

MUNICIPAL DISTRICT OF BALLINASLOE

MINUTES OF SPECIAL MEETING OF MUNICIPAL DISTRICT OF BALLINASLOE HELD AT BALLINASLOE MUNICIPAL DISTRICT OFFICE, COUNCIL CHAMBER, BALLINASLOE, CO. GALWAY ON WEDNESDAY 9th FEBRUARY 2022 AT 1.30 p.m.

CATHAOIRLEACH: Cllr. D. Connolly

I LATHAIR FREISIN:

Baill: Cllrs. T. Broderick, M. Connolly, D. Geraghty, P. Keaveney, Dr. E. Parsons.

Oifigigh: Mr. L. Hanrahan Director of Services, Ms. Valerie Loughnane, Senior Planner, Mr. Brian Corcoran, Executive Planner; Ms. A. Power, Senior Staff Officer; Mr. E. Moloney Meetings Administrator.

Cllr. D. Connolly wished to convey his sympathy to the family of Pat Durack, RIP who was an Employee of Galway County Council.

TO DISCUSS DRAFT BALLINASLOE LOCAL AREA PLAN 2022 – 2028 CHIEF EXECUTIVE’S REPORT **MDB22008**

Cllr. D. Connolly welcomed all to Meeting to discuss Draft Local Area Plan for Ballinasloe and stated that it was great to be back in Ballinasloe Municipal Offices to discuss and agree the Local Area Plan for Ballinasloe Town.

Mr. Hanrahan, Director of Services welcomed all to meeting. He advised that they would be going through CE Report in relation to the submissions received for the Draft Ballinasloe Local Area Plan 2022-2028. He advised that there were some submissions and motions submitted that do not relate to the Local Area Plan and may be more appropriate, for example to the Tourism Strategy. He advised that if there is a submission that does not fit within the Local Area Plan, it will be accommodated in the most appropriate location for it in another strategy.

Ms. Loughnane advised that the Ballinasloe Local Area Plan 2022-2028 was on public display for 6 weeks, from Friday 22/10/2021 until 03/12/2021. Public consultation drop-in sessions were also held in Ballinasloe on 16/11/2021 and 18/11/2021. A Webinar Event was held on 17/11/2021. All events were well attended and a total of 40 submissions were received within the public consultation period. She stated that they would be going

through the CE Report that was circulated to the Members on 13th January on submissions received on the Draft Ballinasloe Local Area Plan. She advised that the period for consideration of this report is 6 weeks from 13/1/2022. She advised that the Local Area Plan must be consistent with the policy objectives of the County Development Plan, its Core Strategy and the Regional Spatial and Economic Strategy for the North-West Region 2010-2032 and National Planning Framework 'Project Ireland 2040'. She advised that Local Area Plans must also have regard to Ministerial Guidelines under the Planning and Development Act 2000 (as amended) and be in accordance with National and European legislation. She advised that the submissions have been divided into two groupings as follows:-

1. Submissions from Prescribed Bodies
2. General Public and Other Persons/Bodies.

She advised the issues raised by the Prescribed Authorities have been dealt with separately firstly. The remaining submissions include submissions from the General Public, Community and other stakeholders. Each of the submissions received were individually examined in relation to the various issues raised and a summary of the issues raised in each submission is provided followed by the response and recommendation of the Chief Executive. She stated that there was a good deal of public participation in relation to Draft Plan in terms of submissions lodged, phone calls and attendance at Public Consultation Sessions. She advised the first submission is from OPR which includes four Recommendations and eight Observations.

GLW – 15- 39 – OFFICE OF PLANNING REGULATOR

Mr. Corcoran went through Observation 1 – Residential Land Supply and read CE Response and Recommendation.

OBSERVATION 1 – RESIDENTIAL LAND SUPPLY

1. Residential Land Supply

Observation 1 – Residential Land Supply

In accordance with section 19 (2) of the Planning and Development Act 2000 (as amended) and having regard to the Guidance Note on Core Strategies (2010), the planning authority is requested to:

- (i) Amend the core strategy table to include the area and potential housing yield of both residential zoned lands and other lands zoned for a mixture of residential and others uses;
- (ii) Clarify the role and function of the sites identified as 'residential infill' within the settlement strategy.

Chief Executive's Response

- (i) The Core Strategy as published in the Draft Ballinasloe LAP reflects the methodology and figures thereafter of the Draft CDP 2022-2028. Varying this approach is not warranted.
- (ii) The following text will be inserted into the Draft LAP: Residential infill sites are located within the existing built-up area of the town. These are 'gap sites' within the plan area that are typically capable of accommodating limited residential units. In general, these sites are serviced and are strategically located within close proximity of the town's local services, such as employment and education facilities. It is considered that these infill residential sites offer a viable and more sustainable alternative to one off rural dwellings.

Chief Executive's Recommendation

Insert text below into Section 2.4 of the Written Statement:

Residential infill sites are located within the existing built-up area of the town. These are 'gap sites' within the plan area that are typically capable of accommodating limited residential units. In general, these sites are serviced and are strategically located within close proximity of the town's local services, such as employment and education facilities. It is considered that these infill residential sites offer a viable and more sustainable alternative to one off rural dwellings.

Cllr. Broderick queried whether this policy objective would prohibit the development of one-off housing in this part of County Galway. Ms. Loughnane confirmed that this policy objective was merely an alternative for people to build their own dwelling within the town with connection to local services and amenities. This sentiment was echoed by Mr. Corcoran and confirmation given that provision of one-off housing remains unchanged.

The Chief Executive Recommendation was proposed by Cllr. Keaveney, seconded by Cllr. Broderick and agreed by the Members.

RECOMMENDATION 1 – TIERED APPROACH TO ZONING & COMPACT GROWTH

Mr. Corcoran went through Recommendation 1 – Tiered Approach to Zoning and Compact Growth and read CE Response & Recommendation.

2. Compact Growth and Tiered Approach to Zoning

Recommendation 1 – Tiered Approach to Zoning and Compact Growth

Having regard to NPO 72(a, b &c) and NPO 3c, the planning authority is required to:

- (i) provide a settlement capacity analysis, as necessary, to establish the evidence base and the status of all lands proposed to be zoned under the plan in accordance with the methodology for a tiered approach to land zoning under Appendix 3 of the NPF, relating to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage, water supply and/or additional service capacity. The written analysis required to determine which lands are tier 1 serviced zoned lands and which lands are tier 2 serviceable zoned land (i.e. they can feasibly be serviced during the plan period to accommodate development). Lands which cannot be serviced during the period should not be zoned or taken into account in the core strategy for calculation purposes; and
- (ii) include an objective to deliver a minimum of 30% of residential units within the existing built-up footprint and provide for the monitoring of same.

Chief Executive's Response

- (i) The tiered approach as advocated by the NPF sought to differentiate between zoned land that is available for development and zoned land that requires significant further investment in infrastructure services for development to be realized. This approach was a central consideration when determining the land use zonings set out in the Draft LAP. Extensive survey work was carried out in the town to ascertain the level of infrastructure services available across the town taking note of services such as the train, and connectivity between residential, schools and employment sites. Regular contact and collaboration with Irish Water also informed the preparation of the LAP.

As indicated in the Draft LAP, lands have only been identified for development in a co-ordinated manner where they are able to connect to existing development services i.e. road access, foul sewer drainage and water supply and where service capacity is available, and can therefore accommodate new development. Footpath access was also assessed, connectivity was taken into account in an effort to promote more sustainable forms of development. These lands are also positioned within the existing built-up footprint of the town or continuous to existing developed lands. In order to further demonstrate adherence to the tiered approach to zoning, a County wide Infrastructure Assessment has been carried out which includes an assessment of Ballinasloe. The relevant section pertaining to Ballinasloe is contained in Appendix A of this report Infrastructure Assessment.

- (ii) It is a Policy Objective of the County Development Plan (**CS 2 Compact Growth**) to support the delivery of new homes in urban areas within the existing built-up footprint of settlements, by developing infill, brownfield, opportunity and regeneration sites and prioritizing underutilized land in preference to greenfield sites.

In addition, there is a Policy Objective set out in the CDP monitoring which includes the Local Area Plans including Ballinasloe. There will be a mechanism established to ensure effective ongoing monitoring throughout the plan period.

A further Policy Objective will be included in the Ballinasloe LAP which supports the delivery of new homes in Ballinasloe urban area within the existing built up footprint of the settlement, by developing infill, brownfield, opportunity and regeneration sites and prioritizing underutilized land in preference to green field sites.

Chief Executive’s Recommendation

Insert the following Policy Objective:

BKT 64 Compact Growth

It is a Policy Objective of the Council to support the delivery of new homes in Ballinasloe urban area within the existing built up footprint of the settlement, by developing infill, brownfield, opportunity and regeneration sites and prioritizing underutilized land in preference to greenfield sites.

Cllr. M. Connolly queried if an evidenced-based study has been carried out as to whether the target of 30% residential units was achievable in the Ballinasloe Area within the lifetime of the Plan. In response, Mr. Corcoran advised that that a high-level survey of the town was carried out. Arising out of that, the focus will be to try and build on that in terms of monitoring during the lifetime of the plan. Ms. Loughnane advised that Ballinasloe and Tuam have been identified as Key Towns and an in-depth analysis has been carried out on both of them. She stated that Ballinasloe has a lot of accessible backland sites that can be developed which will allow it to achieve that 30% requirement. Cllr. Broderick queried if it this could be reviewed when the Mid Term Review was being carried out for the County Development Plan? In response, Ms. Loughnane advised that as part of the Mid Term Evaluation of County Development Plan, an analysis of County Development Plan zonings on to the Local Area Plans is carried out and if there is any amendment proposed as part of the material alteration process, it happens by default effectively. Cllr. Broderick queried if there was a possibility for Ballinasloe Municipal District to revisit the Local Area Plan and if an amendment can be made to County Development Plan as required. Ms. Loughnane advised that if an amendment is made to County Development Plan that is connected to Local Area Plan, a change would have to be made to the Local Area Plan as a result. Both plans have to be consistent with one another and the Local Area Plan has to comply with the County Development Plan.

Cllr. Dr. Parsons requested that residential development could be spread more evenly throughout the town going forward so that it is not concentrated too much in one area and referred particularly to the eastern side of the town. In response, Mr. Corcoran advised that they would have picked up on the high concentration of R1 zonings in the area referenced by Cllr. Dr. Parsons and advised that some of the R1 zonings was taken from that area and moved to the eastern side of the town and then the existing zoning concentration was downgraded from R1 to R2.

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

RECOMMENDATION 2 – SOCIAL INFRASTRUCTURE PROVISION

Mr. Corcoran went through Recommendation 2 – Social Infrastructure Provision and read CE Response and Recommendation.

Recommendation 2 – Social Infrastructure Provision

Having regard to NPO 28 and section 6.3 of the Local Area Plan –Guidelines for Planning Authorities (2013), the planning authority is required to undertake a ‘Social Infrastructure Assessment’ that provides an analysis of the availability and capacity of social infrastructure in the town to accommodate existing and projected population growth. Further, the planning authority is required, in consultation with the Department of Education, to demonstrate that there are appropriate lands zoned to provide for future primary and secondary school place requirements based on the anticipated population growth and consistent with the principles of sustainable travel set out in the Local Transport Plan.

Chief Executive’s Response

The Draft LAP contains a substantial quantum of lands zoned for Community Facilities. Within the County Development Plan policy objectives are in place within **Chapter 11 Community Development and Social Infrastructure** to support the provision of social infrastructure across towns and villages. For example:

SC 1 Social and Community Infrastructure Provision and SC 2 Provision of Lands for Social and Community Facilities

Additional Policy Objectives will be included within the LAP which state

BKT 65 Social and Community Infrastructure Provision in Ballinasloe

Support the provision of social and community facilities and services within Ballinasloe Key Town which meet the current and future needs of its population.

