE Recommendation in SGT LUZ 9.4 and I propose retaining the extended town boundary and zoning as residential infill for one house.

The Motion was proposed by Cllr. Mannion, seconded by Cllr. Thomas and agreed by the Members.

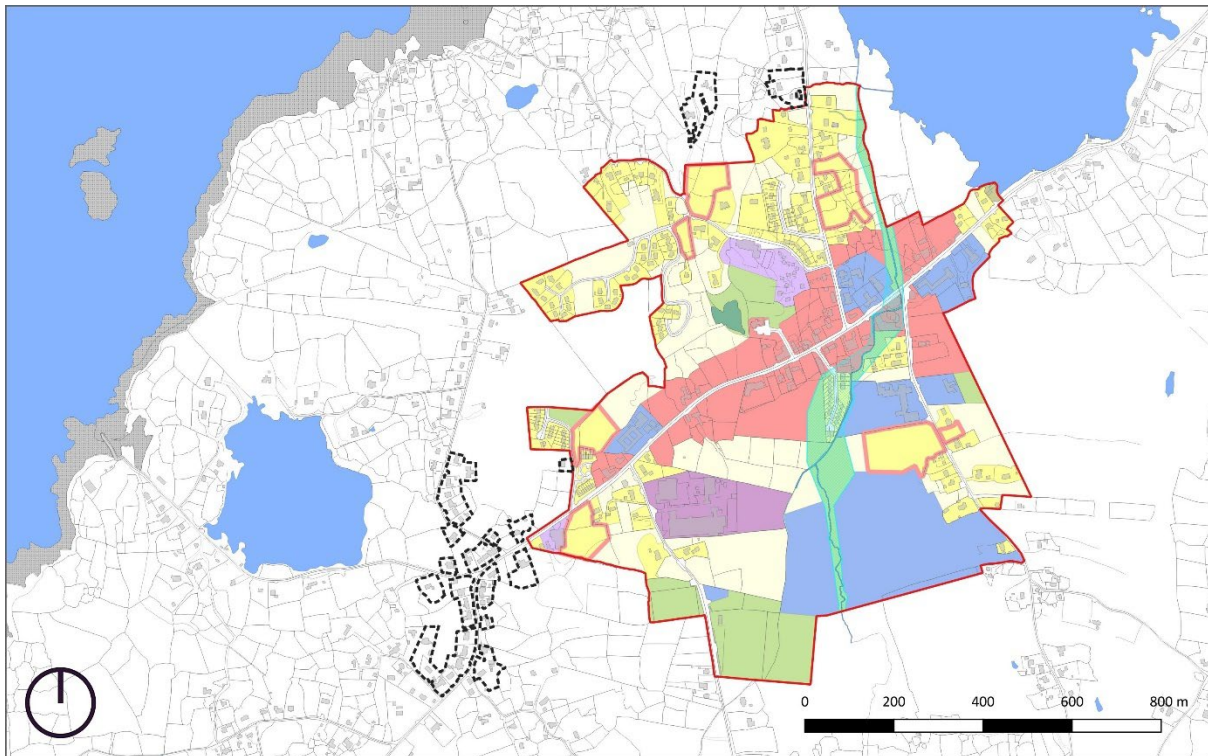
SGVLUZ An Cheathrú Rua 11.1a

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

These parcels of lands were 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 Existing Residential Development. The Chief Executive considers that the zoning of additional Existing Residential lands and the extension of the plan boundary is not justified. Based on the OPR Recommendation No. 2 above it is considered that these lands would be removed from the An Cheathrú Rua settlement boundary.

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

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



An Comh. O Cualáin submitted the following motion:

I, An Comh. O Cualáin, propose to reject the CE Recommendation and propose to retain the land zoning as proposed and voted unanimously by all Elected Members of Galway County Council during its recent discussions in relation to the Draft County Development Plan.”

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

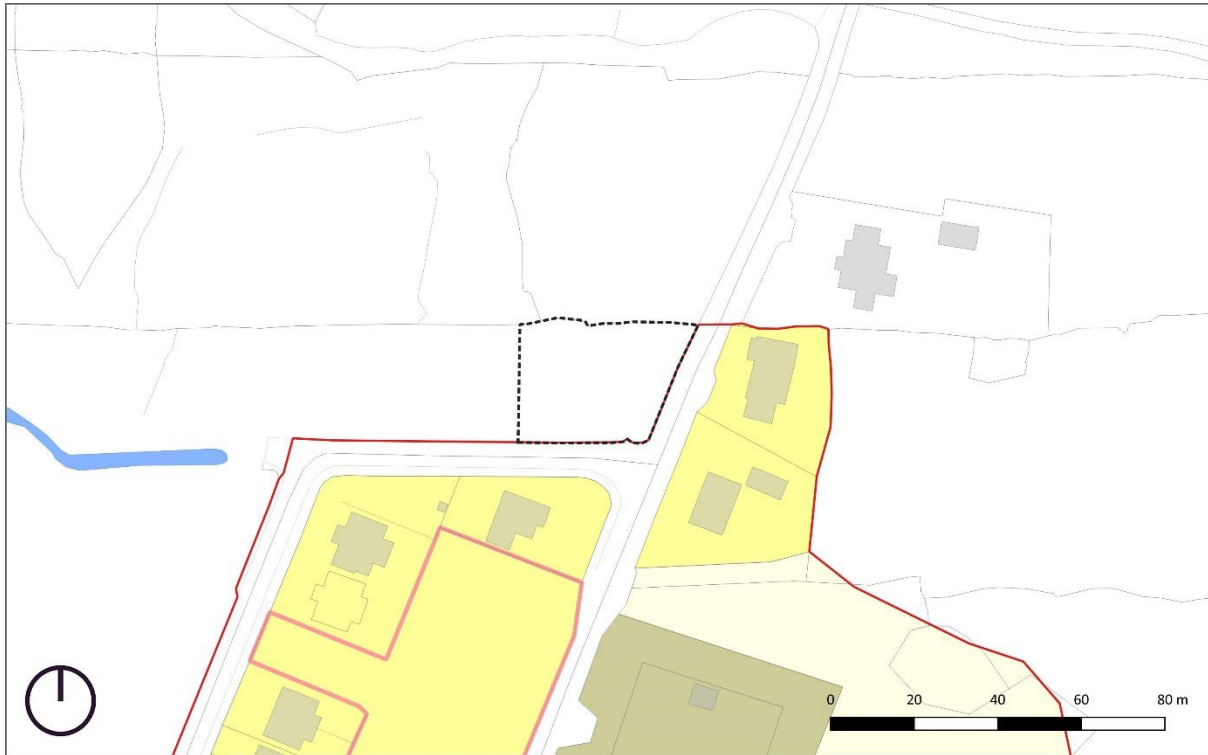
SGV LUZ An Spidéal 12.2

Mr. Dunne 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 Residential Infill Development. The Chief Executive considers that the additional zoning of Infill Residential and the extension of the plan boundary is not justified. Based on the OPR Recommendation No. 2 above it is considered that these lands would be removed from the An Spidéal settlement boundary.

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

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



Cllr. Thomas submitted the following Motion:

I, Cllr. Thomas, propose to reject the CE Recommendation in relation to SGV LUZ An Spideal 12.2 and propose to retain the land zoning as proposed and voted unanimously by all Elected Members of Galway County Council during its recent discussions in relation to the Draft County Development Plan.”

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

RSA LUZ Woodlawn 20.1

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

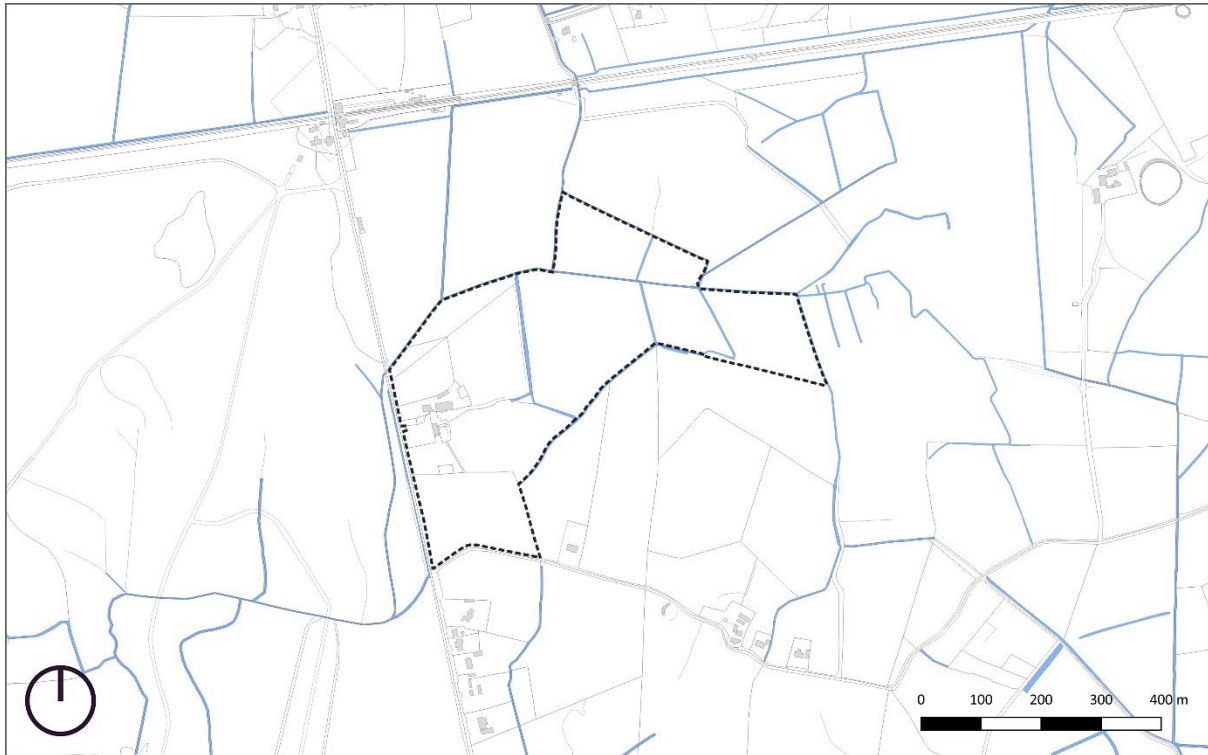
This parcel of land was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 1. The Chief Executive is concerned regarding this additional zoning of Phase 1 Residential lands. The Core Strategy outlined in Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy does not have a population allocation for Woodlawn.

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Woodlawn is listed in Rural Settlement 7 (a) as per Material Alteration 2.4. Based on the OPR Recommendation No. 2 above it is considered that Residential Phase 1 lands would be removed, and these lands would be unzoned.

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

Remove the Residential Phase 1 lands, and revert these lands to unzoned lands as per the Draft Galway County Development Plan 2022-2028:



Mr. Dunne advised that there was no population allocation in Core Strategy for those lands and it was recommended that they would revert to unzoned lands as per Draft County Development Plan 2022-2028.

Cllr. M. Connolly submitted the following Motion:

I, Cllr. M. Connolly, propose to reject the CE and OPR Recommendations and propose to retain Phase 1 Zoning at Woodlawn close to Woodlawn Train Station.

Cllr. M. Connolly disagreed with OPR's comments on this submission stating this settlement was along Galway/Dublin rail line and very much in line with any Transport Strategy. He proposed that the original submission made by the applicant is attached to OPR Report and asked that they have due regard to that.

Cllr. McKinstry disagreed with this proposal and commented on the lack of adequate water and sewerage facilities in the area. He stated the proximity of the site to a rail

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line alone did not make it sustainable. He stated that sustainability must encompass whether residents can work and travel without requiring the use of a car. He stated they were very rapidly heading into a period where car transport was not going to be sustainable and for this reason, he could not support this proposal.

Cllr. Geraghty stated that he fully supported Cllr. Connolly's Motion which is to develop this site into an Eco Village/self-sufficient village. He criticised Cllr. McKinstry for trying to mislead the meeting in terms of projected figures regarding to oil reserves/car usage, etc.

Cllr. Curley also supported the motion. He referenced the NPF and RSES policy of the need to support development of settlement patterns along rail infrastructure and stated this proposal was in line with this strategy.

Cllrs. Broderick, Cuddy, Kelly and Parsons wished to add their support to this motion also.

Cllr. Byrne stated that while he agreed in principle with the proposed motion, he acknowledged it would have serious repercussions for the Core Strategy Table.

Cllr. M. Connolly referred to a statement from Minister Ryan made on 23/09/2020 on Programme for Government 2020 which supports the delivery of development and plan-led development along sustainable transport networks. He stated that the proposal was an Eco Friendly and an environmentally friendly system. He suggested that the OPR's recommendation shows the disconnect of the OPR as to what was happening on the ground.

Cllr. McKinstry stated that not everyone in this proposed development was going to commute via the train. He stated that for this development to succeed it would need to be part of a larger plan to include schools, sewerage, etc. which this was not. He emphasised the importance of it being part of a wider large-scale plan.

Cllr. McClearn stated that he represented an area that was in decline as is this area of Woodlawn. He said he did not know if the development being proposed was enough to open a national school or whether it would help a club field a team, but it gave this part of rural east Galway a chance and this was why he was supporting this proposal.

Cllr. Sheridan supported the motion and stated that they should afford a community like Woodlawn the hope of strategic development. He stated this was forward thinking for the next decade and gave this community a chance to be able to survive as an entity.

