
COMHAIRLE CHONTAE NA GAILLIMHE

Ceantar Bardasach Bhaile Locha Riach
Municipal District of LOUGHREA

**Minutes of Special Meeting of the Municipal District of Loughrea held in
Council Chamber, 28th September 2020 @ 10.00 am.**

I LATHAIR:

Cathaoirleach

Cllr. G. Donohue

Baill:

**Cllr's. J. Byrne, M. Kinane, J. McClearn,
P Hynes.**

Oifigigh:

**Ms. E. Ruane, Director of Services;
Ms. R. Lowe, Senior Engineer;
Mr. G. Haugh, Senior Executive Engineer;
Mr. D. Flood, Senior Executive Engineer
Mr. A. O'Halloran, Assistant Engineer;
Ms. A. Quinn, Meetings Administrator;**

Apologies received from Cllr.s Maher and Curley who were unable to attend.

To consider the report under Part 8 of Planning & Development Regulations 2001 (as amended), proposal for the construction of 10 no. new dwelling houses at Cartron, Kinvarra (Kinvara), Co. Galway consisting of 2no. single storey two-bed dwellings, 4no. dormer two-bed dwellings, 4no. two-storey two-bed dwellings, estate access road, realignment of existing local road, signage, landscaping, connections to existing services and all ancillary site development works. – ref LA 0220

LMD 20039

Ms. Lowe gave an overview of the scheme planned for the outskirts of Kinvara, 10 no. new dwelling houses, all of which are 2 bed, but with different variations. The demand now is for smaller units in order to meet the social housing needs. She gave a brief overview of the CEO's report on the scheme and advised that it recommends approval of the scheme.

Cllr. Byrne welcomes this development for Kinvara. Social Housing has been very good to Kinvara and it is great to see the Council developing their own houses. He also welcomes the proposed Pedestrian Crossing on the L4509 and the Road Safety Audit that will review the design drawings. It is important that Irish Water has indicated that the connection of this development to both the public water mains and the public sewer network can be facilitated

~~subject to a valid connection agreement being put in place. He thanked the Housing & Planning Staff for all the work involved.~~

Cllrs Kinane and Hynes also welcomes the proposal for Kinvara, the pedestrian crossing and the road safety audit.

Cllr Donohue welcomed the proposal. In response to Cllr Donohue's queries, Ms Lowe confirmed that plans were drawn up and designs were submitted & published when the scheme was advertised, and that the houses will be adaptable if required. The houses were designed in accordance with the Department's Guidelines 'Quality Housing for Sustainable Communities'. There will be 15 car spaces provided as per the requirement under the County Development Plan. In reply to Cllr Donohue's concern re walkability from parking to doorstep, Ms. Lowe advised that there are only two houses where the parking is removed from the doorsteps, the distance to the first house being approximately 15 m from car space to front door. There is a very detailed and thorough process involved in allocating social houses to people on the housing waiting list; 80% of people on the list have a housing need for 1 & 2 beds, and many of these persons are young & without mobility issues. The mobility of people will be considered in the allocations process. The prospective tenants also have an element of choice in respect of the allocation of social housing.

Ms. Lowe also confirmed for Cllr Donohue that residents will bring their bins to the designated bin area, but will look into having a lock for the bins. In reply to Cllr Donohue, Ms Lowe advised that there is no name yet for the estate. There is a place-names committee and they will decide on the name if the proposal here today is approved.

In reply to Cllr Donohue query, Ms. Lowe advised that Galway County Council must follow the guidelines for taking in charge to ensure that open spaces and services are constructed to TIC requirements even though a formal handing over may not be required as GCC is the client.

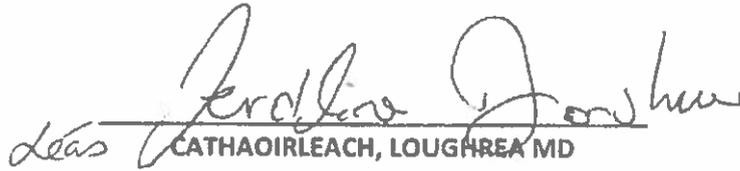
In response to Cllr Byrne, Ms. Lowe confirmed that the boundary walls facing open spaces shall be finished in local stone. All internal side and rear boundaries between the dwelling houses shall be 1.8 meters in height and shall be constructed of plastered blockwork. All boundaries to the side and front shall be finished in local stone. Cllr. Byrne asked for further clarification in the form of an additional condition to the grant of planning permission that the boundary immediately adjacent to the residential house to the west would be a blockwork wall to a height of 1.8m faced and capped with stone and the extent of this wall will run from its junction with the front boundary wall along the side of the property to where the wall returns behind the house. Ms. Lowe noted that this is a distance of 31m and confirmed that GCC agrees to this condition and said that she would provide a drawing to this effect to Cllr. Byrne after the meeting.

Programme of delivery is expected to be early 2022.

Ms. Ruane recommends the approval of this part 8 planning proposal as outlined in the Chief Executive's report. The part 8 planning proposal to construct 10 no. new dwelling houses at Cartron, Kinvarra was proposed by Cllr. Byrne, seconded by Cllr. Kinane and agreed by all, subject to the boundary immediately adjacent to the residential house to the west being a blockwork wall to a height of 1.8 m faced and capped with stone and the extent of this wall

to run from its junction with the front boundary wall along the side of the property to where the wall returns behind the house.

CHRIOGHNAIGH AN CHRUINNIU ANSIN


CATHAOIRLEACH, LOUGHREA MD