BKT 66 Provision of Lands for Social and Community Facilities in Ballinasloe

Support the provision of lands for social and community facilities within Ballinasloe Key Town and encourage the provision of facilities suitable for all community members.

The Council actively engages with the Department of Education to ascertain their specific needs in each town and village across the County. The Department of Education were consulted during the public consultation period and a submission has been received from them. The Council will endeavor to facilitate the Department of Education where possible and lands have been zoned accordingly to facilitate school place requirements where possible. The Council takes a pragmatic review in this regard, and the guidance and advice

given is tailored to the needs of specific sites as part of the Development Management process.

The provision of social infrastructure including the Department of Education needs will be assessed further during the mid-term review of the County Development Plan after the 2022 Census results are known.

In addition, a policy objective is suggested for inclusion within the Draft LAP. See BKT 67 Educational Facilities in Ballinasloe.

Chief Executive's Recommendation

Insert the following Policy Objectives into the Draft LAP:

BKT 65 Social and Community Infrastructure Provision in Ballinasloe

Support the provision of social and community facilities and services within Ballinasloe Key Town which meet the current and future needs of its population.

BKT 66 Provision of Lands for Social and Community Facilities in Ballinasloe

Support the provision of lands for social and community facilities within Ballinasloe Key Town and encourage the provision of facilities suitable for all community members.

BKT 67 Educational Facilities in Ballinasloe

Facilitate the provision of primary, secondary, third level, vocational, outreach, research, adult and further educational facilities, lifelong learning facilities and digital capacity for distance learning to meet the needs of Ballinasloe. Multi-use facilities which can accommodate both educational and childcare facilities are to be encouraged.

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

OBSERVATION 2 – AGE FRIENDLY HOUSING

Mr. Corcoran then went through Observation 2 – Age Friendly Housing and read CE Response and Recommendation.

Age Friendly Housing

Observation 2 – Age Friendly Housing

The planning authority is requested to include a clear strategy in relation to the provision of nursing homes and sheltered housing in order to ensure consistency with RPO 7.14.

Chief Executive's Response

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

The Draft LAP includes a Land Use Matrix Table where there is a category ‘Retirement Home’ which is in general ‘Permitted in Principle’ residentially zoned land or ‘Open to Consideration’ on Town Centre, Mixed Use/Commercial and Community Facilities zoned land which is considered sufficient. However, for the purposes of clarity, the wording ‘Nursing Home/Sheltered Housing’ would be included with the term ‘Retirement Home’.

Chief Executive’s Recommendation

Amend the Land Use Zoning Matrix in the Draft LAP.

Residential Uses	C1	C2	R	CF	OS	T	I	BE	BT	N	PU	TI
Apartments ¹	P	O	O ¹	N	N	N	N	N	N	N	N	N
Halting Site	N	N	O	O	N	N	N	N	N	N	N	N
Residential (Excluding Apartments) ¹	O	O	P ¹	N	N	N	N	N	N	N*	N	N
Retirement Home – Nursing Home/Sheltered Housing/Retirement Home	O	O	P	O	N	N	N	N	N	N	N	N
Short term holiday accommodation	O	O	N	N	N	P	N	N	N	N	N	N

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

OBSERVATION 3 – OPPORTUNITY SITES

Mr. Corcoran then went through Observation 3 – Opportunity Sites and read CE Response and Recommendation.

Urban Regeneration

Observation 3 – Opportunity Sites

Having regard to NPO 6 of the NPF, RPO 3.9 and the key future priorities for Ballinasloe in the RSES and section 5.7 of the publication Local Area Plans –Guidelines for Planning Authorities 2013, the planning authority is requested to:

- (i) set out a high-level site strategy/development framework for the key opportunity sites to outline the constraints and opportunities of each site and how they could contribute to regeneration and compact growth; and
- (ii) clearly identify the boundaries of all key opportunity sites including a reference to the relevant local area plan objective on the land use zoning maps.

Chief Executive's Response

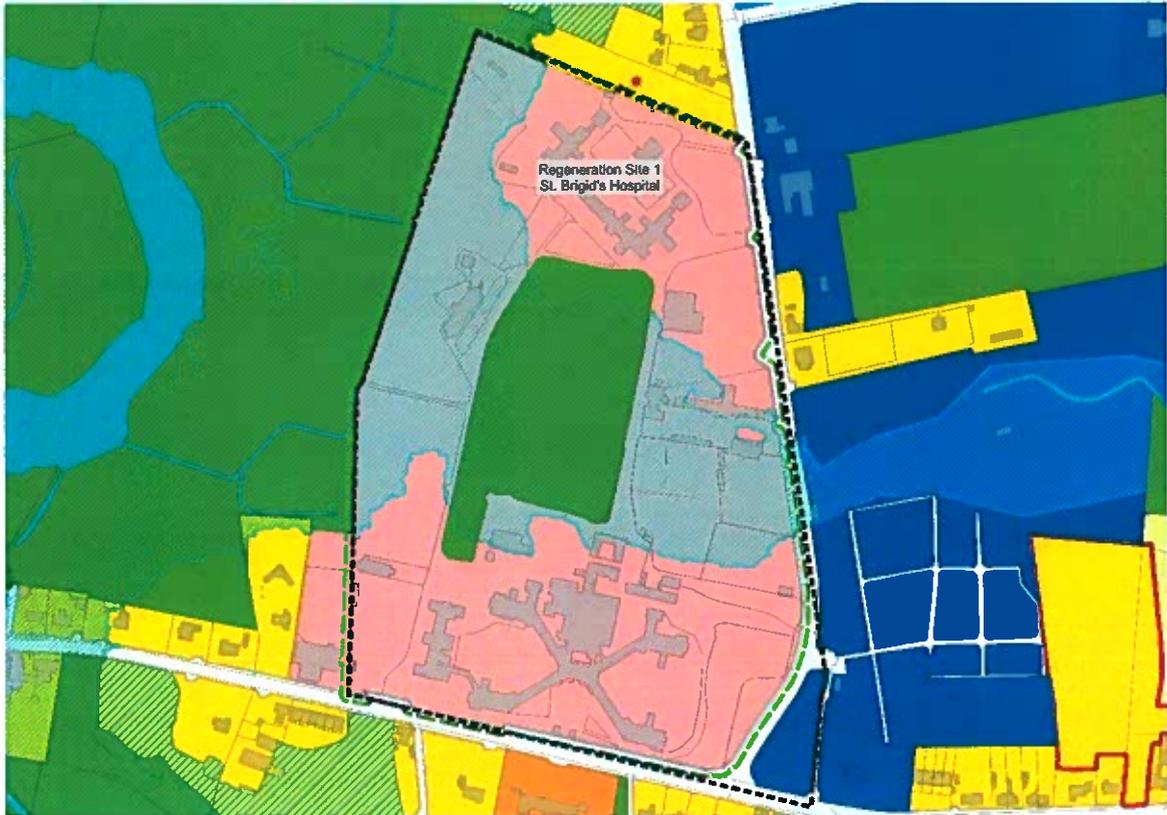
The Saint Brigid's site has been identified in the plan as a regeneration site. This is set out in section 2.2 of the written statement. It provides a strategic overview of the site. In addition to the regeneration Policy Objectives contained within the Draft County Development Plan which are applicable, there is a specific policy objective **BKT 11 Saint Brigid's Campus** which seeks to promote the regeneration and reuse of the existing site through appropriate measures such as master planning in collaboration with relevant stakeholders. In addition, various funding streams and support will be sought to secure adequate investment in this historic campus. Additional text at section 2.2 of the written statement (shown in red below) and the insertion of a map. The land use zoning map will also be updated in this regard.

The former Haydens Hotel site has been designated as an Opportunity site in the Draft LAP, given its derelict and underused status. A specific Policy Objective has been included in the Written Statement BKT 61 which seeks to encourage and support the redevelopment of these lands. This opportunity site has been identified with an insert map. This includes a reference number OPT-BKT 1, the site is also outlined in green. In addition the site has been outlined and labelled on the land use zoning map which is considered sufficient for the purposes of identification.

Chief Executive's Recommendation

As set out in the County Development Plan, Development Briefs for lands identified in the active land management database that will be prepared during the lifetime of the plan as resources permit. This database would include the Saint Brigid's site and the former Haydens Hotel.

Add text in red below (and map).



2.2 Former Saint Brigid's Hospital (Regeneration Site)

Saint Brigid's Hospital Campus is located on the east side of Ballinasloe town, on the north side of the R446. The site is designated as an ACA, comprising of one main building located to the south of the site which is characterised by its 'X' form, which is a protected structure. The building was designed by Francis Johnson and it dates from 1832. The main building is two storeys with smaller scale two storey buildings surrounding the site. There is also a detached single-cell chapel in the grounds and later ancillary buildings. The entrance to the site is characterised by the tripartite entrance gateway which abuts the pavement on the southern boundary. The north-western portion of the site is identified as being susceptible to pluvial flooding within Flood Zone B.

The site closed completely, and as a result the building has fallen into disrepair. Its historical significance and prominent position on the eastern edge of Ballinasloe Town merit a concerted effort to regenerate this site through investment and collaboration with a range of public and private agencies. The plan therefore seeks to restore the campus to its former state of the art condition and make a cogent contribution to this former County Town. A specific Policy Objective **BKT 11 Saint Brigid's Campus** has been included below which supports the reuse of the Saint Brigid's campus.

Opportunities

Potential for the site to avail of significant funding or investment such as the Urban Regeneration Development Fund.

Prominent location in the town centre of Ballinasloe
Favourable Mixed Use/Commercial land use zoning which offers a good degree of flexibility for future uses
Immediate access to existing services and key infrastructure

Constraints

Protected status of the site and buildings
Flooding issues of the site
Buildings are in a state of disrepair
Legacy issues

Ballinasloe – Opportunity Site

The potential exists for better use of underutilized and vacant sites within the town centre area of Ballinasloe to drive the delivery of quality housing, services and employment opportunities in tandem with supporting social infrastructure. In this regard the former Haydens Hotel on Dunlo Street has been identified as an opportunity site for the town. A detailed analysis of the site is included below to guide developers and stimulate interest in this key town centre site. A specific Policy Objective has been included in the LAP **BKT 61 Opportunity Sites** which seeks to encourage and support the appropriate and sustainable development or redevelopment where appropriate of lands identified as development opportunity sites within the land use zoning map.

Development Strategy

OPT – BKT 1 Former Haydens Hotel site, Dunlo Street, Ballinasloe.

Brief Description:

Area: Approximately 0.2 Hectares

Zoning: Town Centre

Current Land Use: Vacant Hotel Site

Constraints: The site comprises a substantial vacant and derelict block of buildings which would require considerable investment at the outset. The site addresses three separate street frontages which would require a high-quality design

Opportunity: This is a brownfield, rectangular shaped site in the centre of Ballinasloe. The former Haydens Hotel building, and adjoining buildings occupy a prominent site on the south-east side of Dunlo Street. This site also abuts Dunlo Hill to the south and Jubilee street to the south east. An opportunity presents itself here for a mixed-use development that could contribute positively to this part of Ballinasloe town. The redevelopment of this prominent site could encourage additional commercial activity to this part of town. This redevelopment of this site could create much needed additional employment within the town centre which would be welcomed. Given the town centre location of this site, it may facilitate a higher density of development given the established scale of development in the surrounding area and the proximity of the site to local services and social infrastructure.



Cllr. Dr. Parsons stated that it was great to have two Opportunity Sites identified in the Plan and to have something more definitive in the plan which will assist when applying for appropriate funding that may become available.

Mr. Corcoran confirmed that St. Brigid's site was a Regeneration Site for which funding would be sought over the coming years. Mr. Hanrahan reminded the Members that the site was not in Galway County Council ownership.