Cllr. Welby stated his concerns was such a motion was going against Government Policy and suggested that the OPR may issue a direction to the Minister for its removal.

He referred to his suggestion at December Meeting of one village in each of the five Municipal Districts being earmarked as a pilot project for development and gave the example of Carna in the Conamara area. He said that concepts in the Members heads may often differ to reality on the ground, giving the example of the proposed cycleway in Salthill.

Ms. Loughnane, in response to Cllr. Byrne's query advised that this allocation was not included in the Core Strategy. She stated that the purpose of the CDP is to provide certainty regarding possible development in the county. She underlined that the land in question was one tract of land owned by one landowner and stated that Woodlawn was clearly not a sustainable place to develop presently. She stated that she had to caution Members that if this is zoned R1, it may leave the Minister with no choice but to issue a direction. She explained what was being done with Garraun was Government Policy. However, Government Policy does not support a proposal where there is no infrastructure and no effluent treatment system in place as is the case in Woodlawn. She stated that this may affect other proposals put forward by Members and may be undermined by something that was not ready for development.

The Motion was proposed by Cllr. M. Connolly, seconded by Cllr. Broderick and agreed by the Members.

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

IT WAS AGREED TO ADJOURN THE MEETING FOR 30 MINUTES FROM 14.50 – 15.20

MA Recommendation 3 – Residential Zoning (Phase 2)

Mr. Dunne read MA Recommendation 3 – Residential Zoning (Phase 2).

2.3 Residential Land Use Zoning-Phase 2

Having regard to national and regional policy objectives NPO 3c, RPO 3.2 and NPO 18a 2, the Development Plans, Guidelines for Planning Authorities (2007) and Development Plans, Guidelines for Planning Authorities, Draft for Consultation (August 2021), and section 10(2)(n) of the Planning and Development Act 2000, as amended, the Chief Executive is required to make the plan without the following R Residential (Phase 2) proposed in Volume 2 of the material alterations:

- MASP LUZ Baile an Chláir 1.4a
- MASP LUZ Oranmore 3.1 and 3.5
- SGT LUZ Clifden 6.1, 6.2, 6.4a, 6.4b, and 6.5
- SGT LUZ Headford 7.2, 7.3, 7.4, 7.7, 7.8, 7.10

- SGT LUZ Oughterard 9.5, 9.6a, 9.6b, 9.8 and 9.9
- SGVLUZ An Cheathrú Rua 11.1b (and associated open space 11.2), and
- SGV LUZ Kinvarra (Cinn Mhara) 15.1

Mr. Dunne advised that the lands that have been identified under this Recommendation No.3 by the Office of Planning Regulator relate to Residential Phase 2 lands. During 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.

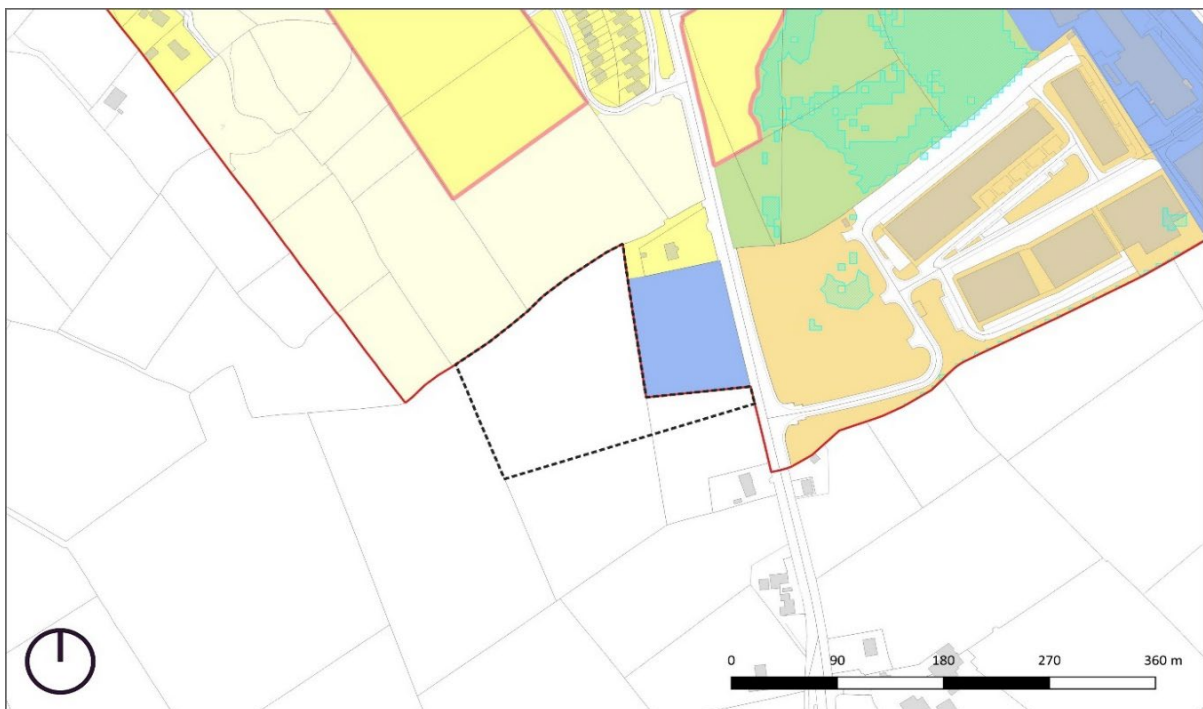
MASP LUZ Baile Chláir 1.4a

Mr. Dunne 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 proposed by resolution that these lands would be zoned Residential Phase 2. Based on the OPR Recommendation No. 3 above it is considered that these lands should be removed from the Baile Chláir settlement boundary.

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

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



Cllr. Cuddy submitted the following Motion:

I, Cllr. Cuddy, propose to reject the CE and OPR Recommendations and propose to retain Residential Phase 2 zoning of these lands.

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

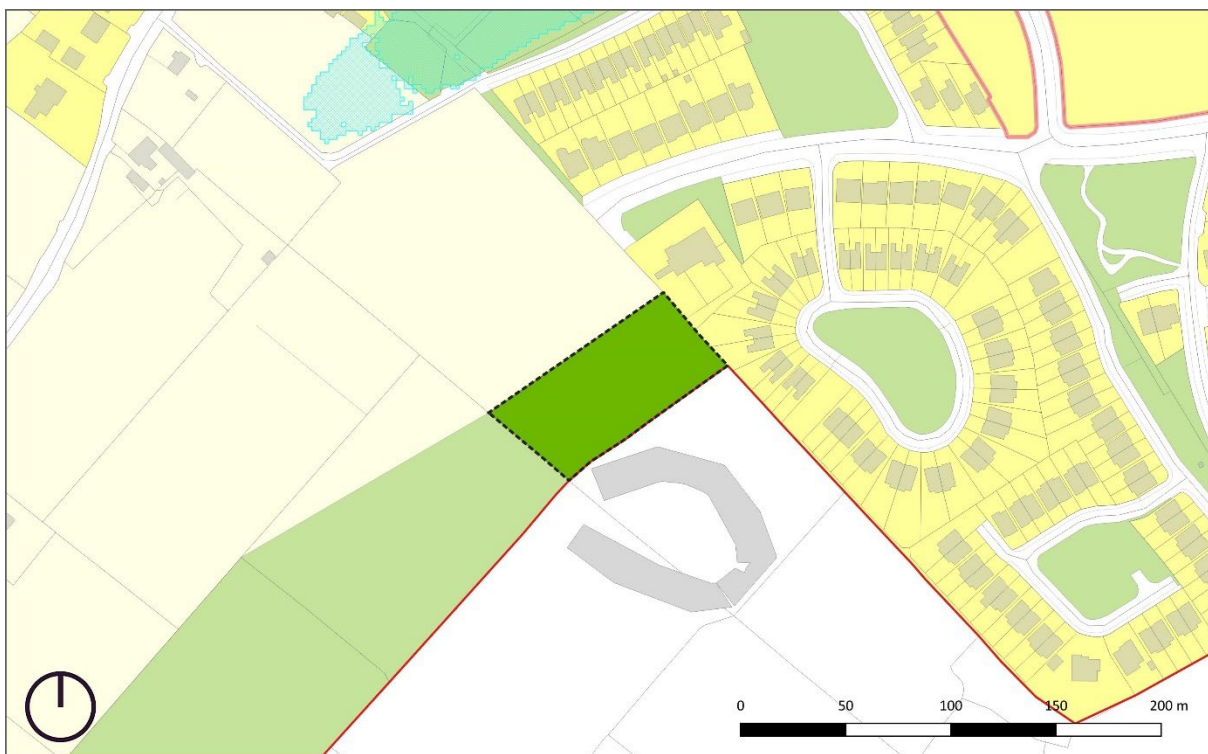
MASP LUZ Oranmore 3.1

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 Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers that there is no justification for the rezoning of these lands to Residential Phase 2. Based on the OPR Recommendation No. 3 above it is considered that these lands would revert to Open Space/Recreation & Amenity.

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

MASP LUZ Oranmore 3.1- Revert to Open Space/Recreation & Amenity as per Draft Galway County Development Plan 2022-2028:



Cllr. Donohue submitted the following Motion:

<i>I, Cllr. Donoghue, propose that we reject the CEO Recommendation and retain the lands as R2 as per the Material Alteration.</i>
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Cllr. McKinstry stated that he would not be agreeing to this motion considering the debate on lack of recreational facilities in Oranhill that took place earlier.

Cllr. Donohue explained that her rationale for this was that the Owner was willing to allocate a portion of the lands specifically for amenity and recreational use. She advised that there was also a willingness to assist the Council with the re-alignment of the Oranmore-Maree Road to help make it safe and the land was abutted by the road through Oranhill Housing Estate and all services. She stated that it would be a huge win for the community and meets the requirements for sequential approach.

Cllr. Kinane seconded this motion. She advised that this was not a replacement for Oranhill amenities that was voted on earlier as it was too far away and explained that it was within the realm of Oranmore. She stated it was a huge advantage for the community as there would be additional land to build on and provision of lands to widen Maree Road which is extremely dangerous presently. She stated it was hoped to build a cycleway also.

Cllr. McClearn queried the proximity of these lands from Oranhill and stated that in his view R2 lands don't really mean anything and nothing can occur on them unless R1 lands do not become available. He queried why these lands would be zoned R2 when there was a requirement for recreational amenities in this area as discussed earlier.

Cllr. Mannion queried whether the plans for the cycleway and road widening referred to earlier were under development by Galway County Council and that it appeared that Cllr. Kinane had taken a different approach here than to what was discussed in relation to earlier motion. Cllr. Kinane suggested that the discussion was becoming disingenuous now. She stated that when people purchased houses in Oranhill some eighteen years ago, they were promised there would be recreational facilities in place which never happened. She stated that this was a separate issue altogether. She stated the need for land availability before any cycleway or road extension could be planned. As such she insisted that it was wholly separate from the previous discussion. Cllr. Donohue stated that while it may not solve the Oranhill issue referred to earlier, it would certainly be advantageous.

Cllr. McKinstry stated that it seemed to him that this proposal would delay the potential recreational amenity development in Oranhill as it was unlikely that R2 lands would come into play.

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Cllr. Carroll stated that this land is located south of Oranhill estate and that it would be a huge advantage to have it as open space for the people of Oranhill.

Cllr. Collins stated his concern at the fact that the land was only being offered if it gets its R2 status. He queried would the land be made available if it was not zoned R2 and stated that they should be zoning lands based on the needs of the area.

Cllr. McClearn stated that it seemed to him to be a total contradiction of what was being proposed here now and what was discussed earlier regarding Oranhill.