Referring to the Opportunity Sites, Cllr. Broderick commented that one of the Opportunity sites was in HSE ownership and it was unknown whose ownership the former Hayden's Hotel site was now. He stated that they were a long way off any opportunity of developing either of these sites. In relation to St. Brigid's site, he queried if the Nurse's Home which is located across the road could be included as part of the Opportunity site and suggested that it should be developed together.

Cllr. M. Connolly supported previous speakers. He stated that there was a perception in the public domain that HSE have offered site to Galway County Council at a nominal fee and these comments had been made to him recently.

Cllr. Geraghty commented on the Hayden's Hotel Site and stated that it was in a prime location but was such an eyesore in the town in its present state. He queried was there a means to find out who owned the site and if they could be written to in relation to same.

Ms. Loughnane outlined to the meeting what an Opportunity site is. She explained that these are sites, if developed, would have a big impact on the area. It highlights sites within towns that would make an impact and gives these sites a heightened profile. In relation to St. Brigid's site, she advised that there may be an opportunity to apply for RRDF and URDF funding, if there was a collaboration. In relation to query regarding Nurses House, Ms. Loughnane explained that that is zoned Business/Enterprise and is a different zoning to St. Brigid's site.

Mr. Hanrahan confirmed that St. Brigid's site has not been formally offered to Galway County Council. He further advised that if HSE do decide to sell this site, it will not be for a nominal fee as suggested but will be closer to market value. In relation to Opportunity Sites, he stated that they are a welcome development in terms how they are viewed in either accessing funding through public/private. In relation to query on Hayden's Hotel site, he advised that contact would be made with Environment Section in relation to same.

In relation to St. Brigid's site, Cllr. Broderick commented that HSE were showing scant disregard to the Town and queried was there any action that could be taken to move this along. Mr. Hanrahan stated that he would contact the HSE regarding this matter.

Cllr. Dr. Parsons concurred with Cllr. Broderick's comments and suggested that there had to be some sort of impetus behind this concept of Opportunity Sites.

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

RECOMMENDATION 3 – REGENERATION AND VACANCY

Mr. Corcoran then went through Recommendation 3 – Regeneration and Vacancy and read CE Response and Recommendation.

Recommendation 3 – Regeneration and Vacancy

Having regard to NPO 6 and RPO 3.2, RPO 3.6 and RPO 7.20 of the RSES which promote compact growth, regeneration, brownfield / infill development and reducing vacancy, the planning authority is required to set out its approach as to how active land management could be implemented for the Ballinasloe Local Area Plan in order to address town centre vacancy and deliver on the requirements of the aforementioned regional policy objectives of the RSES for the Northern and Western Region

Chief Executive's Response

The Council acknowledges the importance of Active Land Management in promoting and facilitating the re-use and redevelopment of vacant and under-utilised lands. It is considered that this is demonstrated in the overarching County Development Plan in both

the narrative and the policy objectives. **Chapter 3 Placemaking, Regeneration & Urban Living**, section 3.6 supports the concept of compact growth and regeneration. Also within the Draft County Development Plan Policy Objective **CGR 11 Strategic Sites** and **CGR 12 Opportunity Sites** relate to the Active Land Management mechanism. Policy Objective **BKT 61 Opportunity Sites** has been included also within the Draft LAP. A further Policy Objective will be included in the Draft LAP **BKT 68 Strategic Sites in Ballinasloe** will also be included (see below).

Within the County Development Plan there is also strong support for projects funded under the Urban or Rural Regeneration and Development Fund in addition to support for the rejuvenation of town centres through the section on **Town Centre Living** (section 3.7) and the support for **Town and Village Centre Management Plans** under policy objective **PM3 Town and Village Centre Management Plans**. The Draft LAP contains Policy Objectives **BKT 9 Town Centre** and **BKT 10 Town Centre Management** which seeks to address rejuvenation in Ballinasloe.

It is anticipated that the introduction of a Vacant Site Levy as set out in section 3.6.1 of the County Development Plan will assist in incentivising the use and development of vacant and under-utilised lands in Ballinasloe.

Finally the Draft County Development Plan also proposes a specific Active Land Management Policy Objectives **CS6 Active Land Management** and **CGR 11 Strategic Sites**. Complimentary Policy Objectives will be included in the Ballinasloe LAP.

Chief Executive's Recommendation

Insert the following Policy Objectives into the LAP:

BKT 68 Strategic Sites in Ballinasloe

- (a) it is a policy objective of the Council to establish a database of strategic brownfield and infill sites in Ballinasloe so that brownfield land re-use can be managed and coordinated across multiple stakeholders as part of an active land management process.
- (b) Development Briefs for lands identified in the database will be prepared and reviewed accordingly and where required.

BKT 69 Active Land Management in Ballinasloe

To promote and facilitate the re-use of underutilized or vacant lands in Ballinasloe or lands identified for regeneration, through a coordinated approach to active land management between the Council and stakeholders.

Cllr. Geraghty stated that he had an issue with Vacant Sites Levy and stated that if the population or investors were not there, it will prohibit the development of the town. This coupled with the rising building costs, including coming out of a recession and a pandemic has added to the difficulties for some property owners. Cllr. Broderick disagreed with these comments and suggested that something needed to be put in place to put more of a focus on this issue. He suggested that there were some property owners/investors who were waiting for their property prices to increase and were willing to leave them as is. He stated

that the imposition of a Vacant Sites Levy may help alleviate this from continuing. Cllr. D. Connolly agreed with Cllr. Broderick's comments and stated that there were a number of sites within the Ballinasloe area which were left in disgraceful state.

Ms. Loughnane advised that there is a policy objective in County Development Plan that deals with Vacant Sites Levy.

The CE Recommendation was proposed by Cllr. Broderick, seconded by Cllr. Dr. Parsons and agreed by the Members.

OBSERVATION 4 – TIERED APPROACH TO ZONING FOR EMPLOYMENT LAND

Mr. Corcoran then went through Observation 4 – Tiered Approach to Zoning for Employment Land

Economic Development and Employment (including retail)

Observation 4 – Tiered Approach to Zoning for Employment Land

Having regard to National Strategic Outcome for Compact Growth and the requirement to implement a Tiered Approach to Zoning under NPO 72a-c of the NPF, the planning authority is requested to demonstrate that the approach to zoning of lands for employment within the plan area, has had regard to the requirement to mitigate climate change through sustainable settlement and transport strategies including future-proofing through more compact forms of development and the prioritisation of locations that are served, or that over the lifetime of the Plan, will be served by the public transport and active travel networks necessary to facilitate sustainable travel. The planning authority may wish to consider prioritisation of these lands in order to provide a focused approach to the delivery of development.

Chief Executive's Response

In accordance with the aspirations of the NPF the LTP seeks to improve connectivity between key services and amenities within Ballinasloe between residential and employment zoned land within the town.

The areas of Ballinasloe with the highest concentration of population are to the north-east and south-east of the town centre, with an additional area to the south-west. The areas of Ballinasloe with the highest concentration of employment are to the north-east and south-east of the town centre. The established employment sites within the town have been zoned in the Draft Plan with a degree of connectivity to the town centre. ATOS mapping was carried out as part of the LTP which was obtained from the NTA. This enables travel times on foot and by bicycle between locations such as residential areas and key destinations such as employment sites to be calculated and compared. Note that the ATOS maps do not show actual journey times. They are used to show which parts of a study area

have good or bad accessibility. This enables any significant geographical differences in accessibility to particular services to be clearly identified, so that in turn the causes of this discrepancy can be investigated. A selection of ATOS maps have been included in the LTP.

Ten and fifteen minute walking buffers have also been shown on images within the town which illustrate journey times to some of the towns employment sites. The LTP also includes Key Desire Routes which show connectivity between the town centre, residential and employment areas.

There is a considerable area of employment land available in Ballinasloe, given the Key Town status and its historic employment role it is not considered appropriate to priorities the employment lands within the plan area. In addition, the resident workforce total as per the NPF was 2,205 with jobs of approximately 3,045 which equates to a jobs ratio of 1.381. This is above the average for the North West Region. It is therefore not considered appropriate to introduce a tiered approach to zoning lands for employment, particularly given that the 2022 Census has yet be record and considered.

Chief Executive’s Recommendation

No change

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

Mr. Corcoran then went through Recommendation 4 – Local Transport Plan and read CE Response and Recommendation.

Sustainable Transport and Accessibility

Recommendation 4 – Local Transport Plan

Having regard to NPO27 and RPO 6.29 which seek to prioritise walking and cycling, and RPO 6.28 which requires policies, objectives and measures emerging from local transport plans to be incorporated into the local area plans, the planning authority is required to include specific actions in the written statement of the Local Area Plan with respect to the key actions identified in the Local Transport Plan in order to clearly outline the guiding principles for improved permeability and sustainable land use and transportation management for Ballinasloe and to ensure that a cohesive land use strategy for the town is clearly set out.

Chief Executive’s Response

The key actions within the Local Transport Plan will be included and set out within the Written Statement of the LAP.

Chief Executive's Recommendation

Insert this table from the existing Local Transport Plan (LTP) to Section 2.10

Transportation and Movement – Local Transport Plan section of the Written Statement.

ID	Link	Measure Name	Type	Timeframe	LAP Objectives	Comments
1	St Michael's Square	Town Square Enhancements	Town Square Enhancements	Medium	BKT8, 28, 30	Measures include: widening of existing paved areas providing additional space for walking and cycle parking; rationalisation of existing parking to allow greater flexibility of activity; examination of potential to provide additional outdoor facilities such as power outlets for temporary uses; and a review of current lighting within the square and on key approaches
2	River Street	New Bus Stops	Public Transport Improvements	Short - Medium	BKT28, 29, 31	Measures could include some or all of the following: expansion of facilities serving bus passengers (seating, shelter upgrades), provision of cycle parking (designed for longer stays and connections to bus services); public information / tourist boards; and wayfinding information (including route to/from Train Station)
3	Town Centre Roundabout	Removal of Footway Railings	Pedestrian Improvements	Short	BKT8, 21, 28, 30	The roundabout is considered to be relatively wide given its central location. A more compacted roundabout or signalised junction with accompanying footway build-out would benefit pedestrian connectivity
4	Town Centre Roundabout	Compacted Junction with Footway Build-Out	Pedestrian Improvements	Short-Medium	BKT8, 21, 28, 30	The roundabout is considered to be relatively wide given its central location. A more compacted roundabout or signalised junction with accompanying footway build-out would benefit pedestrian connectivity
5	Main Street	Additional Pedestrian Crossing	Pedestrian Improvements	Short	BKT8, 21, 28, 30	
6	Main Street	"Gateway" Road Surfacing	Vehicular Improvements	Short-Medium	BKT8, 28	A change in road paving style to create a sense of entry to the town centre and naturally encouraging slower vehicle speeds would improve safety
7	Society Street	Additional Pedestrian Crossing	Pedestrian Improvements	Short	BKT8, 21, 28, 30	

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8	Society Street	"Gateway" Road Surfacing	Vehicular Improvements	Short-Medium	BKT8, 28	A change in road paving style to create a sense of entry to the town centre and naturally encouraging slower vehicle speeds would improve safety
9	Society Street	Traffic Calming Measures	Vehicular Improvements	Short	BKT28	The layout of this link is relatively wide and straight, naturally encouraging higher vehicle speeds. Implementing traffic calming measures such as narrowing road space or traffic islands would improve safety
10	Dunlo Street	Additional Pedestrian Crossing	Pedestrian Improvements	Short	BKT8, 21, 28, 30, 35	
11	Dunlo Street	"Gateway" Road Surfacing	Vehicular Improvements	Short-Medium	BKT8, 28	A change in road paving style to create a sense of entry to the town centre and naturally encouraging slower vehicle speeds would improve safety
12	Bolger's Lane	Footway Build-Out	Pedestrian Improvements	Short	BKT8, 21, 28, 30	
13	River Street	Footway Build-Out	Pedestrian Improvements	Short	BKT21, 28, 30	
14	River Street	Additional Pedestrian Crossing	Pedestrian Improvements	Short	BKT21, 28, 30	
15	River Street	Additional Pedestrian Crossing	Pedestrian Improvements	Short	BKT21, 28, 30	
16	Hymany Street	Provision of Dropped Kerbs	Pedestrian Improvements	Short	BKT21, 28, 30	
17	Dunlo Hill	Traffic Calming Measures	Vehicular Improvements	Short	BKT28	The layout of this link is relatively wide and straight, naturally encouraging higher vehicle speeds. Implementing traffic calming measures such as narrowing road space or traffic islands would improve safety
18	Dunlo Hill	Rationalisation of Parking Bays	Vehicular Improvements	Short	BKT28	Clearly marking parking bays would reduce informal parking and improve the use of space for pedestrians

19	Harris Road	Additional Pedestrian Crossing	Pedestrian Improvements	Short	BKT21, 28, 30	
20	Harris Road	Traffic Calming Measures	Vehicular Improvements	Short	BKT28	The layout of this link is relatively wide and straight, naturally encouraging higher vehicle speeds. Implementing traffic calming measures such as narrowing road space or traffic islands would improve safety
21	Dunlo Hill/Harris Road Junction	Compacted Junction with Footway Build-Out	Pedestrian Improvements	Short-Medium	BKT21, 28, 30, 35	
22	Brackernagh	Provision of Dropped Kerbs	Pedestrian Improvements	Short	BKT21, 28, 30	
23	Brackernagh	Traffic Calming Measures	Vehicular Improvements	Short	BKT28	The layout of this link is relatively wide and straight, naturally encouraging higher vehicle speeds. Implementing traffic calming measures such as narrowing road space or traffic islands would improve safety
24	Brackernagh	Rationalisation of Parking Bays	Vehicular Improvements	Short	BKT28	Clearly marking parking bays would reduce informal parking and improve the use of space for pedestrians
25	Bridge Street	Traffic Calming Measures	Vehicular Improvements	Short	BKT28	The layout of this link is relatively wide and straight, naturally encouraging higher vehicle speeds. Implementing traffic calming measures such as narrowing road space or traffic islands would improve safety
26	Bridge Street	Pedestrian/Cycle Bridge	Pedestrian & Cycle Improvements	Short - medium	BKT21, 28, 29, 30	Provision of a cantilevered structure crossing the River Suck to provide a high quality walking and cycle route
27	Ballinasloe Station	Rationalisation of Parking Bays	Vehicular Improvements	Short	BKT28	Clearly marking parking bays would reduce informal parking and improve the use of space for pedestrians
28	Ballinasloe Station	Additional Pedestrian Crossing	Pedestrian Improvements	Short	BKT21, 28, 30, 31	

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29	Ballinasloe Station	Footway Build-Out	Pedestrian Improvements	Short	BKT21, 28, 30, 31	
30	Ballinasloe Station	Footway Build-Out	Pedestrian Improvements	Short	BKT21, 28, 30, 31	
31	Bridge Street	New Bus Stops	Public Transport Improvements	Short	BKT28, 29, 31	Additional bus stops to serve the eastern areas of the town will increase accessibility to public transport services.

Cllr. D. Connolly submitted the following motion:

32	Brackernagh	Additional Pedestrian Crossing	Pedestrian Improvements	Short-Medium	BKT 21, 28 and 30	To be sited between St. Joseph's Walkway and Former Quinn's Shop area.
33	Bridge St West	Additional pedestrian & cycle bridge	Pedestrian Improvements	Short-Medium	BKT 21, 28 and 30	To be sited at adjacent bridge to west of Bridge St.

In relation to the proposal for Brackernagh, Cllr. Broderick suggested that there may be an over-emphasis of pedestrian crossings coming into town as this would result in three pedestrian crossings in this area. He queried if we were creating a situation for ourselves and if NTA would look favourably on it? In reply, Cllr. D. Connolly stated that two people have been killed in this area and advised he had received numerous representations from people with restricted movements. He advised that there was a significant build-up of speed along this stretch of road and believed this would make the area safer. Cllr. Geraghty concurred with Cllr. D. Connolly's comments and stated that it was a highly populated area. Cllr. Dr. Parsons stated that they had to ensure that businesses were not affected by such a proposal, and they had to be mindful that they have been impacted enough through a long spell of works in the town recently. Mr. Hanrahan stated that they would always try to minimize business disruption as best they can.

Cllr. Broderick referring to the dropped kerbs in the Brackernagh area, stated that there was an issue with cyclists coming down footpaths at speed which was very dangerous, particularly for vulnerable elderly persons. He queried if it something could be included in the Town Plan to discourage this. In response, Mr. Hanrahan advised cycling on pathways was a Garda Enforcement matter and would not come under the Local Area Plan.

The motion was proposed by Cllr. D. Connolly, seconded by Cllr. Geraghty and agreed by the Members.

OBSERVATION 5 – MODAL SHARE TARGETS

Mr. Corcoran then went through Observation 5 – Modal Share Targets and read CE Response and Recommendation.

Climate Action

Observation 5 – Modal Share Targets

Having regard to the transport objectives and implementation measures set out in the Local Area Plan and Local Transport Plan, the planning authority is requested to include modal share targets which will assist in measuring the outcomes of infrastructure measures promoting sustainable transport in the town.

Chief Executive's Response

The Galway County Transport Planning Strategy (GCTPS) provides baseline modal data for identified settlements within the County. Over-arching baseline mode shares for the County as a whole are also set out therein. With regard to future mode shares and monitoring, the setting of modal targets and the prediction of "real world" mode shift activity remains challenging. The Draft GCTPS has sought not to set location specific mode targets for future mode use as it is not possible at a County level to predict the exact degree of change which would occur as a result of particular improvements in individual settlements such as Ballinasloe. Rather, it is proposed that changes in mode shares for particular journeys (such as those between the two Key Towns including Ballinasloe, Tuam, Strategic Potential of Athenry, Self-Sustaining Towns of Loughrea and Gort and Galway City) should be examined as part of wider CDP monitoring activities and compared to the type and extent of GCTPS measures which have been implemented, so that correlation between mode share changes and implementation of measures can be estimated. This process would also allow for the identification of external factors (such as economic change) which have a bearing on travel behaviour.

The impacts of the LTP will initially be assessed through a qualitative means (which will include discussions with bus operators around route patronage changes) with 'before' and 'after' on street surveys used where there are additional facilities proposed for pedestrians and cyclists. The next Census, which is due to take place in 2022, this may be a further source of data which will be assessed to examine changes in mode shares more generally.

Chief Executive's Recommendation

No change

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

OBSERVATION 6 – FLOOD RISK MANAGEMENT

Mr. Corcoran then went through Observation 6 – Flood Risk Management and read CE Response and Recommendation.

Flood Risk Management

Observation 6 – Flood Risk Management

Having regard to the detailed requirements of The Planning System and Flood Risk Management, Guidelines for Planning Authorities (DECLG and DECHLG, 2009), section 28 guidelines, the planning authority is requested to review the draft LAP and the SFRA to ensure consistency between the two documents and to amend policy objective BKT 42 to provide a stronger clarification that future development within the constrained land use zone is limited to extensions, rebuilds and renovations.

Chief Executive's Response

See amended SFRA (Appendix B) and revised Policy Objective BKT 42.

Chief Executive's Recommendation

See amended SFRA (Appendix B). Revised Policy Objective BKT 42 states:

Constrained Land Use

To facilitate the appropriate management ~~and sustainable use~~ of flood risk within zoning plan areas. This zoning **indicates where the Plan Making Justification Test may need to be applied and as such can** limits new development, while recognising that existing development uses within these zones may require small scale development, as outlined below, over the life of the Local Area Plan, which would contribute towards the compact and sustainable urban development of the town. The underlying zoning or the existing permitted uses ~~are~~ **may be** deemed to be acceptable in principle, ~~for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.~~ **however within Flood Zone A/B development is typically limited to extensions, renovations and change of use. Infill highly vulnerable development and demolition and reconstruction can only take place in Flood Zone C. Less vulnerable development in Flood Zone B will also need to be considered carefully. Significant redevelopment prior to the Flood Relief Scheme being in place will also be limited. These aspects are assessed on a case by case basis under the application of the Plan Making Justification Test and as supported by specific objectives in the written statement.**

~~Since such applications concern existing buildings or developed areas, the sequential approach cannot be used to locate them in lower risk areas and the Justification Test will not apply. Development proposals within this zone shall be~~

accompanied by **Where the Justification Test is passed there is also a requirement for a detailed Flood Risk Assessment at Development Management stage. The FRA should be** carried out in accordance with The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

~~Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non-structural flood risk management measures required for development in such areas will also be required to be demonstrated, to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.~~

Specifications for developments in flood vulnerable areas set out in this plan shall be complied with as appropriate. (Please refer also to Policy Objective BKT 39).

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

OBSERVATION 7 – BUILT HERITAGE

Mr. Corcoran then went through Observation 7 – Built Heritage and read CE Response and Recommendation.

Environment, Heritage and Amenity

Observation 7 – Built Heritage

Having regard to NPO 17 which seeks to enhance, integrate and protect the special physical, social, economic and cultural value of built heritage assets, the planning authority is requested to include a policy for the protection of archaeological heritage and maps which identify the zones of archaeological potential, national monuments and properties included in the record of protected structures in order to ensure their continued conservation and preservation and to provide clarity for members of the public.

Chief Executive's Response

Chapter 12 Architectural, Archaeological and Cultural Heritage of the County Development Plan contains a number of policy objectives which seek to protect archaeological heritage and zones of archaeological potential, national monuments and protected structures. These include:

ARC 2 Archaeological Sites

Seek to encourage and promote awareness of and access to archaeological heritage of the County for all, through the provision of information to landowners and the community generally, in cooperation with statutory and other partners.

Maps of Zones of Archaeological Potential, National Monuments and Protected Structures are available on the Council's website and Open Data.

Chief Executive's Recommendation

No change

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

OBSERVATION 8 – GREEN INFRASTRUCTURE

Mr. Corcoran then went through Observation 8 – Green Infrastructure and read CE Response and Recommendation.

Observation 8 – Green Infrastructure

Having regard to NPO 58, RPO 3.5 and section 5.4 of the Local Area Plan –Guidelines for Planning Authorities (2013), the planning authority is requested to provide a green infrastructure approach to the local area plan, including an inventory of green resources.

Chief Executive's Response

The Draft Galway County Development Plan contains policy objective **GBI 1 New Developments** which states:

Require all proposals for large scale development to contribute to the protection, management and enhancement of the existing green/blue infrastructure of the County and the delivery of new green/blue infrastructure, where appropriate by including a green/blue infrastructure plan as an integral part of any planning application. This plan should identify environmental and ecological assets, constraints and opportunities and shall include proposals which protect, manage, and enhance the development of green infrastructure resources in a sustainable manner.

This is considered to sufficiently provide detail on the approach to green infrastructure across the county.

Chief Executive's Recommendation

No change

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

GENERAL AND PROCEDURAL MATERS

Mr. Corcoran then went through section on General and Procedural Matters and read CE Response and Recommendation.

General and Procedural Matters

Scope to improve the usability of the final plan, for example, a table of contents and the use of additional map images and visuals within the written statement would provide a more user-friendly document.

The land use zoning matrix includes a number of asterisks within but the general notes on the land use zoning matrix do not clearly indicate what a double asterisk relates to.

The land use management table 2 would benefit from including detail on the total lands developed and undeveloped in order to clearly establish the extent of lands serviced and available over the plan in each category.

BKT 31 refers to ‘Section 3’, however, it is unclear what this reference pertains to.

Chief Executive’s Response

The final plan will include a number of images and additional maps. A table of contents and page numbers will be added to the final document before final publication to improve usability of the document.