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

For: 20

Cllr. Broderick	Cllr. Byrne	Cllr. Canning
Cllr. Charity	Cllr. M. Connolly	Cllr. Cronnelly
Cllr. Cuddy	Cllr. Donohue	Cllr. Herterich Quinn
Cllr. Hoade	Cllr. Kelly	Cllr. C. Keaveney
Cllr. Killilea	Cllr. Kinane	Cllr. King
Cllr. McHugh Farag	Cllr. Sheridan	Cllr. Thomas
Cllr. Walsh	Cllr. Welby	

Against: 11

Cllr. Carroll	Cllr. D. Collins	Cllr. D. Connolly
An Comh. O Curraoin	Cllr. Mac an Iomaire	Cllr. Mannion
Cllr. McClearn	Cllr. McKinstry	Cllr. Murphy
Cllr. Reddington	Cllr. Roche	

Abstain: 4

An Comh O Cualáin	Cllr. D. Geraghty	Cllr. P. Keaveney
Cllr. Parsons		

<i>The Cathaoirleach declared the motion carried.</i>
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MASP LUZ Oranmore 3.5

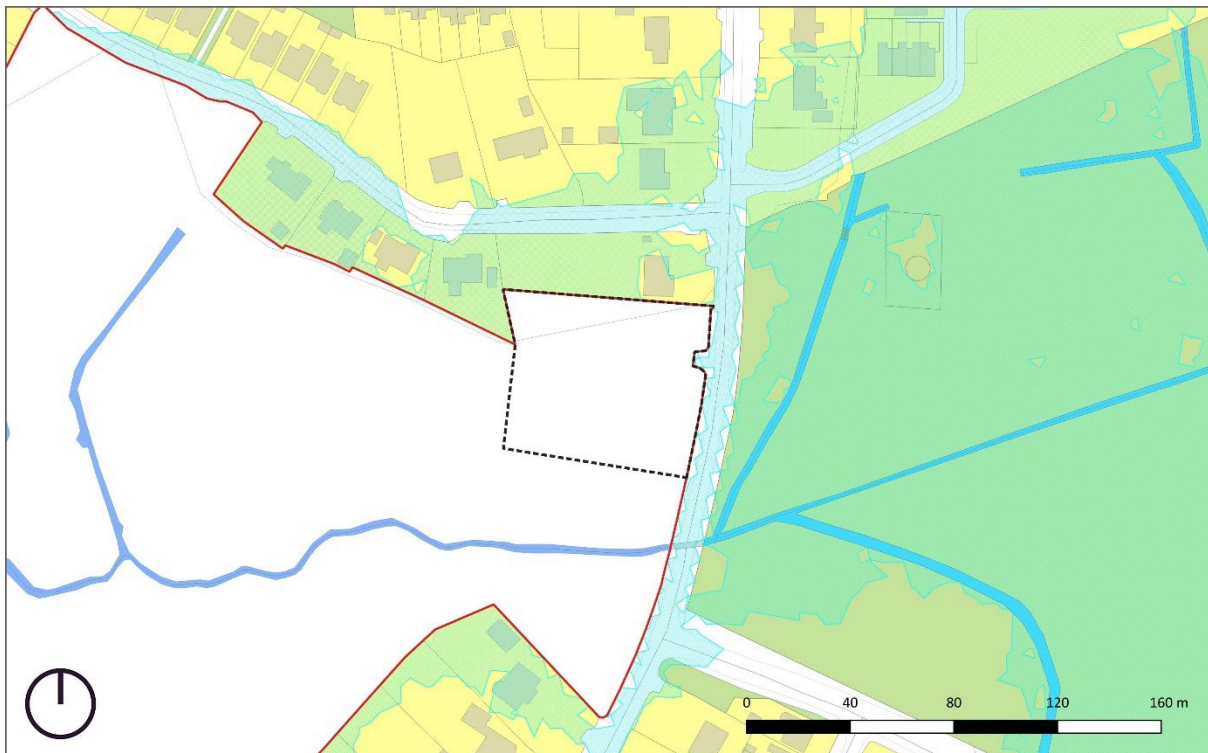
Mr. Dunne outlined the **Chief Executive's Response** as follows:

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 Residential Phase 2. There is significant concern in relation to these lands and the potential environmental impact of this additional zoning of Residential Phase 2 lands. Based on the OPR Recommendation No. 3 & 8 it is considered that these lands would be removed from Oranmore settlement boundary.

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

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



Mr. Dunne stated that there was a discussion around this parcel of land as well in MA Recommendation 3 & MA Recommendation 8. He advised that there was a significant concern regarding the environmental aspect of these lands. He advised that the CE would be recommending that these lands would be removed and revert to unzoned lands.

Cllr. Cronnelly submitted the following Motion:

I, Cllr. Cronnelly, propose that we reject the Recommendations from CEO, OPW and OPR and retain as R2 as per Material Alteration.

Cllr. M. Connolly seconded this motion. He referenced planning reference 19 611 on the site and stated that the OPW Flood Risk Maps were not applicable. He stated that

the site was filled in initially by Galway County Council and in his opinion does not believe there is a problem with flooding here.

Cllr. Byrne supported comments made by previous two speakers on motion.

Mr. Dunne stated that mitigation measures regarding flooding on the lands were alluded to earlier and gave the rationale for recommendation. He explained that they are obliged to comply with National Guidelines and the 2009 Flood Risk Guidelines state that they cannot take account of flood mitigation measures for zoning of lands.

Cllr. Cronnelly affirmed that the land was previously zoned as R1. In response Ms. Loughnane acknowledged that it may have been prior to those 2009 Flood Guidelines.

Cllr. Cuddy stated the OPW do not consider these lands to be flood risk and were not in a flood risk area. In response, Mr. Dunne explained that the zoning of lands had to have a precautionary approach and had to comply with National Guidelines.

In response to Cllr. Charity, Mr. Dunne confirmed that the 2009 Flood Guidelines takes precedence over OPW's Flood maps.

The Motion was proposed by Cllr. Cronnelly, seconded by Cllr. M. Connolly and agreed by the Members.

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

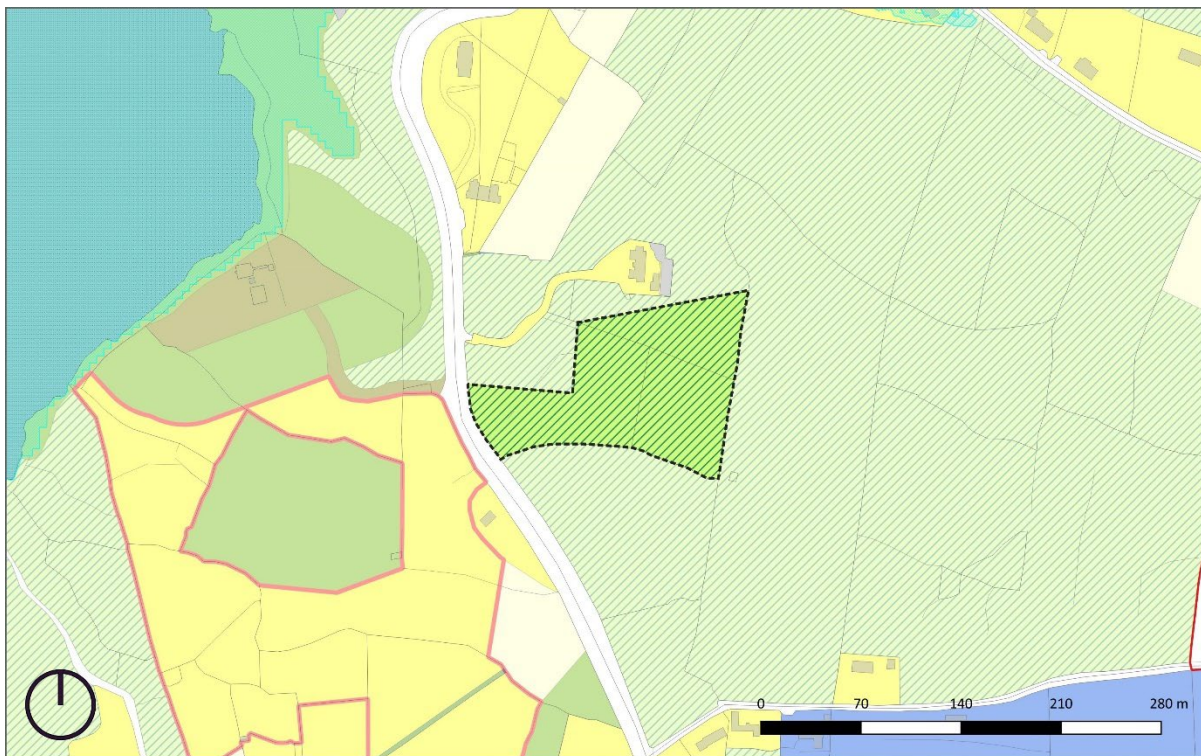
SGT LUZ Clifden 6.1

Mr. Dunne 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 by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands. Based on the OPR Recommendation No. 3 above it is considered that these lands would revert to Agriculture.

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

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



Cllr. Mannion submitted the following Motion:

I, Cllr. Mannion, propose that we reject the CE Recommendation and retain Phase 2 Residential on these lands.

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

SGT LUZ Clifden 6.2

Mr. Dunne 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 by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands. Based on the OPR Recommendation No. 3 above it is considered that these lands would revert to Agriculture.

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

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



Cllr. Mannion submitted the following Motion:

I, Cllr. Mannion, propose that we reject the CE Recommendation and retain Phase 2 Residential on these lands.

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

SGT LUZ Clifden 6.4a

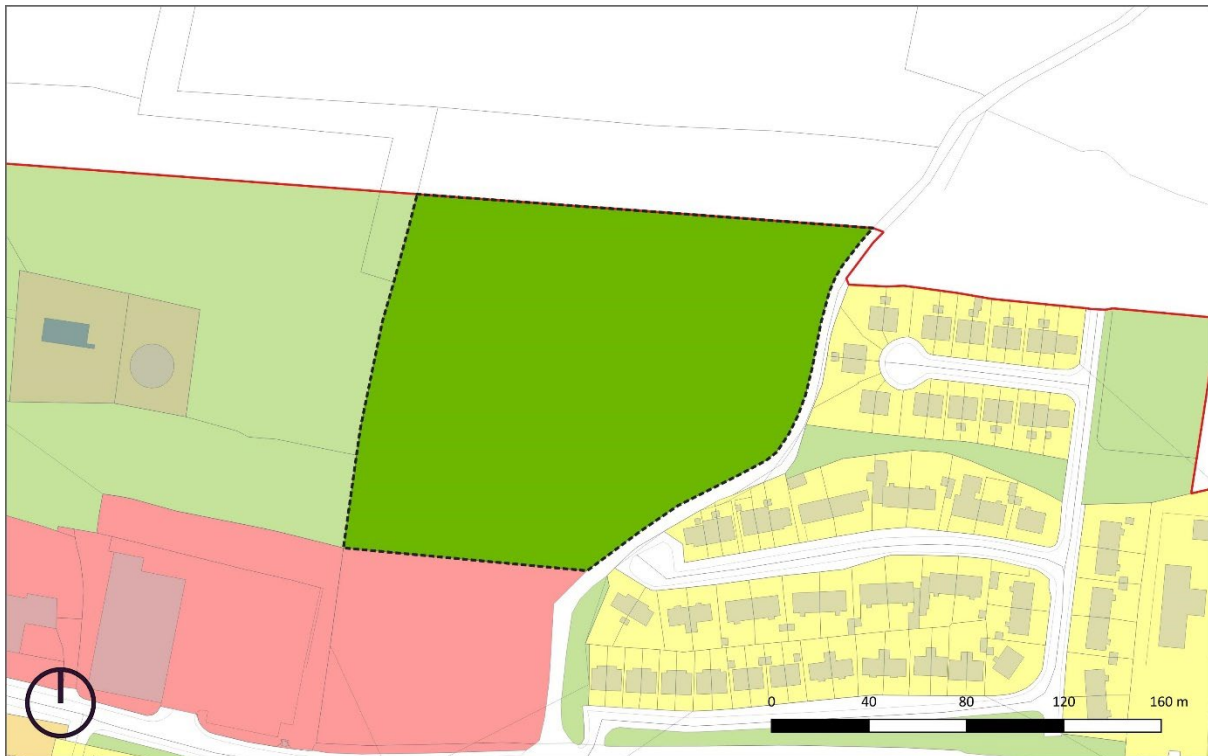
Cllr. Mannion excused herself from Meeting due to conflict of Interest.

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 Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands. Based on the OPR Recommendation No. 3 above it is considered that these lands would revert to Open Space/Recreation & Amenity.

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

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



Cllr. Byrne submitted the following Motion:

I, Cllr. Byrne, propose to reject the CE Report and maintain as Phase 2 lands as per Material Alteration.

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

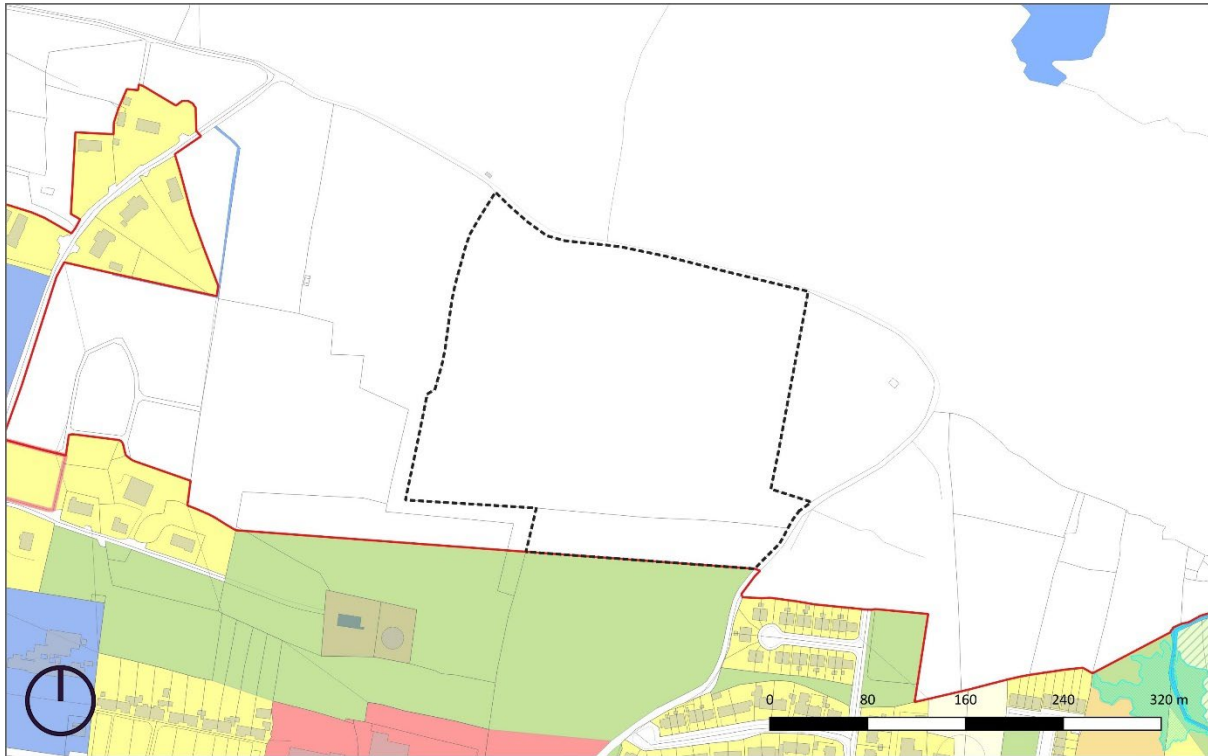
SGT LUZ Clifden 6.4b

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

This parcel of land was 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 proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No. 3 above it is considered that these lands would not be included in the settlement boundary of Clifden.