The land use zoning matrix table will be amended such that the second asterisk is deleted. This refers to Flood Risk Management and DM Standard 69 of the County Development Plan.

The provision of the Active Land Management Policy Objective set out in the County Development plan ensure a commitment to carry out a survey of developed lands within the plan area.

Reference to Section 3 of the LAP refers to the Local Transport Plan. This is set out in section 1.1.1 Strategic Aims of the Written Statement.

Chief Executive’s Recommendation

Amend the land use matrix table below by removing the second asterisk.

Land Uses												
Commercial and Industrial Uses	C1	C2	R	I	BT	BE	T	CF	OS* ±	A	PU	TI
Amusement	O	O	N	N	N	N	O	N	N	N	N	N
ATM	P	P	O	O	O*	O	O	O	N	N	N	N
Bank/Building Society	P	O	N	N	N	N	N	N	N	N	N	N
Bar/Restaurant	P	O	O	N	N	N	O	N	N	N	N	N

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Land Uses												
B&B (Bed & Breakfast) ^{P1}	O	O	OP ₁	N	N	N	P	N	N	OP ₁	N	N
Betting Office	O	O	N	N	N	N	N	N	N	N	N	N
Boarding Kennel	N	N	N	N	N	N	N	N	N	O	N	N
Café ^{P2}	P	P	O	O	O*	OP ²	P	O	N	N	N	N
Caravan Park – Holiday	N	N	N	N	N	N	O	N	N	N	N	N
Cash & Carry	N	O	N	N	N	O	N	N	N	N	N	N
Casual Trading/Market	O	O	N	N	N	N	O	N	N	N	N	N
Cinema	P	O	N	N	N	O	O	O	N	N	N	N
Conference Centre	P	P	N	N	O	O	O	O	N	N	N	N
Data-Centres/Web-Hosting Centres	P	P	N	O	P	P	N	N	N	N	O	N
Drive-through Restaurant	O	O	N	N	N	N	N	N	N	N	N	N
Enterprise Centre	O	O	N	O	O	P	N	N	N	N	O	N
Extractive Industry	N	N	N	N	N	N	N	N	N	O	N	N
Garden Centre	O	P	N	N	N	O	N	N	O*±	N	N	N
GP & Medical related Services	P	P	O	N	N	N	N	O	N	N	N	N
Guesthouse ^{P1}	P	O	OP ₁	N	N	N	P	N	N	OP ₁	N	N
Hair Dressing Salon/Personal/Grooming	P	P	O	N	N	N	N	N	N	N	N	N
Home-based Economic Activity ^{P1}	O	O	OP ₁	N	N	N	N	N	N	OP ₁	N	N
Hostel	P	O	O	N	N	N	P	O	N	N	N	N
Hotel	P	O	O	N	N	N	P	N	N	N	N	N
Household Fuel Depot	N	P	N	O	N	O	N	N	N	N	N	N
Industrial – Light Use	N	O	N	P	N	O	N	N	N	N	N	N
Logistic, Storage & Distribution Units	N	O	N	P	O	O	N	N	N	N	N	N
Media Recording & general Media associated uses	O	O	O	O	O	O	N	N	N	N	N	N
Motor Sales Showroom	O	O	N	N	N	O	N	N	N	N	N	N
Night-club	O	O	N	N	N	N	O	N	N	N	N	N
Office (<100m ² P)	P	O	O	N	N	N	N	O	N	O	O	N
Office (100m ² P to 1000m ² P)	O	P	N	N	P	O	N	N	N	N	O	N
Office Park (>1000m ² P)	N	O	N	O	P	P	N	N	N	N	O	N
Petrol Station	O	O	O	O	N	O	N	N	N	N	N	N
Professional /Other Services	P	P	O	N	N	N	N	N	N	N	N	N
Restaurant ^{P2}	P	P	O	O	N	OP ²	P	N	N	N	N	N
Science & Technology based Business	O	O	N	P	P	P	N	N	N	N	N	N
Scrap Yard	N	N	N	O	N	N	N	N	N	N	N	N
Service Garage	N	O	N	N	N	O	N	N	N	N	N	N
Shop – Comparison	P	P	N	N	N	N	N	N	N	N	N	N
Shop – Convenience	P	O	O	N	N	N	O	N	N	N	N	N
Shops – Large Scale Convenience/ Comparison Centre	P	O	N	N	N	N	N	N	N	N	N	N
Small Scale Manufacturing	N	O	N	P	N	O	N	N	N	N	N	N
Storage Depot	N	N	N	P	O	O	N	N	N	N	N	N
Take-away	O	O	N	N	N	N	O	N	N	N	N	N

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Land Uses												
Transport Depot	N	O	N	O	N	P	N	N	N	N	O	N
Veterinary Surgery	O	O	O	O	N	N	N	N	N	O	N	N
Warehousing (incl. wholesale)	N	N	N	P	N	O	N	N	N	N	N	N
Warehousing (retail/non-food <700m ² P) ³	O	O	N	N	N	N	N	N	N	N	N	N
Warehousing (retail/non-food/bulky household goods 700m ² P – 5,000m ² P) ³	N	O	N	N	N	O	N	N	N	N	N	N
Residential Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI
Apartments ^{P1}	P	O	OP ₁	N	N	N	N	N	N	N	N	N
Halting Site	N	N	O	N	N	N	N	O	N	O	N	N
Residential (excluding Apartments) ^{P1}	O	O	PP ¹	N	N	N	N	N	N	OP ₁	N	N
Retirement Home	O	O	P	N	N	N	N	O	N	N	N	N
Public, Community and Institutional Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI
Buildings for the health, safety & welfare of the Public	P	P	O	N	N	O	O	P	O**	N	O	N
Cemetery	N	N	N	N	N	N	N	P	O**	P	N	N
Childcare Facilities (Crèche/Nursery)	P	P	O	O	O*	P	N	P	N	N	O	N
Club House & associated Facilities	O	O	O	N	N	N	O	P	O**	O	N	N
Community Facility	P	O	O	N	N	O	O	P	O**	O	O	N
Crematorium	N	O	O	O	N	O	N	O	N	O	N	N
Cultural/Recreational Building	P	N	O	N	N	O	P	O	O**	N	O	N
Education – Primary/Secondary	O	O	O	O	N	O	N	P	O**	O	O	N
Education – Other Education/Training	P	O	O	O	O	O	N	P	N	O	O	N
Funeral Home	O	P	O	N	N	O	N	O	N	N	N	N
Leisure	P	O	O	N	N	O	O	P	O**	O	N	N
Library	P	P	O	N	N	N	O	P	N	N	N	N
Place of Public Worship	O	O	O	N	N	O	N	O	N	N	N	N
Open Space, Recreation and Amenity Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI
Golf Course	N	N	N	N	N	N	P	N	O**	O	N	N
Recreational/Cultural Activities	O	N	O	O	N	O	P	O	O**	O	O	N
Agricultural Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI
Abattoir	N	N	N	O	N	N	N	N	N	O	N	N
Agricultural Building	N	N	O	N	N	O	N	N	N	P	N	N
Mart/Co-op	N	N	N	P	N	O	N	N	N	P	N	N
General/Services and Infrastructure Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI

Land Uses												
Advertisements – Freestanding	O	O	N	O	O	O	N	O	N	N	O	O
Car Park (excluding Multi-storey)	P	P	O	P	O*	O	O	O	N	N	O	O
Park & Ride Facility	O	O	O	P	O*	P	O	P	O**	O	O	O
Recycling/Bring Bank Facilities	N	O	N	O	N	O	N	N	N	O	O	N
Utilities & Public Service Installations	O	N	O	O	O	O	O	O	O**	O	P	O
Wind/Renewable Energy	O	O	O	O	O*	O	O	O	O**	O	O	N

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

GLW C10-2 - NORTH WEST REGIONAL ASSEMBLY (NWRA)

Mr. Corcoran went through NWRA submission and read CE Response and Recommendation.

Summary of Issues raised in Submission:

A comprehensive submission received which provides commentary on consistency with the RSES and outlines recommendations on the Draft Ballinasloe Local Area Plan 2022-2028. The submission suggests that the population projection for Ballinasloe is ambitious and, if achieved, would exceed all recent population trends for Ballinasloe and similar sized towns across Ireland. The submission discusses residential development and the primacy of the town centre for new commercial and retail development.

The submission recommends the following:

1. Population projection be aligned with the RSES figures.
2. Data on residential vacancy be included in the plan.
3. Timeframes be given for the preparation of a town centre management plan and a masterplan for St. Brigid’s Hospital.
4. Specific lands be identified and zoned for nursing homes to comply with RPO.
5. Observation that the delivery of a flood relief scheme for Ballinasloe should have high priority and a timeline associated with its delivery.
6. Observation that a timeline for the feasibility study on Ballinasloe Town Park be included in the plans.

It is suggested that the Council prepare a Joint Local Area Plan with Roscommon County to include Creagh which is serviced with sewerage with a view to making it a linked settlement.

Chief Executive’s Response:

The population allocation for Ballinasloe was determined in accordance with the ‘Key Town’ status of the town. In addition, the town is well served with employment lands and other services. The train station to the north west of the town provides a sustainable means of travel to existing and future inhabitants. On that basis, the town was considered to be

suitable to accommodate a significant increase in population growth over the coming years.

Chapter 3 Placemaking, Regeneration and Urban Living of the Draft County Development Plan is committed to vacancy reduction, not least through the implementation of the Vacant Site Levy.

Regarding the town centre management plan and St Brigid's, it is not possible to provide a timeline for these plans, given that they are dependent on the availability of resources. A Policy Objective for Saint Brigid's has been included in the Draft LAP.

Lands have been zoned in the Draft LAP which would facilitate nursing homes. Furthermore, in accordance with the Land Use Matrix Table the provision of nursing homes is supported.

The flood relief scheme is being delivered for the town by the Office of Public Works. It is a separate process outside of the LAP. Therefore, it would not be appropriate to include a timeline in this regard.

It is not possible to include a timeline for the delivery of park, given the dependence of its delivery on funding.

Collaboration with Roscommon County Council takes place on an ongoing basis. There is a Policy Objective in relation to collaboration with adjoining Local Authorities such as Roscommon.

Chief Executive's Recommendation:

No change

Cllr. Geraghty submitted the following Motion:

*Motion: Amend Policy Objective **BKT5 Collaboration** as per below:*

A. It is a Policy Objective of Galway County Council to engage with adjoining local authorities and collaborate with relevant stakeholders in relation to strategic planning and sustainable development of adjoining areas and the town of Ballinasloe.

B. Galway County Council will collaborate with Roscommon County Council as necessary to deliver an appropriate tourism product to the Suck Valley Way in accordance with proper planning and sustainable development and associated environmental considerations.

The Motion was proposed by Cllr. Geraghty, seconded by Cllr. D. Connolly and agreed by the Members.

Mr. Hanrahan advised that it was agreed at last Municipal District Meeting to hold a joint meeting with Roscommon County Council on a date to be agreed by both authorities. Cllr. Broderick requested that the meeting should include discussion on a broad range of issues that apply to both authorities. This was agreed.

GLW C10-3 – DEPARTMENT OF ENVIRONMENT, CLIMATE & COMMUNICATIONS (GEOLOGICAL SURVEY IRELAND)

Mr. Corcoran went through submission received and read CE Response and Recommendation.

The submission notes that Geological Survey Ireland has no specific comment or observations to make on the matter at this time, since their previous response.

Chief Executive's Response

Submission noted.

Chief Executive's Recommendation

No change

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

GLW C10-4 – IRISH WATER

Mr. Corcoran went through submission received from Irish Water and read CE Response and Recommendation.

Submission received from Irish Water which details the scope of the Capital Investment Plan 2020-2024.

Sustainable Drainage and Green-Blue Infrastructure

Welcomes inclusion of policy objectives relating to SuDS and enhancement of green and blue infrastructure.

Planned road and public realm projects

Development in proximity to Irish Water assets should be in accordance with Standard Details and Codes of Practice. Diversion agreements will be required where an Irish Water Asset is diverted or altered.

Early engagement on road and public realm projects is requested to ensure protection of public water services and ultimately minimise disruption.

Proposed Core Strategy and Availability of Water Services

Network extensions may be needed to serve some zoned sites. Localised network upgrades may also be required, particularly in areas served by sewers with a diameter of 150mm or less or watermains with a diameter of 80mm or less.

More network reinforcements would be required to service Residential Phase 2 sites. To maximise existing water services a phased sequential approach to development is

encouraged. Similarly, to maximise the capacity of collection systems for foul water, the discharge of surface water to combined sewers is not permitted.

Upgrades or extensions to the network shall be developer driven unless there are committed Irish Water projects in place to progress such works.

New connections will be assessed on a case-by-case basis, through the Connections process. Third party agreement will be required where it is proposed to service a new development via private property or private water services infrastructure eg. On some backland sites, housing estates with private water network. Diversion agreements may be required to protect Irish Water assets.

Site Specific Comments - Additional Infrastructure

There is limited capacity at the Dunloe wastewater pumping station, however, upgrade capacity works are planned for the next 1-2 years.

Oak Glen and Creagh Cemetery – pumping and/or third-party agreements may be required. Upgrades of 150mm diameter network may be required to service Phase 1 sites at Beechwood Park and adjacent to Hawthorn Road.

Infill sites at Ballywalter currently have service limitations.

Ballinasloe Imhoff Tank wastewater treatment plant is within/adjacent to the residential infill site bounding the commercial zoned lands on the R357. Operational impacts should be considered when assessing applications for the development of sensitive receptors eg. Housing. BKT 21(b) will be applicable in this instance. Investigations are underway to facilitate the closure of this wastewater treatment plant by connecting to the main network.

Water

Upgrade of 100mm diameter watermain is likely to be required to service the full extent of residential and industrial zoned land at Dunlo/Pollboy. Localised network may also be required.

Third party agreements may be required to service the residential zoned land west of Dun Esker estate.

Localised network extensions and/or upgrades may be required to service the residential zoned lands in the Kilgarve area along the R446.

Depending on the extent of development, localised upgrade of existing 100mm diameter watermain as Dun Íde estate may be required to service the residential zoned land in the area.

Wastewater Treatment Plants (WWTPs)

Currently adequate spare capacity available at Ballinasloe wastewater treatment plant. Investigations are underway to facilitate the closure of Ballinasloe Imhoff Tank and connect this catchment to the main Ballinasloe network.

Wastewater Network

A network development plan is scheduled to commence for the Ballinasloe agglomeration in 2022. This will help inform how undeveloped zoned sites could be serviced. Irish Water will engage with Galway County Council in this regard.

Irish Water and Galway County Council are continually progressing sewer rehabilitation activities, capital maintenance activities etc. Recently network upgrades were completed in Ballinasloe town. Irish Water and Galway County Council will continue to monitor the performance of the networks to ensure that the most urgent works are prioritised. Pipeline rehabilitation and works to upgrade storm water overflows are continually carried out on nationally prioritised basis through Irish Water's programmes.

Water Supply for Galway

Recently an upgrade to improve the quality and security of the supply was completed. There is limited spare capacity at the Water Treatment Plant. Design will commence on a Water Treatment Plant upgrade to increase capacity in 2022. The upgrade will cater for the projected growth and will be completed within the life of the plan subject to funding and statutory approvals.

Water Networks

Irish Water and Galway County Council will continue to monitor the performance of the networks to ensure urgent works are prioritised. Main's rehabilitation works have been carried out on distribution and trunk mains in Ballinasloe. A further 2km of works will be carried out in 2022.

A range of text modifications are suggested by Irish Water.

2.11 Water Supply and Wastewater Treatment

Suggested amendment: A treatment plant upgrade with a focus on water quality has recently been carried out. However, there is limited water supply capacity for Ballinasloe and it is envisaged that a Water Treatment Plan upgrade will be completed within the lifetime of the plan, which will cater for the projected growth. In its **Annual Environmental Report**, Irish Water ~~have confirmed~~ **stated** that the Ballinasloe Wastewater Treatment Plant had a population equivalent of 8,553 pe in 2020 with headroom of **approximately 5,000pe** ~~4,950pe~~.

SEA4.10.1 Water and Wastewater

.....As a result of this €650,000 investment, over 8,000 people **served by the scheme** in the Ballinasloe and surrounding area will benefit from a safer and more reliable water supply. **A further upgrade at the plant to increase capacity is planned to ensure the level of growth projected over the lifetime of the Development Plan can be facilitated.** In terms of wastewater capacity is envisaged in the GCDP 2022-2028 that there is adequate capacity (to WWDL ELV capability) to meet the 2028 Draft CDP population targets. ~~Pumping station upgrades in Ballinasloe (Dunloe P.S.) to resolve capacity constraints are under consideration.~~ **Upgrade works at Dunloe PS to resolve capacity constraints are planned and will be carried out in the next 1-2 years**

Chief Executive's Response

The Council notes the comments received from Irish Water and appreciates the strategic importance of the Irish Water network. Ongoing engagement and collaboration will continue with Irish Water over the coming years to improve the service of water supply

and wastewater within and around Ballinasloe including network extensions where necessary.

Chief Executive's Recommendation

The Written Statement has been amended to reflect the suggested changes to text.

2.11 Water Supply and Wastewater Treatment

Suggested amendment: A treatment plant upgrade with a focus on water quality has recently been carried out. However, there is limited water supply capacity for Ballinasloe and it is envisaged that a Water Treatment Plan upgrade will be completed within the lifetime of the plan, which will cater for the projected growth. In its **Annual Environmental Report**, Irish Water ~~have confirmed~~ **stated** that the Ballinasloe Waste Water Treatment Plant had a population equivalent of 8,553 pe in 2020 with headroom of **approximately 5,000pe** ~~4,950pe~~.

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Cllr. M. Connolly welcomed the CE Response in relation to this submission and acknowledgement from Irish Water of need to improve capacity. Cllr. Broderick stated that it was acknowledging that the Core Strategy adopted by the Council can be met in terms of wastewater capacity/treatment.

Cllr. D. Connolly referencing the population equivalent of 8,500, queried if the Council were confident, they could meet this figure? In reply, Ms. Loughnane advised that Irish Water have indicated this in their submission and have advised that a further upgrade of the plant is planned to ensure this level of growth projected is facilitated over the lifetime of the Plan.

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

GLW-C10-34 – DEPARTMENT OF EDUCATION

Mr. Corcoran went through submission and read CE Response and Recommendation:

The submission refers to the population growth identified for Ballinasloe in the Draft Galway County Development Plan 2022-2028. The Department refers to a previous

submission made on the Draft County Development Plan 2022 - 2028. The Department acknowledges that the Draft LAP identifies a requirement for extra school place provision however the Department's preference would be to expand these existing facilities (if possible) should there be a requirement for additional school places as a result of the planning population increases. The Department is satisfied that at post-primary level, the existing schools could be expanded further, whereas at primary level the protection of a land buffer around the existing schools would facilitate expansion of existing facilities. The submission refers to SN Muire Gan Smál, Scoil an Chroí and SN Ui Cheithearnaigh as schools with the potential of protecting a land buffer around the three primary schools to enable further expansion. Should the Planning Authority consider that the Department's preferred approach would not be feasible/practical, it is requested that an additional primary school site be zoned to cater for possible future need.

The submission outlines its support for the policy objectives for educational facilities contained in **Chapter 11 Community Development and Social Infrastructure** of the Draft Galway County Development Plan 2022-2028. The Department notes/acknowledges policy objectives BKT1 and BKT12. The Department welcomes the continued engagement with the Council regarding the development of new and existing schools as appropriate.

Chief Executive's Response

The Council will continue to engage and collaborate with the Department of Education to accommodate additional school places on existing campus sites in accordance with proper planning and sustainable development. There is sufficient land zoned within the Ballinasloe LAP to accommodate education facilities. Where possible lands have been zoned Community Facilities to accommodate future school spaces and it is considered that there are sufficient lands to facilitate educational development.

Chief Executive's Recommendation

No change

CE Recommendation was proposed by Cllr. Broderick, seconded by Cllr. Keaveney and agreed by the Members.

GLW C10-23 – DEPARTMENT OF HOUSING, LOCAL GOVERNMENT AND HERITAGE

Mr. Corcoran when through this very comprehensive submission and read CE Response and Recommendation.

Archaeology

Submission suggests policy objectives for inclusion in the Draft LAP. Mapping of RMPs and Zones of Archaeological Potential also should be carried out. It is stated that the plan should contain an Archaeological Heritage section.

Definition of Archaeology and Archaeological Heritage

Include a statement on the nature of archaeology and archaeological heritage. Definitions of archaeology and archaeological heritage have been set out in the submission. Examples are provided of archaeological heritage.

Recommended Over-arching objective for protection of archaeological heritage

It will be an objective of the planning authority to protect in an appropriate manner all elements of the archaeological heritage and other features of the following categories:

- (a) Sites and monuments included in the Sites and Monuments Record (SMR) as maintained by the National Monuments Service (NMS) of the Department of Housing, Local Government and Heritage (DHLGH).
- (b) Monuments and Places included in the Record of Monuments and Places (RMP) as established under section 12 of the National Monuments (Amendment) Act 1994.
- (c) Historic monuments and archaeological areas included in the Register of Historic Monuments as established under section 5 of the National Monuments (Amendment) Act 1987.
- (d) National monuments subject to Preservation Orders under the National Monuments Acts 1930 to 2014 and National Monuments which are in the ownership or guardianship of the Minister for Housing, Local Government and Heritage or a local authority.
- (e) Archaeological objects within the meaning of the National Monuments Acts.
- (f) Wrecks protected under the National Monuments Acts 1930 to 2014 or otherwise included in the Wreck Viewer/Wreck Inventory of Ireland Database maintained by the National Monuments Service of the Department of Housing, Local Government and Heritage.
- (g) Where, under Section 3 of the National Monuments (Amend.) Act 1987 a place on, in or under the seabed (of the territorial waters) or land covered by water where a wreck or an archaeological object lies or formally lay.
- (h) Archaeological features not as yet identified but which may be impacted on by development.

The Planning Authority should be guided by policy set out in the *Framework and Principles for the Protection of the Archaeological Heritage*. Consider recommendations made by the Government Minister.

Protect archaeological heritage by preserving in-situ or preservation by record with preservation in situ being the first option. If this cannot be achieved then preservation by record will be required. This will require the full archaeological excavation and recording of the monument/site. Excavation will also include appropriate reports, post excavation, analyses and publications. Costs of assessing and mitigating archaeological impacts will be considered as part of development costs.

Recommended further objectives and policies to protect the archaeological heritage

To protect and enhance archaeological monuments, historic wrecks and archaeological objects and their settings having regard to historic graveyards, national monuments, historic wrecks, objects etc which provide evidence of the past.

Promote appropriate forms of access to archaeological monuments including disabled access. Provide signage and interpretive material and providing appropriate forms of virtual access where physical access is not possible.

Ensure all aspects of archaeological heritage and underwater cultural heritage, in all environments are considered in the development process, including impacts on unidentified elements of the archaeological and underwater cultural heritage.

Promote knowledge and appreciation of archaeological and underwater cultural heritage and facilitate access to appropriate guidance regarding its protection and conservation, including at all stages of the development process

Promote early and comprehensive public access to the results of archaeological excavations carried out through publications and the provision of on-site interpretive material even where no physical remains are visible.

Support community initiatives and projects regarding preservation, presentation and access to archaeological heritage and underwater cultural heritage, provided such are compatible with appropriate conservation policies.

Developments that result in the removal of archaeological monuments would not be supported.