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

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



In relation to query from Cllr. McKinstry regarding zoning of R2 lands, Ms. Loughnane reiterated previous comments made and explained that R2 lands don't come on stream until R1 lands are not available. She stated that blanket R2 zonings did not provide certainty and may bring about a higher likelihood of ministerial intervention. She stated that these amendments gave no certainty and were not in accordance with NPF objectives.

Cllr. Byrne stated that when R1 land is zoned, it is clear as per the Core Strategy but there were no such criteria regarding R2 lands. He advised that this may lead to speculative development as there was an uncertainty involved.

Ms. Loughnane advised that the Core Strategy was there for a reason so that there is a focus on lands that are to be developed. She stated that the criteria was outlined in year 3/4/5 regarding provision there for R1 lands. She stated that large-scale rezoning of R2 lands was going against this and takes the impetus away from the Settlement Plans and was zoning lands in places that was completely unsuitable for development.

Cllr. McKinstry concurred with Ms. Loughnane's comments. He suggested that there will be significant changes in plan in mid-term review and suggested that they should be following the plan to ensure growth is as compact as possible. He suggested that they should be making those changes when the Mid Term Review was being carried out.

Cllr. Byrne submitted the following Motion

I, Cllr. Byrne, propose to reject the CE Report and maintain as Phase 2 lands as per Material Alteration.

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

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

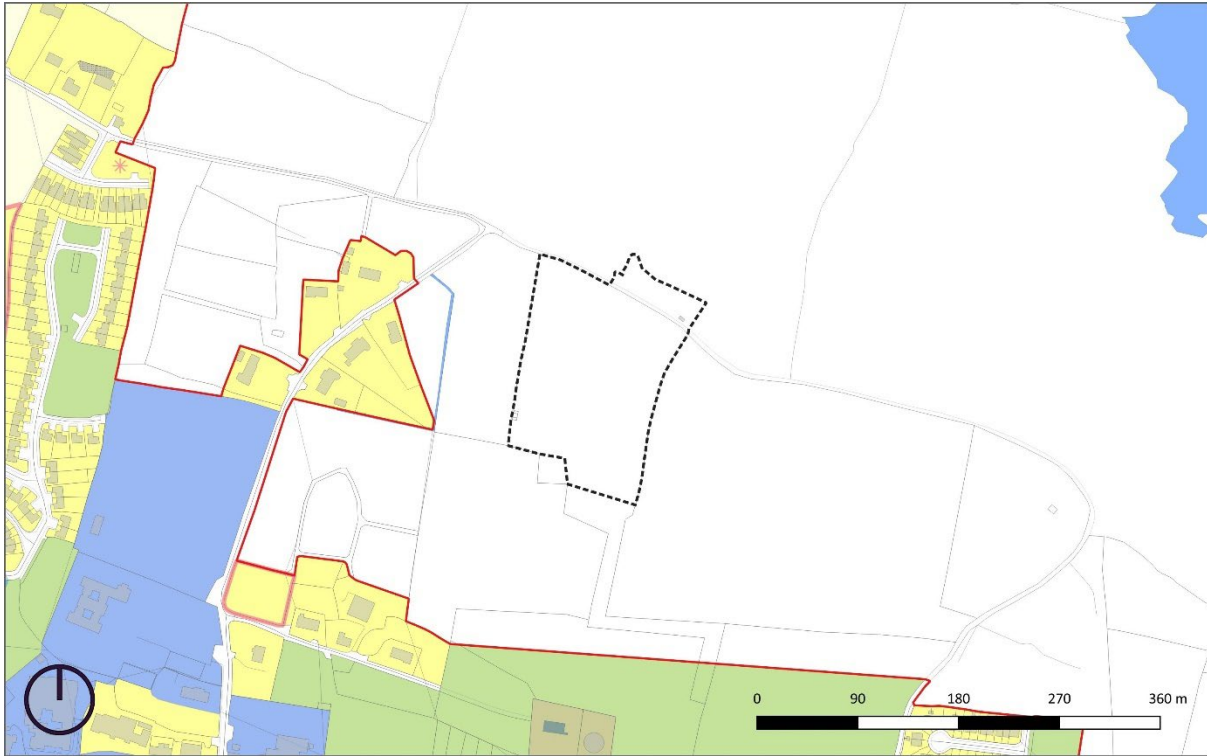
SGT LUZ Clifden 6.5

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

This parcel of land was 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 proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No. 3 above it is considered that these lands would not be included in the settlement boundary of Clifden.

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

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



Cllr. King submitted the following Motion:

I, Cllr. King, propose to reject the CE Recommendation to remove lands from R2.

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

IT WAS AGREED BY THE MEMBERS TO GROUP THE FOLLOWING TOGETHER FOR CONSIDERATION: SGT LUZ HEADFORD 7.2; SGT LUZ HEADFORD 7.3; SGT LUZ HEADFORD 7.4; SGT LUZ HEADFORD 7.7; SGT LUZ HEADFORD 7.8; SGT LUZ HEADFORD 7.10

SGT LUZ Headford 7.2

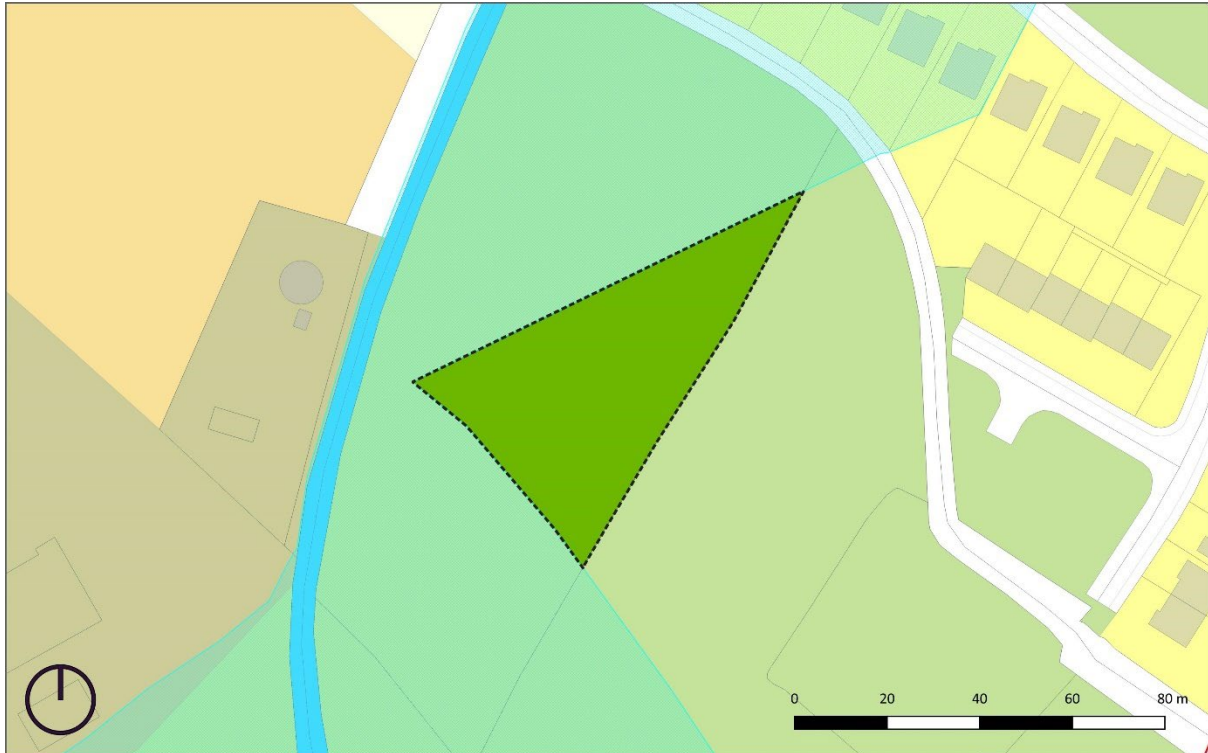
Mr. Dunne outlined the **Chief Executive's Response** as follows:

This parcel of land was zoned Open Space/Recreation & Amenity in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands. Based on the OPR

Recommendation No. 3 above it is considered that these lands would revert to Open Space/Recreation & Amenity.

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

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



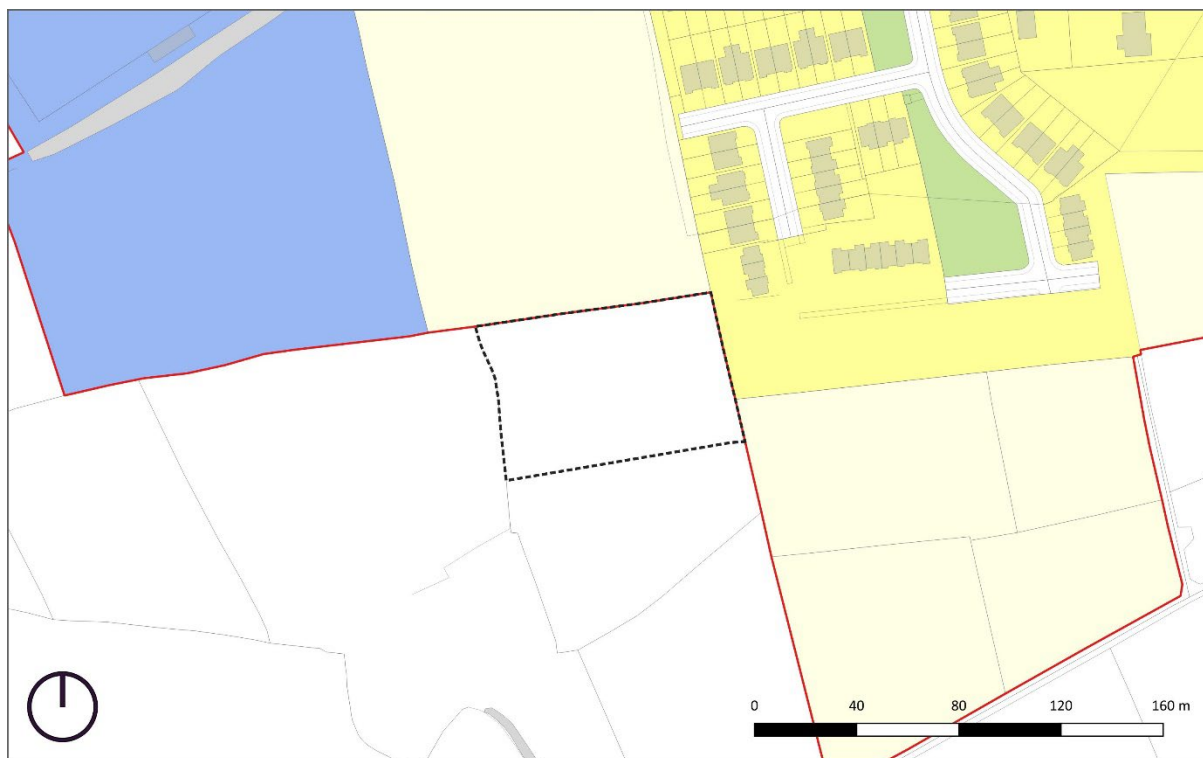
SGT LUZ Headford 7.3

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

This parcel of land was 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 proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No. 3 above it is considered that these lands would not be included in the settlement boundary of Headford.