Ensure provision is made in the planning process ensuring the preservation *in-situ* of significant medieval masonry remains found during the course of a development and the presentation of such remains as part of completed developments.

Secure the preservation *in-situ* of surviving above-ground urban medieval and early modern structures, by ensuring that permission for a development does not result in the loss of the remains of such structures.

To secure the preservation *in-situ* of significant examples of industrial, military and nautical/maritime heritage that form part of our post-medieval archaeological heritage can include remnants from 20th century.

To preserve the setting and amenity of all archaeological monuments including upstanding monuments by ensuring that development in the vicinity of these archaeological monuments is not detrimental to character or setting by reason of the developments location, scale, bulk or detailing.

To preserve means of access to monuments currently accessible to the public and to develop further and better access to monuments, including as part of the design of development in their vicinity.

To retain the existing street layout, historic building lines and traditional plot widths where these derive from medieval or earlier origins within towns or villages.

To protect historic graveyards, including through the avoidance of extensions to them would have an inappropriate level of impact on sub-surface archaeological remains or on their setting or amenity and as an alternative to extensions to historic graveyards to endeavour to find alternative locations where additional land for burial is considered necessary.

Ensure historic graveyards in ownership or care of the local authority area managed and maintained in accordance with appropriate conservation standards and that local communities involved in care and maintenance of historic graveyards received appropriate advice.

Ensure landscapes of interest are appropriately considered as part of LCA and ensure preservation of the character and amenity of such landscapes.

Ensure that certain developments include appropriate interpretive material regarding the archaeological features identified or uncovered in the course of development or pre-development work, whether or not such features have been preserved *in situ* or are themselves presented.

Ensure that signage placed at or near archaeological monuments is appropriate.
Provide appropriate forms of public access to excavations.
Support the incorporation of monuments into designated open spaces, public amenity spaces, done in a manner compatible with the protection and proper management and conservation of the monument in question in particular through ensuring that such monuments are not left vulnerable. Where such incorporation takes place an appropriate management and conservation plan will be required.

Recommended Development Control Objectives and Policies

Development as appropriate should be subject to an archaeological assessment ahead of a grant of planning permission. Such developments include those located at or close archaeological sites or monuments or historic wrecks. Also extensive development (ground disturbance of ½ hectare or more) or 1km or more in length. Even if no known elements are present, those which would affect significant areas of environments such as wetlands, reclaimed areas of rivers, lakes and coastlines and underwater areas even if no known elements of the archaeological heritage are present and developments requiring EIA.

Proposed developments in areas of the marine environment or inland waterways for where there are not located wrecks may be considered areas of high archaeological potential due to the number of historic ship losses recorded for these areas over time or areas that have a record for locations of archaeological objects in the past, such as those from the river Suck. Developments in riverine lacustrine, intertidal and subtidal environments or archaeological potential should be subject to an underwater archaeological impact assessment before granting planning permission.

Ensure archaeological assessment is carried out in accordance with relevant policies, techniques etc. This should also include carrying out of building surveys and assessments of upstanding structures to determine the extent they are structures or medieval or early modern date.

Refer appropriate planning applications to the Department of Housing Local Government and Heritage.

Ensure such assessments are carried out by professionally qualified and experienced personnel.

That permission be refused where the development cannot be carried out in a manner compatible with the protection of the archaeological heritage as provided for in the policy objectives contained in the development plan and national policy.

Planning conditions should be included to secure the protection of the archaeological heritage, either by preservation in-situ or, where impact cannot be avoided. Conditions shall be added in accordance with guidance. Such conditions may require archaeological assessment.

Further conditions may require appropriate immediate and long-term conservation and management of the archaeological features in question and long term monitoring of the effectiveness of conservation measures, with appropriate steps required to be taken in the event conservation measures are proving in-effective

Where preservation by record is required as a condition, such conditions will further require preparation of appropriate follow-up reports etc and the conservation as necessary of archaeological material and objects recovered in excavations.

Conditions may require the presentation of archaeological features where practicable and provision of interpretive material at the site, whether or not any features have been preserved in-situ.

Where excavation is required, further conditions may require the provision of public access to such excavations.

The cost of protection/preservation are borne by the developer.

Recommended Climate Change Policies and Objectives for Archaeological Heritage

Promote awareness and adaptation of built and archaeological heritage to deal with climate change.

Undertake climate change vulnerability assessments for the historic structures, sites and wrecks in its area.

Develop disaster risk reduction policies addressing direct and indirect risks to the built and archaeological heritage.

Develop resilience and adaptation strategies for the built and archaeological heritage in its area.

Development the skills capacity within the local authority to address adaptation/mitigation/emergency management issues affecting historic structures and sites in order to avoid inadvertent loss or damage in the course of climate change adaptation or mitigation works.

Recommendations regarding information to be included in the Local Area Plan by way of appendices

Include the content of the RMP as an appendix to the LAP or provide a link. Make clear that additional archaeological sites and monuments are identified in the online Historic Environment Viewer.

Consider appending all registered historic monuments, national monuments subject to Preservation Orders under the National Monuments Acts and National Monuments which the minister owns or is guardian.

Historic towns like to contain subsurface archaeological deposits have been identified and includes in the statutory RMP. The RMP map shows these with a line drawn to enclose the area of the town within which subsurface archaeological deposits are likely to be present (as ZAPs). Particular importance that this mapping resource be incorporated into the development plan.

Archaeology – Underwater

Regarding the West Bridge and East Bridge, the following Policy Objectives should be included:

1. To protect, retain and enhance the archaeological and architectural integrity of the historic bridges of Ballinasloe, National Monuments in the ownership of Galway County Council and rare examples of surviving sixteenth century bridges.
2. To prepare a Conservation Management Plan for the historic east and west bridges of Ballinasloe, National Monuments in the ownership of Galway County Council.
3. To ensure any development proposals in relation to the historic bridges do not lead to loss of fabric or detract from the integrity and setting of the structures.
4. To raise public awareness of the significance of the historic bridges of Ballinasloe by providing on-site interpretive and information panels.

Nature Conservation

Regarding the NIS, providing that the recommended mitigation measures are implemented, it can be concluded that this plan will not adversely impact on the European sites.

Apply the same embedded mitigation to all policy objectives such as BKT 16 and BKT 17 for example. This should be rectified and the same mitigation should be included for all BKTs not screened out.

In effect, in terms of assessment and conclusions, the NIS mitigation is future individual Appropriate Assessment. Some policies such as **BKT 63 Bathing Area** (To seek to carry out a feasibility study exploring the options for the establishment of a bathing area along the River Suck) or **BKT 19 Water-Based Tourism** (Continue to promote and enhance the public marina at Slí na hAbhainn as a sustainable marina resource including ancillary facilities and services as appropriate) could potentially cause disturbance to wintering waterbirds associated with the River Suck SPA, including Whooper Swan, Greenland White-fronted Goose, Wigeon, Lapwing, and Golden Plover.

At plan level NIS the policy provisions and spatial strategy (e.g. new infrastructure corridors or sites, areas identified for tourism and recreation infrastructure) and any specific proposals (such as tourism projects) must be assessed in light of potential impacts to European sites and where impacts are identified these must be avoided or mitigated for.

At plan level, this may for example, focus on refining policies so that impacts to European sites don't arise. And in relation to specific proposals it may result in these being removed or modified so that the downstream project can meet the requirements of the Directive. Both these examples seem to be possibly just aspirational (feasibility study reference noted) and currently vague but the Council should consider whether anything more specific is being proposed which would trigger the aforementioned point.

BKT 62 Park (To carry out a feasibility study exploring the options for the development of a public park in Ballinasloe), **BKT 17 Tourism** (Provide where feasible and support the provision of tourism infrastructure and services including, walking cycling and water-based infrastructure) **BKT 33 Pedestrian and Cycle Network** (Encourage and support the development of a series of cycle and pedestrian routes in the Ballinasloe area....incorporating the streams, rivers, woods, and canal), are other examples for which if there were specific plans within or affecting the Suck SPA at this Plan stage would have required more detailed assessment at this stage. An increase in development and recreation on or near the River Suck SPA/NHA would be a concern.

SEA does not seem to contain information on or address the nature conservation site Ballinasloe Esker pNHA 001779. Residential zoning is proposed on the eastern part of the site. There is also Open Space/Recreation and Amenity and Agriculture. This should be clarified.

Though BKT 41 referenced Natura 2000 legislation and Appropriate Assessment, the Wildlife Acts 1976-2021 the designated Suck River Callows NHA and the Ballinasloe Esker should also be included here. An Ecological Impact Assessment should also be included to illustrate how a project will accord with relevant planning policy and legislation and other biodiversity protection outside of Natura 2000 and EIA processes.

Imperative that the integrated environmental assessments in relation to the Plan review, including SEA, AA and SFRA apply the precautionary principal to ensure there is no further deterioration of habitats and species both within and outside designated sites in

its zone of influence. There does not seem to be specific reference to this commitment regarding no net loss of biodiversity nor mention of the application of the precautionary principal within the LAP and this should be addressed.

Recommends that lighting objectives are included within the plan where incorrect types or inappropriate use of LEDs can have an impact on bat species and other wildlife.

Submission highlights the EUROBATS and Dark Sky light recommendations which provide further information on reducing the impact of lighting on wildlife, noting that correct LEDs and lighting fittings can ensure that these impacts are avoided/minimised.

Within Policy Objective BKT 59 the use of words 'important', 'seek' and 'where possible' all in combination seem to dilute the protection and should be strengthened. Works to be carried out in accordance with the Forestry Act is stated but the Wildlife Act 1976 should also be included with reference to the bird nesting season for example.

Regarding Strategic Environmental Objectives for Biodiversity Flora and Fauna, wetlands and surface water bodies should be included within BFF 3.

Chief Executives Response:

Comprehensive submission received. It is suggested to include the Zone of Archaeological Potential on the Ballinasloe zoning map. The Recorded Monuments and Places are available to view on the national mapping database.

This is covered in **Chapter 12 Architectural, Archaeological and Cultural Heritage** chapter of the Draft County Development Plan.

A suite of Policy Objectives relating to the protection of archaeological heritage are set out in **Chapter 12 Architectural, Archaeological and Cultural Heritage** chapter of the Draft County Development Plan 2022 – 2028. Both the narrative and supporting policy objectives sufficiently cover the protection of archaeological heritage and it is not considered necessary to repeat narrative and policy objectives in the LAP that has been set out in the Draft County Development Plan which is the overarching plan for the entire county.

This document was considered in the preparation of the Draft County Development Plan 2022 – 2028 and the LAP

This methodology is set out in **Chapter 12 Architectural, Archaeological and Cultural Heritage** of the Draft County Development Plan 2022 – 2028 and as such is not considered necessary to repeat.

It is considered that the narrative and supporting policy objectives set out in **Chapter 12 Architectural, Archaeological and Cultural Heritage** of the Draft County Development Plan 2022 – 2028.

The Draft LAP supports access for all including those with impaired mobility. Policy Objective 24 Universal Access further emphasis this.

The provision of signage is not determined within the LAP process.

The protection of archaeological heritage is adequately protected in Chapter 12 of the Draft County Development Plan 2022 – 2028.

The Council will engage with members of the public regarding archaeological and underwater cultural heritage as necessary.

Policy position papers on all aspects of the Draft County Development Plan including archaeology will be prepared as resources permit.

Comment noted.

Comment noted.

This would be addressed through the Development Management Process in appraising an application for development.

In terms of preservation of structures and other historical artefacts, a best practice approach would apply.

Best practice principles would apply.

Best practice principles would apply.

This would be considered on a case by case basis

Best practice principles would apply.

Comment noted.

Significant historical landscapes have been considered as part of the LCA review which is an appendix to the Draft County Development Plan 2022-2028.

This would be considered through the Development Management process.

Signage is covered throughout Volume 1 of the Draft County Development Plan 2022 – 2028 and as such, it is not necessary to repeat.