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

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



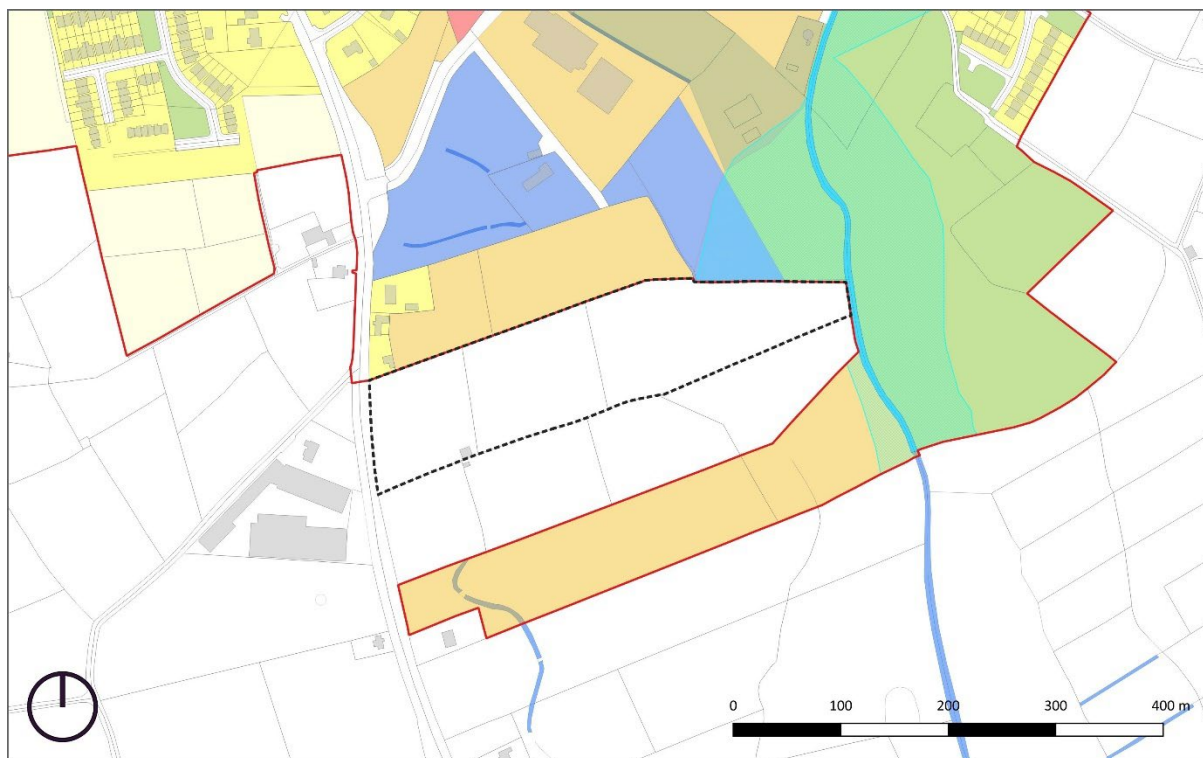
SGT LUZ Headford 7.4

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

This parcel of land was 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 proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Headford.

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

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



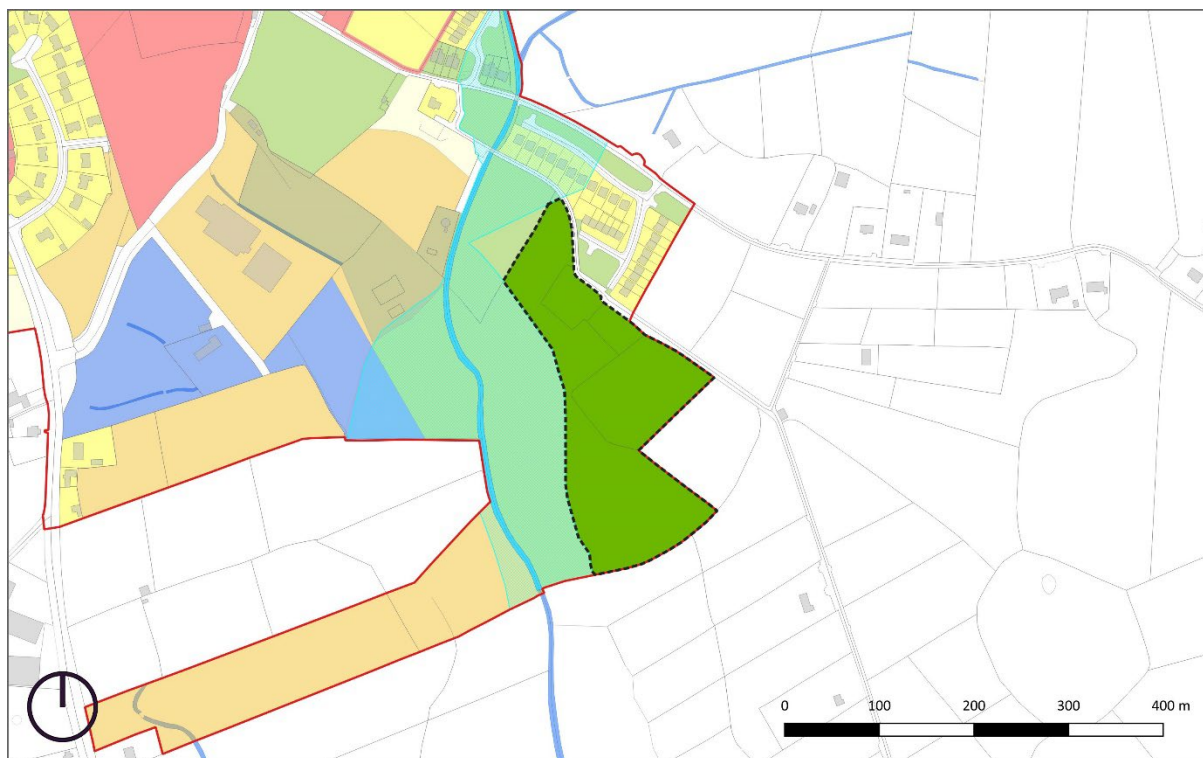
SGT LUZ Headford 7.7

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 Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands. Based on the OPR Recommendation No.3 above it is considered that these lands would revert to Open Space/Recreation & Amenity.

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

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



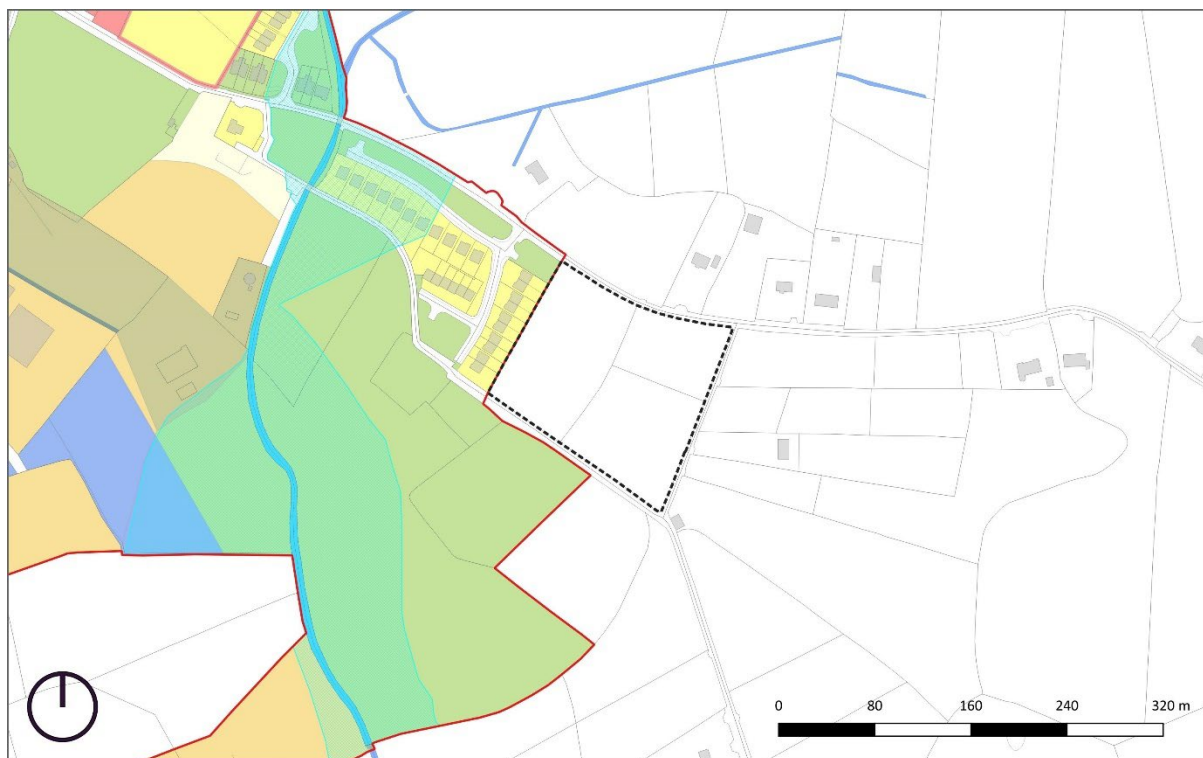
SGT LUZ Headford 7.8

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

This parcel of land was 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 proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Headford.

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

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



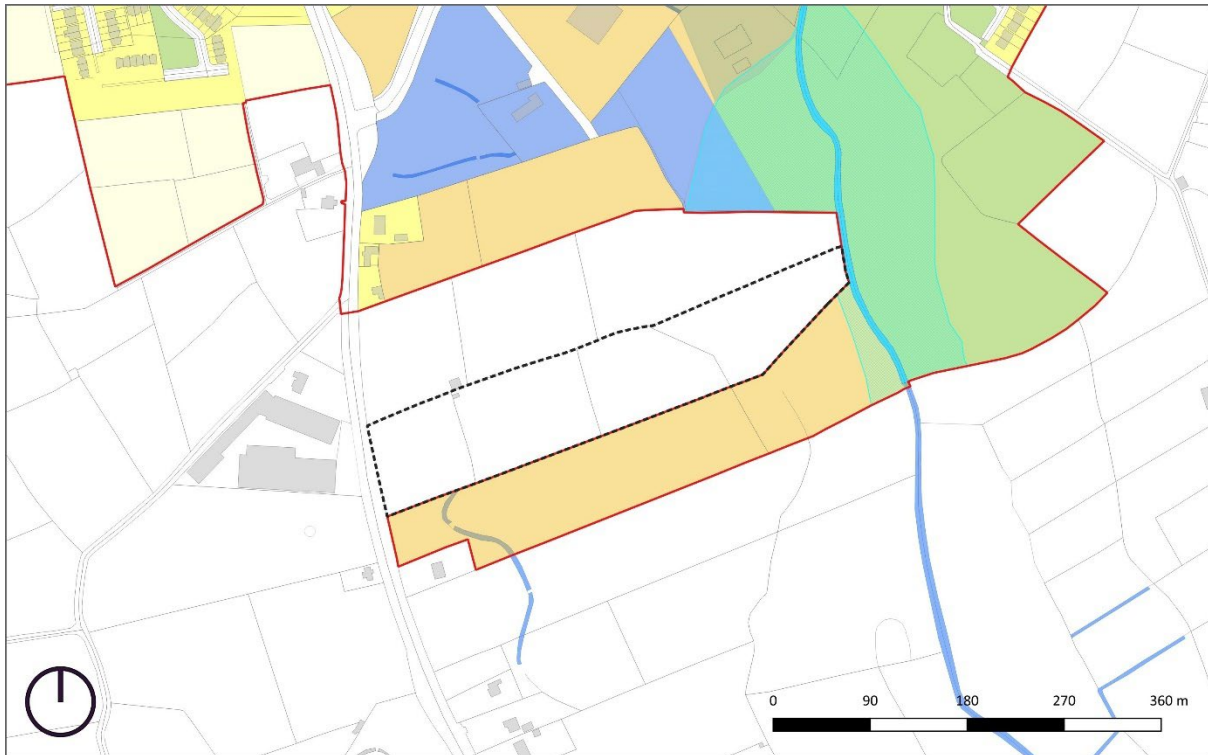
SGT LUZ Headford 7.10

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

This parcel of land was 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 proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Headford.

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

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



Cllr. Reddington submitted the following Motion:

I, Cllr. Reddington & Cllr. Hoade, propose that in relation to the OPR's recommendation to take out SGT LUZ 7.2 , 7.3 , 7.4 , 7.7 , 7.8 , 7.10 Residential 2 land. We do not agree with their recommendations. We wish to retain the following lands as Residential Phase 2 SGT LUZ 7.2 , 7.3 , 7.4 , 7.7 , 7.8 , 7.10. In relation to SGT LUZ 7.4 and 7.10 we wish to only retain the lands as R2 only outside the flood zone area as there are concerns at flooding at the rear of both of these sites.

Cllr. Reddington explained that while he completely respected the CE Recommendations, he was unable to accept it due to the fact that there is a housing crisis in Headford and surrounding area and they had to plan for future housing needs in this area. Cllr. Hoade wished to be associated with those comments.

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

SGT LUZ Oughterard 9.5

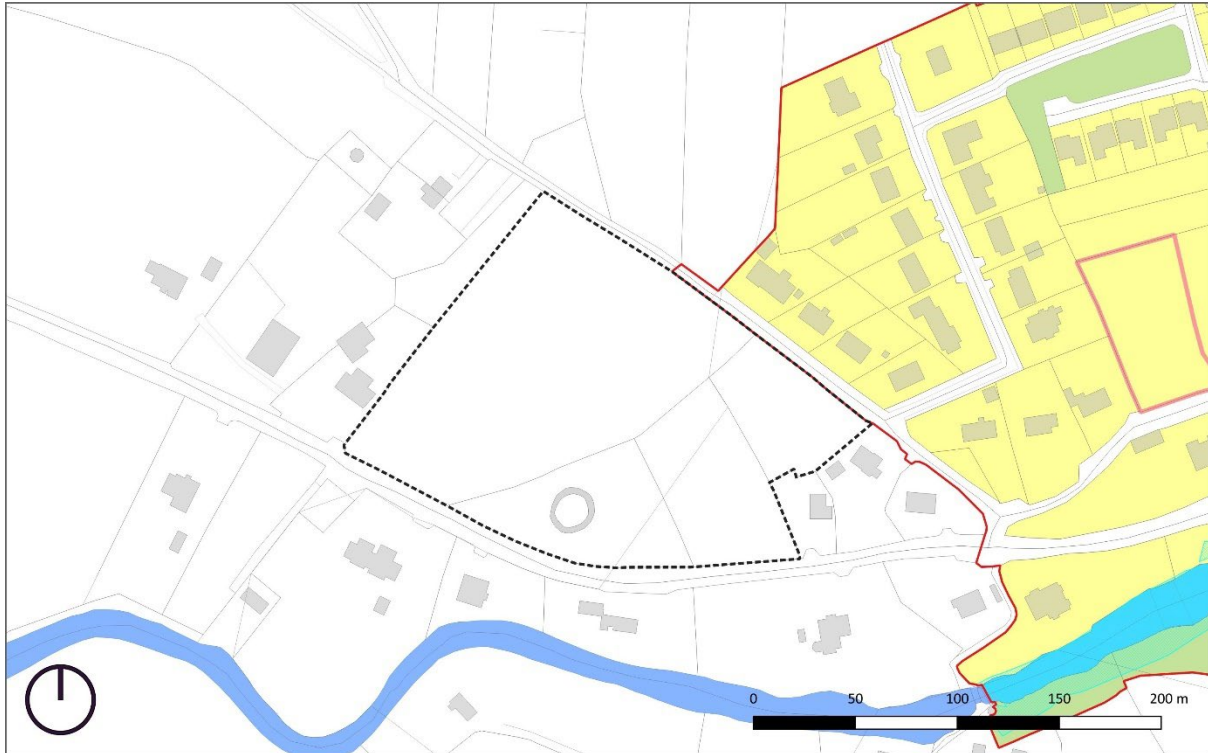
Mr. Dunne outlined the **Chief Executive's Response** as follows:

This parcel of land was 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 proposed that these lands would be zoned Residential Phase

2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Oughterard.

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

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



Cllr. Mannion submitted the following Motion:

I, Cllr. Mannion, propose to reject CE Recommendation for SGT LUZ 9.5. I propose that the town boundary be extended and to include lands SGT LUZ 9.5 and these lands be zoned Residential Phase 2.

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

SGT LUZ Oughterard 9.6a

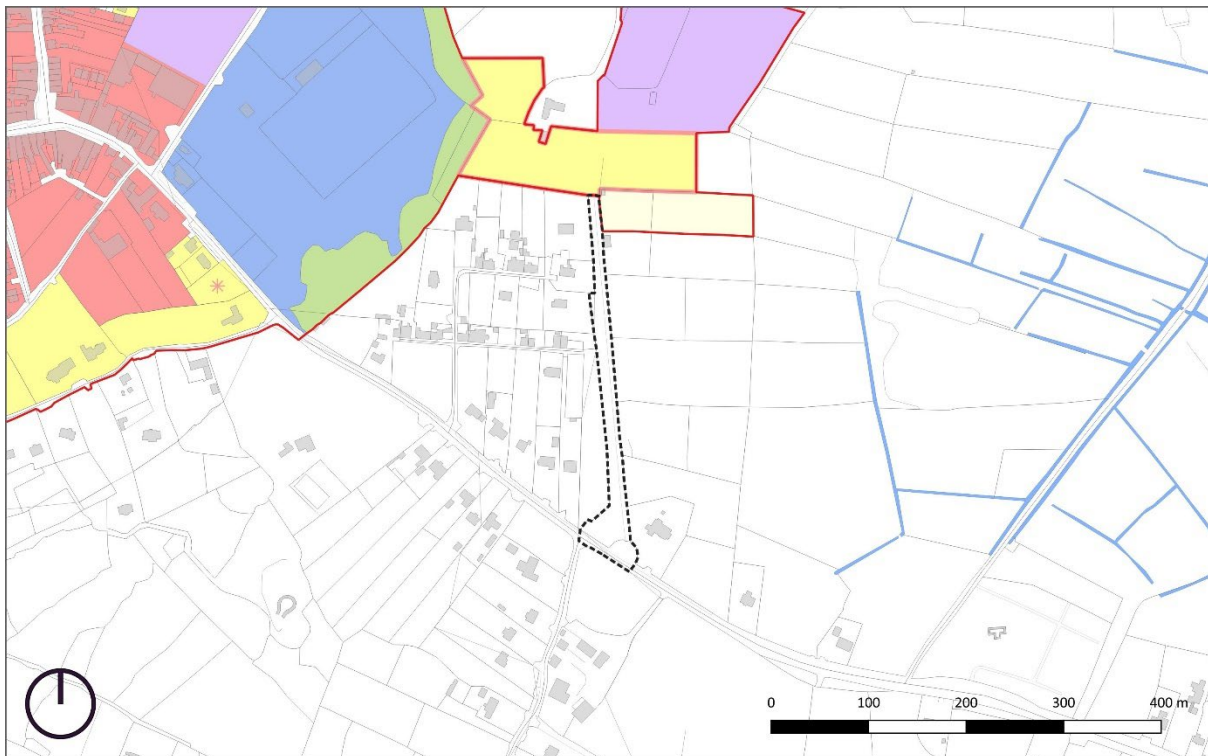
Mr. Dunne outlined the **Chief Executive's Response** as follows:

This parcel of land was 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 proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Oughterard.

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

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



Cllrs. Mannion & Welby submitted the following Motion:

We, Cllr. Mannion & Cllr. Welby, propose to reject CE's Recommendation to remove the Phase 2 zoning on these lands.

The Motion was proposed by Cllr. Welby, seconded by Cllr. Mannion and agreed by the Members.

SGT LUZ Oughterard 9.6b

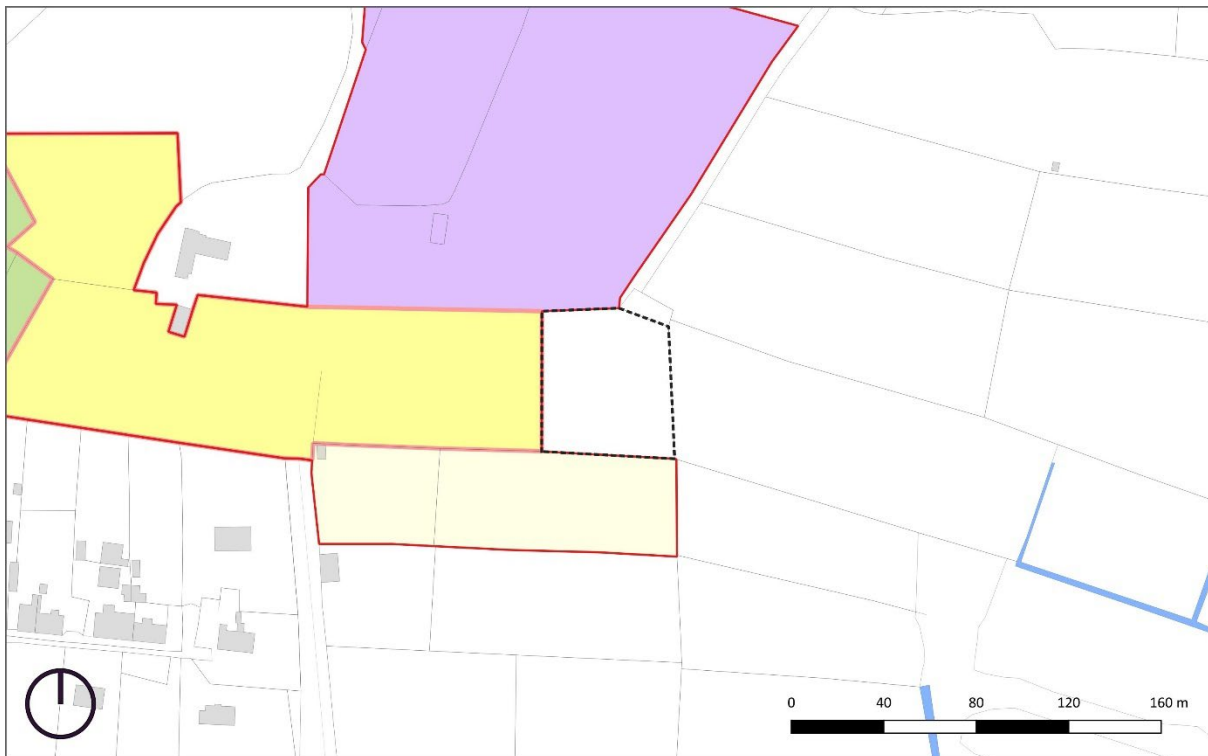
Mr. Dunne outlined the **Chief Executive's Response** as follows:

This parcel of land was 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 proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Oughterard.

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

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



Cllrs. Mannion & Welby submitted the following Motion:

We, Cllr. Mannion & Cllr. Welby, propose to reject CE's Recommendation to remove the Phase 2 zoning on these lands.

The Motion was proposed by Cllr. Welby, seconded by Cllr. Mannion and agreed by the Members.

SGT LUZ Oughterard 9.8

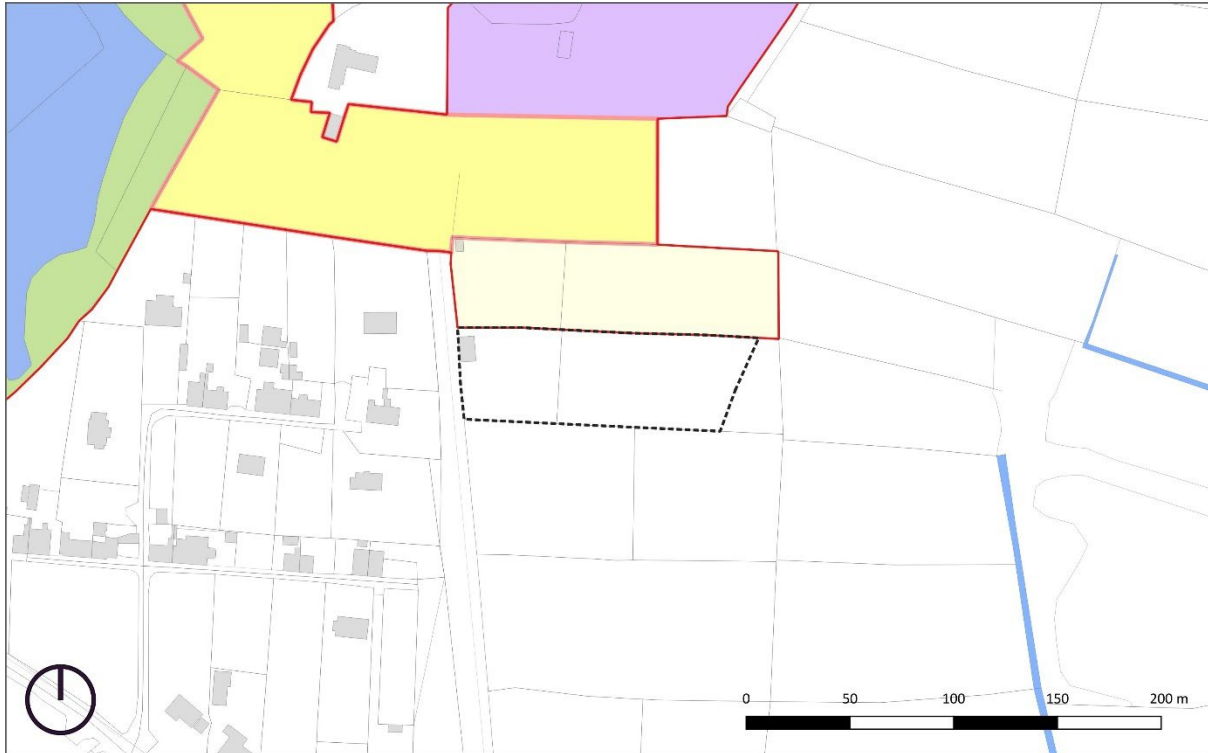
Mr. Dunne outlined the **Chief Executive's Response** as follows:

This parcel of land was 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 proposed that these lands would be zoned Residential Phase

2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Oughterard.

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

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



Cllrs. Mannion & Welby submitted the following Motion:

We, Cllr. Mannion & Cllr. Welby, propose to reject CE's Recommendation to remove the Phase 2 zoning on these lands.

The Motion was proposed by Cllr. Welby, seconded by Cllr. Mannion and agreed by the Members.

SGT LUZ Oughterard 9.9

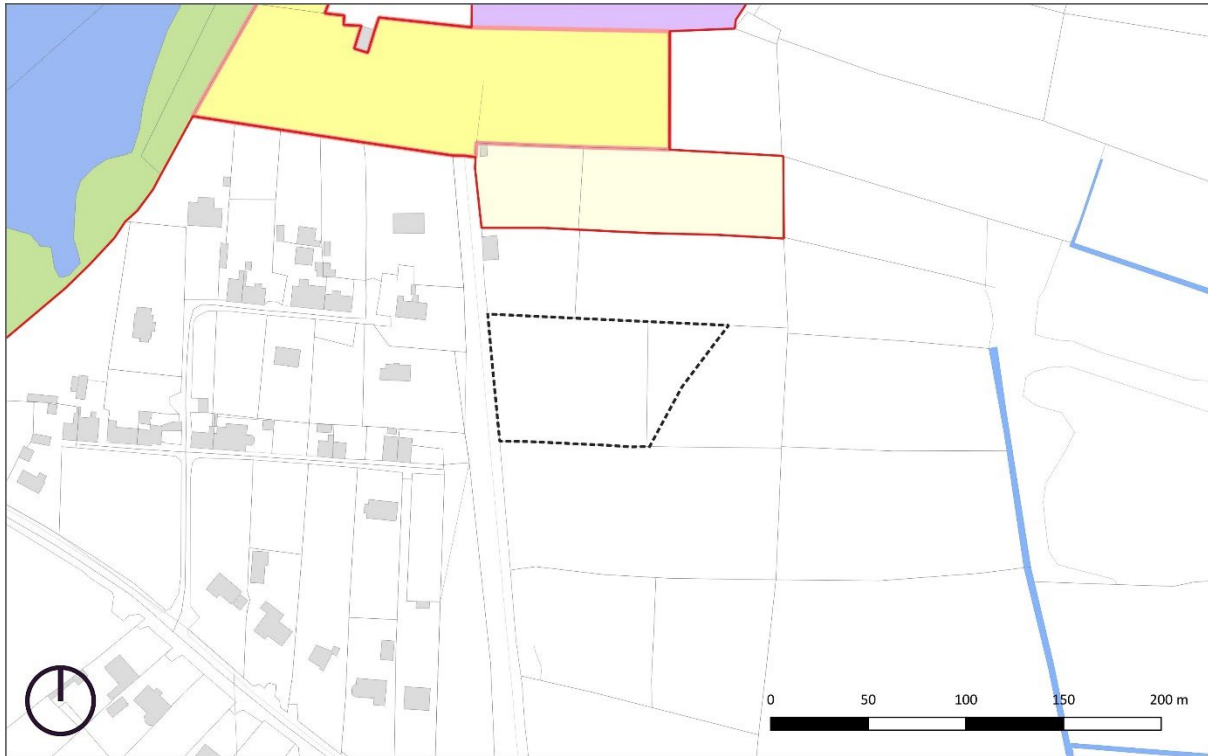
Mr. Dunne outlined the **Chief Executive's Response** as follows:

This parcel of land was 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 proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential

Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Oughterard.

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

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



Cllrs. Mannion & Welby submitted the following Motion:

We, Cllr. Mannion & Cllr. Welby, propose to reject CE's Recommendation to remove the Phase 2 zoning on these lands.

The Motion was proposed by Cllr. Welby, seconded by Cllr. Mannion and agreed by the Members.

SGVLUZ An Cheathrú Rua 11.1b (and associated open space 11.2)

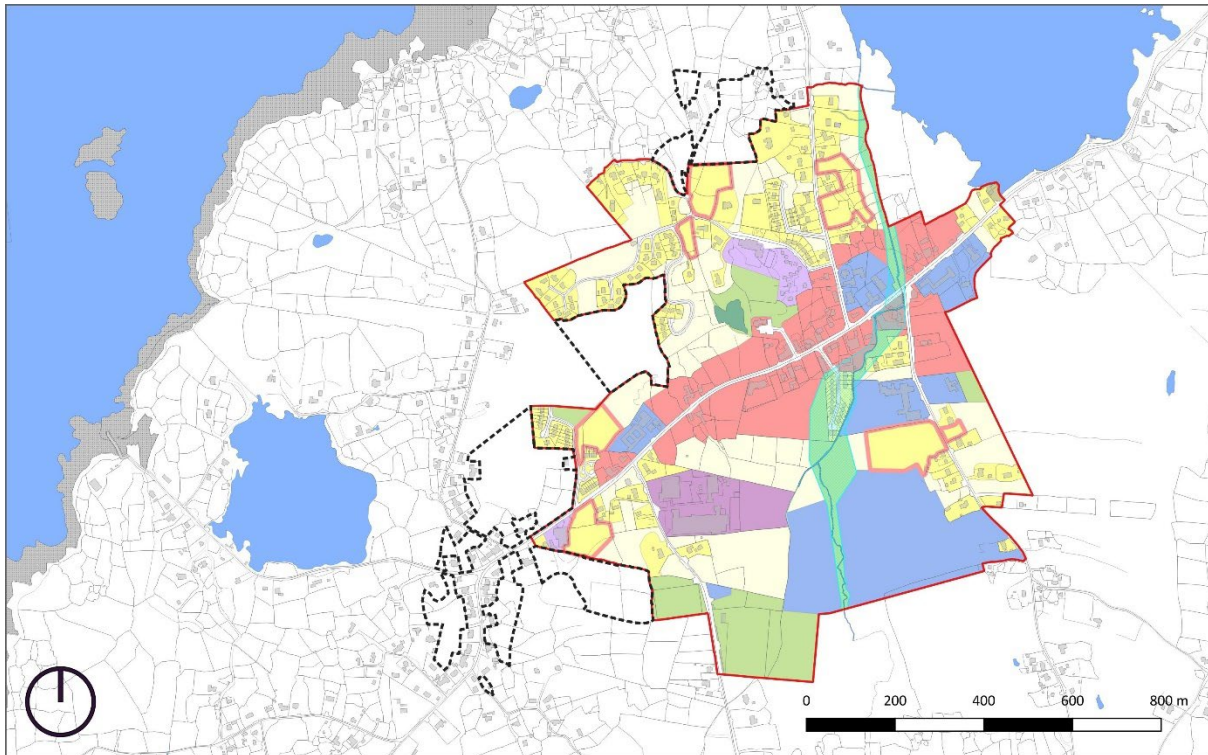
Mr. Dunne outlined the **Chief Executive's Response** as follows:

The lands subject to this Material Alteration was 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 proposed that these lands would be zoned Residential Phase 2 and associated Open Space lands. The Chief

Executive considers that there is no justification for these additional zonings for Residential Phase 2 and associated Open Space/ Recreation & Amenity lands. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of An Cheathrú Rua.

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

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



An Comh. O Cualáin submitted the following Motion:

I, An Comh. O Cualáin, propose to reject the CE Recommendation and propose to retain the land zoning as proposed and voted unanimously by all Elected Members of Galway County Council during its recent discussions in relation to the Draft County Development Plan.

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

SGV LUZ Kinvarra

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

This parcel of land was 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 proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Kinvara.

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

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

Cllr. Murphy submitted the following Motion:

I, Cllr. Murphy, propose to reject the CE Report and maintain as Phase 2 lands as per Material Alteration.

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

MA OBSERVATION 1 – DEVELOPMENT MANAGEMENT STANDARDS

Ms. Loughnane read MA Observation 1 – Development Management Standards

2.4 Standards and Guidelines

In the interests of clarity and to ensure consistency with the section 28 Guidelines: Sustainable Residential Development in Urban Areas 2009 and Circular 02/2021, and to ensure internal consistency within the Plan, the Chief Executive is advised to include additional narrative to provide a policy context for table 15.3. In particular the narrative should:

- (i) make clear reference the guidelines set out in the Sustainable Residential Development in Urban Areas 2009 and Circular 02/2021.
- (ii) refer to the controls on applying lower densities as outlined in paragraph 6.12 of the Guidelines.
- (iii) cross reference the role of the council's local area plans, the urban design framework plans, the forthcoming building typology and height study (Policy CGR7, MA3.1), the proposed development briefs for strategic sites (Policy CGR11, MA 3.2), and the village design statements (Policy RC7, MA 4.11) in determining site specific densities; and
- (iv) cross-reference the Urban Design Manual, in order to demonstrate that density is

only one variable used in the assessment of development proposals.

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

In relation to this observation, table 15.3 is referenced however table 15.1 was subject to Material Alteration 15.2.

- (i). It is considered appropriate to refer to the Sustainable Residential Development in Urban Areas 2009 and Circular 02/2021. It is considered that this could be inserted as a footnote
- (ii). In relation to paragraph 6.12 of the Guidelines, in order to offer an effective alternative to the provision of single houses in surrounding unserviced rural areas, it is appropriate in controlled circumstances to consider proposals for developments with densities of less than 15 - 20 dwellings per hectare along or inside the edge of smaller towns and villages, as long as such lower density development does not represent more than about 20% of the total new planned housing stock of the small town or village in question. The footnote in relation to the lower density development will be inserted in the third column in relation to densities of less than 15-20 dwellings per hectare.
- (iii). There will be a full cross-reference of all plans carried out to ensure compliance with the guidelines.
- (iv). Reference to the Urban Design Manual will be inserted as a footnote below table 15.1 which was subject to Material Alteration 15.1.

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

- (i). Insert footnote at bottom of table 15.1 as follows: **All proposals shall be in accordance with the Sustainable Residential Development in Urban Areas 2009 and Circular 02/2021.**
- (ii). In the third column insert the following as a footnote: **Lower density development of less than 15-20 dwellings per hectare could be considered as long as it does not represent more than about 20% of the total new planned housing stock of the small town or village in question.**
- (iii). Noted.
- (iv). Insert footnote at bottom of table 15.1: **Density is only one variable used in the assessment of development proposals.**

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

MA RECOMMENDATION 4 – AFFORDABLE HOUSING IN SPIDEAL

3. Housing Strategy and Relevant Policies

3.1 Social and Affordable Housing

Ms. Loughnane read MA Recommendation 4 – Affordable Housing in Spideal.

Having regard to the national and regional objectives for compact growth NPO 3 and RPO 3.2; the requirement under the Development Plans, Guidelines for Planning Authorities (2007) and Development Plans, Guidelines for Planning Authorities, Draft for Consultation (August 2021) that a sequential approach to the zoning of lands is applied, and the tiered approach to zoning outlined in NPO72, as well as the statutory requirements to comply with Part V of the Planning and Development Act 2000 (as amended), the Chief Executive is required to remove proposed amendment MA 2.6 in its entirety or to make a minor modification to remove reference to ‘on the outskirts’.

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

The additional text in relation to policy objective SH 1 Affordable Housing, part b which relates to the provision of an affordable housing scheme on the outskirts of An Spidéal. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed this wording. Based on the OPR Recommendation No. 4 above, it is considered that this additional wording as per Material Alteration 2.6 should be removed.

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

SH 1 Affordable Housing

a). Amend policy objective SH 1 as follows:

~~(a)~~ Promote the delivery of affordable housing primarily in sustainable locations in towns and villages across County Galway in the first instance in accordance with proper planning and sustainable development.

~~(b) — Promote the provision of an affordable housing scheme on the outskirts of An Spidéal.~~

An Comh. Mac an Iomaire submitted the following Motion:

I, An Comh. Mac an Iomaire, propose to reject the CE Recommendation on this matter due to the need for Affordable Housing in the area of Conamara.

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

MA RECOMMENDATION 5 – RURAL MAP/NPO 19

4. Rural Housing and Regeneration

Ms. Loughnane read MA Recommendation 5 – Rural Map/NPO 19.

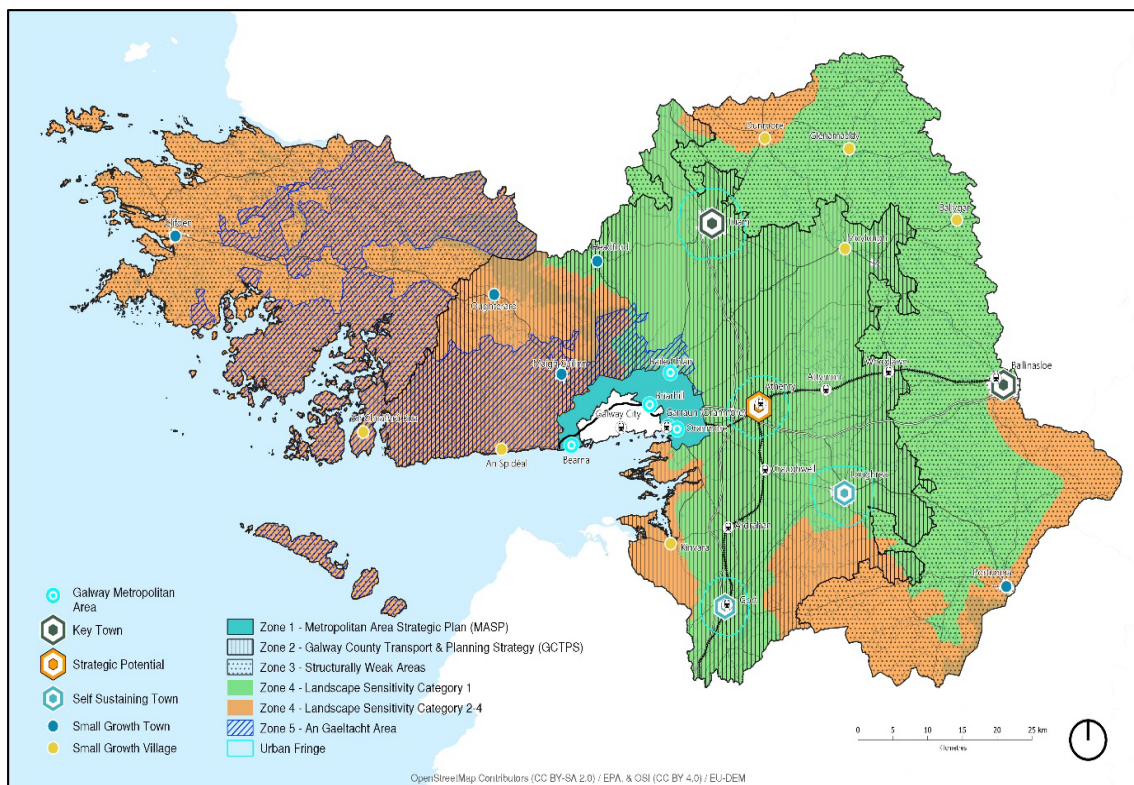
Having regard to the requirement to implement objectives for sustainable settlement and transport strategies under section 10(2)(n) of the Act and to the Government's commitment to climate action and the need to transition to a low carbon society, the Sustainable Rural Housing Guidelines (2005), and NPO 19 of the National Planning Framework the Chief Executive is required to make the plan without material amendment 4.1

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

The Rural Typologies Map that was subject to Material Alterations 4.1 was a replicate of the GTPS boundary as per the current Galway County Development Plan 2015-2021. The Elected Members proposed this amendment to the Rural Map to that which was contained in the Draft Galway County Development Plan 2022-2028. The Chief Executive considers that there is no justification for the amendment of the Rural Typologies map as per the Material Alteration. Based on the OPR Recommendation No. 5 above it is considered that Rural Typologies Map should revert to that which was contained in the Draft Galway County Development Plan 2022-2028.

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

Revert the Rural Typologies Map to that contained in the Draft Galway County Development Plan 2022-2028:



Ms. Loughnane advised caution in relation to this decision as if the Members do not accept the CE Recommendation and revert to the GTPS in the current Galway County Development Plan 2015-2021, there was a likelihood that if a direction issued it may direct it go the whole way out to Ballinasloe and not half-way out as being proposed in CE Recommendation.

Cllr. M. Connolly stated that what was being proposed in CE Recommendation was still quite close to Ballinasloe. He suggested that this was another attack on rural Ireland and was proposing to reject the CE Recommendation in this instance.

Cllr. Broderick seconded Cllr. M. Connolly's proposal and stated the need to retain this area.

Cllr. McClearn stated that he was totally rejecting what the OPR were proposing here. He emphasized the importance of having communities within parishes and advised against having a situation where the parishes were made up mainly of an older generation. He stated there had to be a vibrancy in the community and therefore could not support CE Recommendation in this instance.

Cllrs. Geraghty, Hoade, Byrne, O Curraoin, Mac an Iomaire and Parsons all supported previous speakers.

Cllr. Canning stated that this was another instance where the OPR were not in touch with what was happening on the ground and was another attack on rural Ireland.

Cllr. McKinstry stated his disagreement with the motion and that in his opinion he did not think they were doing rural Ireland any favours by supporting this motion. He stated the while he appreciated the comments made about rural Ireland, this was being addressed through rural settlements. He stated that they as Council's need to create settlements with a future looking approach, for example by having people being able to live without cars. He stated that they had to work accordingly and stated that he could not support this motion.

Cllr. Geraghty referred to earlier comments by Cllr. McKinstry suggesting that the oil supplies would be gone by 2035 and asked that he refrain from frightening people with such comments. He stated that there 47 years of oil supply left in the ground and re-emphasised the need to protect rural Ireland.

Cllr. McKinstry acknowledged that there is oil in the ground but stated that it needed to be left in the ground. He stated that the effects of climate change in Europe was undeniable while acknowledging that it was easy to imagine in Ireland that Climate Change was not happening as regards not having the extremes in weather or catastrophes that other countries were experiencing. He stated that those commitments have been made in relation to climate change and they will have to be met. He said the bigger question to be considered was whether there would be enough electric vehicles in place in time for this to happen.

Cllr. Donohue stated that she supported motion put forward and stated that living rurally was a lifestyle choice. She stated that everyone has a choice of where they wanted to live, and it should be a lifestyle choice.

Cllr. Sheridan acknowledged the importance of protecting the next generation and engaging with change. He stated that being part of a community meant living your life out in a way that people before you have and ensuring there will be a continuation. He stated that green infrastructure will be built in the future, but presently the area needed houses to be built and he would be supporting motion as proposed.

Cllr. McHugh Farag stated that they had to be realistic and not to push people out of rural areas into urban areas and stated that people must be allowed to align with their cultural identity. She advised against putting policies in place without having the infrastructure in place to support sustainable transport.

Cllr. Collins concurred with Cllr. McHugh Farag's comments. He stated that people need to have a variety of places to live whilst also acknowledging the need for a balance of both. He stated it was premature to be encouraging the movement into villages without having the infrastructure in place to facilitate that.

Cllr. M. Connolly stated that nobody was in denial that there is a problem with climate change and gave the example of the many people who are retrofitting their homes and those of whom are availing of new technology/electric vehicles etc. He suggested that if the Members agreed with the CE Recommendation in this instance, it would almost certainly have a negative effect on rural areas.

Cllr. Cuddy commended Cllr. M. Connolly on putting forward this motion and to the discussion that has taken place around it. He stated that they had to give local people a chance to live in their local community. He stated that rural Ireland was being depopulated and they had to take a stance on this now.

Cllr. Roche concurred with previous speakers. He stated that Ireland was not ready to implement policies such as those proposed under Green Agenda for now. He stated that the rural communities needed the opportunity to be developed and disagreed with Cllr. McKinstry's view on the matter.

Cllr. McKinstry stated that the infrastructure that is needed to live in rural Ireland is not there and emphasized the need to build around settlements where people can walk to shops/schools and to be aware that there will be 20 – 30% fewer cars on the road than there are presently in the very immediate short-term future.

Cllr. Welby suggested that what is being proposed by OPR in terms of extending the GTPS area was not quite as dramatic as people were making it out to be and stated that he was living with this for over 18 years in Oughterard.

Cllr. P. Keaveney stated that he fully supported his rural colleagues on this motion.

Cllr. M. Connolly submitted the following Motion:

I, Cllr. M. Connolly, propose to reject the CE and OPR Recommendation to amend/extend the Rural Typologies Map.

Motion was proposed by Cllr. M. Connolly, seconded by Cllr. Broderick and agreed by the Members.

MA RECOMMENDATION 6 – RURAL HOUSING CRITERIA

Ms. Loughnane advised that for ease of reference they would deal with each section individually.

She read MA Recommendation 6 - (i):

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.

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

- (i). MA 4.2 - This Material Alteration related to Policy Objective RH1 Rural Housing Zone 1 (Rural Metropolitan Area). 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 RH1 would revert to the Draft Galway County Development Plan 2022-2028, with the addition of "substantiated rural housing need" and "rural need" outlined above.
- (i). MA 4.3 - This Material Alteration related to Policy Objective RH2 Rural Housing Zone 2 (Rural Area Under Strong Urban Pressure-GCTPS-Outside Rural Metropolitan Area Zone 1). 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 RH2 would revert to the Draft Galway County Development Plan 2022-2028, with the addition of "substantiated rural housing need" and "rural need" outlined above.
- (i). MA 4.4 - This Material Alteration related to Policy Objective RH 4 Rural Housing Zone 4 (Landscape Classification 2, 3 and 4). 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 4 would revert to the Draft Galway County Development Plan 2022-2028, with the addition of “substantiated rural housing need” and “rural need” outlined above.

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

(i). MA 4.2 - Policy Objective RH1 would revert to the Draft Galway County Development Plan 2022-2028, with the addition of “substantiated rural housing need” and “rural need” as follows:

RH1 Rural Housing Zone 1 (Rural Metropolitan Area)

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

Those applicants with long standing demonstrable economic and/or social Rural Need/ Links* to the area through existing and immediate family ties, seeking to develop their first home on the existing family farm holdings.

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

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

Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case-by-case basis. An Enurement condition shall apply for a period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies.

(i). MA 4.3 - Policy Objective RH2 would revert to the Draft Galway County Development Plan 2022-2028, with the addition of “substantiated rural housing need” and “rural need” as follows:

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

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

1(a). Those applicants with long standing demonstrable economic and/or social Rural **Links/Need*** to the area through existing and immediate family ties seeking to develop their first home on the existing family farm holding. ~~Consideration shall be given to~~

~~special circumstances where a landowner has no immediate family and wishes to accommodate a niece or nephew on family lands.~~ Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

1(b). Those applicants who have no family lands, ~~or access to family lands~~, but who wish to build their first home within the community in which they have long standing demonstrable economic and or social Rural ~~links/need~~ * and where they have spent a substantial, continuous part of their lives i.e. have grown up in the area, schooled in the area or have spent a substantial, continuous part of their lives in the area and have immediate family connections in the area e.g. son or daughter of longstanding residents of the area. Having established a Substantiated Rural Housing Need*, such persons making an application on a site within an 8km radius of their original family home will be accommodated, subject to normal development management **criteria and provided the site does not encroach into the Urban Fringe* of the towns of Gort, Loughrea, Athenry or Tuam. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case-by-case basis.**

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

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

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

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

OR

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

OR

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

OR

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

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

***Rural Links/Rural Need:**

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

***Substantiated Rural Housing Need:**

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

~~*Urban generated housing demand Rural Settlement/Rural Node Dwellers~~

~~Urban generated housing is defined as housing in rural locations sought by people living and working in urban areas, including second homes. There are many rural families who have long standing ties with the area but who now find themselves subsumed into Rural Settlements and Rural Nodes.~~

~~They have no possibility of finding a site within the particular Rural Settlement/ Rural Node. Rural Settlement/Rural Node dwellers who satisfy the requirements for Rural Housing Need as outlined in RH2 will not be considered as Urban Generated and will have their Housing Need upheld.~~

***Urban Fringe:**

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

***Urban Fringe:**

Urban Fringe of Gort, Loughrea, Athenry and Tuam. Applicants whose family home is within the urban fringe will be requested to establish a Substantiated Rural Housing Need and only this category of persons will be allowed to construct a dwelling in this area.

(i). MA 4.4 - Policy Objective RH4 would revert to the Draft Galway County Development Plan 2022-2028, with the addition of “substantiated rural housing need” and “rural need” as follows:

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

Those applicants seeking to construct individual houses in the open countryside in areas located in Landscape Classification 2, 3 and 4 are required to demonstrate their demonstrable economic or social Rural **Links/Need*** and where they have spent a substantial, continuous part of their lives i.e have grown up in the area, schooled in the area and have immediate family connections in the area e.g son or daughter of longstanding residents of the area and require to establish a **Substantiated Rural Housing Need*** as per RH 2, i.e.

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

~~OR~~

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

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

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

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

~~OR~~

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

~~OR~~

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

~~OR~~

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

~~OR~~

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

In addition, an Applicant may be required to submit a visual impact assessment of their development, where the proposal is in an area identified as "Focal Points/Views" in the Landscape Character Assessment of the County or in Class 3 and Class 4 designated landscape areas. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis. An Enurement condition shall apply for a period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies.

Cllr. Geraghty stated that he wished to reject the CE Recommendation, and this was seconded by Cllr. Sheridan. Cllr. Geraghty proposed that the word "link" not be deleted.

Cllr. Byrne cautioned the Members that they had to make sure that any changes being made were understandable and non-contradictory. He stated that he had an issue with wording "farm holdings" as it was unfair for those people who owned land, but which was not a farm.

Cllr. Welby stated that he had an issue with the word "continuous". He stated that the inclusion of this wording was not workable and suggested that the period of 10 years was too long.

Cllr. Thomas agreed suggested that "immediate family ties" be removed as it will cause major restrictions for people getting planning. He stated that the wording as per the CE's recommendation was very restrictive and should be removed.

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Cllr. Cuddy agreed with Cllr. Welby's suggestion of duration being changed from ten years to seven years. He agreed with the removal of wording "farm family holdings" and suggested inclusion of "family lands".

Cllr. Walsh suggested that original RH 1 would only allow a son/daughter of farm family to get planning. As such it would restrict planning for example for a Garda, a teacher, and their families in those areas. He stated that he had proposed the 10-year duration because permissions were previously refused for applicants who had not grown up in the area and this was included to prove to Planners that they were genuine. He stated that the Plan on display only allowed for planning for farm families and this proposal would open it up to Professionals such as Gardai and Teachers, etc.

Cllr. Killilea stated that they needed more time to understand what they were voting on and suggested that this was deferred to a later meeting.

Ms. Loughnane advised the Members that it was not possible at this stage to re-write the whole policy. She stated if clarity was required, advice can be provided on same. She explained that they were talking about changing words and that level was as far as they can go in terms of the process at this point. She advised that the changes as proposed were going to lead to confusion and the policy objectives needed to be clear for implementing this policy. She again advised that only minor modifications would be permissible at this stage.

Cllr. Walsh stated that he was worried that the language that was in the proposal was passed by Councillors was in previous or current plans. He cautioned the Members of messing/changing the wording proposed in his proposal. He suggested that every possible obstacle seems to be coming in their way of what they wanted to achieve here.

Cllr. Welby stated that the biggest problem they will have to encounter is the interpretation of this document. He stated that in his view, each individual Planner interprets something differently from the next. He stated that there will be difficulty in proving "continuous" to Planners as it is such a vague concept. He queried how a person could physically prove that they had been continuously living in an area for such a period and stated that it was not physically possible to prove same.

Cllr. Sheridan agreed that they needed more time to deliberate further on this.

Ms. Loughnane explained that this is new wording and a new policy as the MASP area did not exist in previous plan and referred to the Rural Metropolitan area only. She explained that it is a new policy which they were obliged to implement to comply with NPF and RSES. She highlighted the need to work together on this to get wording that was implementable and as clear as possible.

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Mr. Owens stated that it was important that the Members are afforded the time necessary to consider this policy objective. He reminded the Members that they would not be able to rewrite the policy objective but can make minor modifications, i.e. change a word or wording. He stated that he appreciated that additional time would be of benefit, and it was very important that there was clarity on what is agreed. He stated he anticipated that there may be similar issues with RH 2 and RH 4 and that it may be appropriate to defer those also until the Meeting of 4th May.

It was agreed by the Members that this item would be deferred to Meeting on 4th May.

It was agreed that they would resume at meeting on 22/04/2022 with discussion on RH 17.

The Meeting was then adjourned to the 22nd April 2022.

Chriochnaigh an Cruinniú Ansin

Submitted, Signed and Approved



Cathaoirleach: _____

Date: _____ 27/06/2022 _____