Comment noted.

This would be considered on a case by case basis.

This would be considered on a case by case basis through the Development Management process.

This would be considered on a case by case basis through the Development Management process.

Best practice approach would apply as necessary.

This would be considered on a case by case basis through the Development Management process.

Comment noted.

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Comment noted.

Chapter 14 Climate Change, Energy and Renewable Resource of the Draft County Development Plan 2022 - 2028 seeks to integrate climate action into the planning system in support of national targets in order to reduce dependence on fossil fuels and move to a competitive low carbon economy.

Preservation and protection of archaeological heritage will be promoted as resources permit.

The relevant links to the RMP are set out **Chapter 12 Architecture, Archaeology and Cultural Heritage** of the Draft County Development Plan 2022 – 2028.

Comment noted.

This is available online.

Policy Objective ARC 11 Industrial and Post Medieval Archaeology protects and preserves the archaeological value of industrial and post medieval archaeology such as bridges.

The suite of Policy Objectives set out in **Chapter 12 Architecture, Archaeology and Cultural Heritage** are sufficient to support the preparation of conservation management plans as resources permit.

This would be considered on a case by case basis through the Development Management process.

Comment noted.

Noted.

A full SEA and AA have been carried out and fully assessed.

Comment noted.

This has been considered. No specific projects have been proposed in the policy objectives and therefore it is not considered that additional wording is required.

Comment noted.

Comment noted. The SEA ER will be updated to include the proposed NHA.

Policy Objective BKT 41 European Sites has been amended to include reference to the Wildlife Acts 1976-2021 the designated Suck River Callows NHA and the Ballinasloe Esker

BKT 41 European Sites

Protect European sites that form part of the Natura 2000 Network (including Special Protection Areas and Special Areas of Conservation) in accordance with the requirements in the EU *Habitats Directive (92/43/EEC)*, EU *Birds Directive (2009/147/EC)*, the *Environmental Liability Directive*, **the Wildlife Acts 1976-2021 the designated Suck River Callows NHA and the Ballinasloe Esker** the *Planning and Development (Amendment) Act 2010*, the *European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011)* (and any subsequent amendments or updated legislation) and having due regard to the guidance in the *Appropriate Assessment Guidelines 2010* (and any subsequent or updated guidance). A plan or project (e.g. proposed development) within the plan area will only be authorised after the competent authority (Galway County Council) has ascertained, based on scientific evidence, including a Screening for Appropriate Assessment, and Appropriate Assessment where necessary, that:

1. The plan or project will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any European site (either individually or in combination with other plans or projects);

or

2. The plan or project will have significant adverse effects on the integrity of any European site (that does not host a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures

necessary to ensure the protection of the overall coherence of Natura 2000;

or

3. The plan or project will have significant adverse effects on the integrity of any European site (that hosts a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public

interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission,

to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000.

Ecological Impact Assessments will be considered in accordance with the Draft County Development Plan 2022-2028.

Precautionary principle applies.

Appropriate external lighting that considers the sensitivities of habitats for example is set out in Policy Objective NHB 9 Protection of Bats and Bats Habitats.

Policy Objective BKT 59 Trees, Parkland/Woodland and Hedgrows has been worded appropriately and it aligns with the supporting overarching policy objectives contained within the Draft County Development Plan.

Submission makes reference to BFF 3 which is not contained within the Draft LAP.

Chief Executives Recommendation:

Amend policy objective BKT 41 European Sites (text in red) to include the following:

BKT 41 European Sites

Protect European sites that form part of the Natura 2000 Network (including Special Protection Areas and Special Areas of Conservation) in accordance with the requirements in the *EU Habitats Directive (92/43/EEC)*, *EU Birds Directive (2009/147/EC)*, the *Environmental Liability Directive*, *the Wildlife Acts 1976-2021* *the designated Suck River Callows NHA and the Ballinasloe Esker* the *Planning and Development (Amendment) Act 2010*, the *European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011)* (and any subsequent amendments or updated legislation) and having due regard to the guidance in the *Appropriate Assessment Guidelines 2010* (and any subsequent or updated guidance). A plan or project (e.g. proposed development) within the plan area will only be authorised after the competent authority (Galway County Council) has ascertained, based on scientific evidence, including a Screening for Appropriate Assessment, and Appropriate Assessment where necessary, that:

1. The plan or project will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any European site (either individually or in combination with other plans or projects);

or

2. The plan or project will have significant adverse effects on the integrity of any European site (that does not host a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures

necessary to ensure the protection of the overall coherence of Natura 2000;

or

3. The plan or project will have significant adverse effects on the integrity of any European site (that hosts a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000.

Mr. Corcoran advised the CE Recommendation includes additional text to BKT 41 European sites. He advised that a lot of the policy objectives were done through DM process and are included in County Development Plan.

Cllr. Broderick referenced Page 37 in relation to historic graveyards and queried if they could include a comment in relation to this in the LAP? Ms. Loughnane stated that from the perspective of getting an extension to a graveyard, the Environment Section manage Part 8 applications for graveyards and once the proper assessments were completed, they were usually straight forward.

Cllr. M. Connolly emphasized the importance of the Council controlling ownership of graveyards as much as possible. Cllr. D. Connolly referred to Bully's Acre in Cleaghmore and Chapaleen in Poolboy area and asked that it be noted that they are both significant historical burial grounds in the LAP.

Cllr. Dr. Parsons welcomed the inclusion of the Wildlife Acts in the CE Report and emphasized the importance of protecting our bio-diversity and wildlife.

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

GLW C10-10 – OFFICE OF PUBLIC WORKS (OPW)

Mr. Corcoran went through the submission from the OPW and read CE Response and Recommendation.

Constrained Land Use Zoning

The OPW recommends that the wording of BKT 42 Constrained Land Use be amended to provide stronger clarification that the development is limited to extensions, rebuilds and renovations. Include reference in part 3 of the Plan Making Justification Tests included in the SFRA to these limitations and mitigations.

It is stated that several of the Plan Making Justification Tests refer to less vulnerable development being appropriate in Flood Zone B which is not consistent within BKT 42.

Flood Mapping and Land Use Zoning Maps

Recommends that the land use zoning maps be overlain with the flood zone maps.

Flood Relief Scheme (FRS)

It is requested that clarity would be given in relation to BKT 47 Flood Relief Scheme text to ensure zoning or development proposals support and do not impede or prevent the progress of the FRS.

Justification Tests

Welcomes inclusion of Plan making Justification Tests in the SFRA. However, proposed land use zones which allow development classed as highly vulnerable in the Guidelines are shown within Flood Zones A and B in the settlement zoning map where no commentary has been provided to demonstrate that the Plan making Justification Test has been applied.

On zoned sites for development (with Justification Test) and only a small portion of flooding, a policy objective might be attached to the zoning. The policy objective might require that the sequential approach be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain or that only water compatible development such as Open Space would be permitted for the flood risk lands in the site. Planning for these sites might then be subject to the sequential approach having been adopted and applied as above, following a detailed FRA.

Flood Zones and Appropriate Uses

Table 3 in the Written Statement states that less vulnerable development in Flood Zone B is deemed appropriate due to climate change. OPW would welcome this commitment, but this does not appear to be consistent with the SFRA.

Table 3-3 of the SFRA and several of the Plan Making Justification Tests state that less vulnerable development is appropriate in Flood Zone B.

SuDS and Surface Water Drainage and Green Infrastructure

Guidelines recommend that SFRA provide guidance on likely applicability of different SuDS techniques for managing surface water run-off at key development sites, and also that the SFRA identifies where integrated and area based provision of SuDS and green infrastructure are appropriate in order to avoid reliance on individual site by site solutions.

Consideration of Climate Change Impacts

Submission welcomes discussion on climate change in the SFRA and policy objectives BKT 40, BKT 51 and BKT 55 requiring that FRAs provide information on the implication of climate change with regard to flood risk, and that flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation. OPW welcomes consideration of future scenarios when assessing flood risk and the allowance for climate change in setting finished floor levels.

Inclusion of Future Scenarios outlined in figure 4-5 of the SFRA is welcomed. However, these only show the increase in extents of a 1% AEP flood event, i.e. Flood Zone A. It would be beneficial if these potential future flood extents could also show the increase in the 0.1% AEP flood event, i.e. Flood Zone B, were included as a separate map, and if the maps could be shown overlaid with the land use zonings to demonstrate the developments that could potentially be affected by climate change.

Comments on Specific Areas

Derrymullen

Small margin of Flood Zone A in less vulnerable Business and Enterprise zoned lands to the south of the railway. Less vulnerable development is not appropriate on Flood Zone A, unless a Plan-making Justification Test completed by the local authority can be satisfied.

Sarsfield Road

Commercial/Mixed Use zoned lands have been justified on the basis that any further development be subject to an FRA that addresses that the sequential approach be followed, that less vulnerable elements of the site should be located in Flood Zone B or preferably C and that highly vulnerable development is only appropriate in Flood Zone C. Permitting less vulnerable development in Flood Zone B is not consistent with objective BKT 42, which limits development within the constrained land use zone to minor development to existing buildings.

Town Centre N and Commercial Mixed Use (east of Suck)

Town Centre zoned lands have been justified on the basis that within Flood Zone A or B development is restricted to extensions renovations or changes of use. If no new development is to be permitted in the undeveloped Town Centre zoned lands, these might be assigned to a Water Compatible zoning such as Open Space.

Submission notes on the Justification Test for the Commercial/Mixed use zoned lands that any further development of the lands should be subject to an FRA that addresses that the sequential approach be followed, and that less vulnerable elements of the site should be located in Flood Zone B or preferably C. This is not consistent with objective BKT 42 which limits development within the constrained land use zone to minor development to existing buildings.

Additionally, note that Commercial/Mixed use zoning allows for highly vulnerable uses such as childcare.

Town Centre South

Justification Test for the Commercial/Mixed Use zoned lands states that there is a limited overlap with Flood Zone A and B, that the sequential approach should be applied and that less vulnerable elements of the site be located in Flood Zone B or preferably C. It is clear however that the majority of the Commercial/Mixed use zoned lands are located in Flood Zone B, with a limited overlap with Flood Zone A. As Commercial/Mixed use zoning allows for highly vulnerable uses such as childcare, the Justification Test should clarify that highly vulnerable uses are not appropriate in Flood Zone A or B. Allowing less vulnerable development in Flood Zone B is not consistent with BKT 42 which limits development within the constrained land use zone to minor development to existing buildings.

As the Tourism zoning (Shearwater Hotel) potentially allows for highly vulnerable usage such as accommodation, this zoning is not appropriate in Flood Zone B, unless a plan-making Justification Test completed by the local authority can be satisfied.

Ballinasloe East

Commercial/mixed use zoned lands have been justified on the basis that the sequential approach be applied to future development, that highly vulnerable development is only appropriate in Flood Zone C and that less vulnerable development is only appropriate in Flood Zone B or preferably C. This is not consistent with objective BKT 42, which limited development within the constrained land use zone to minor development to existing buildings.

Public Utility zoned lands have been justified on the basis that the sequential approach be applied and highly vulnerable elements of the site should be located in Flood Zone C, or raised/bunded/protected. As the majority of the zoned lands are located within and surrounded by Flood Zone A or B, the sequential approach to development will be difficult to apply.

Moycarn

Area does not pass part 2(iii) of the Justification Test as located on the periphery of the settlement.

Tourism zoned lands have been justified on the basis that any extension of the hotel be restricted to Flood Zone B and that bedrooms be located on the upper floors. OPW recommends that a policy objective be attached to this zoning to support these mitigations.

St Brigids

Justification Test for the Commercial Mixed use zoned lands at the St. Brigid's site sets out that less vulnerable development can take place in Flood Zone B. Not consistent with BKT 42 which limited development within the constrained land use zone to minor development to existing buildings.

St. Brigid's to Dubarry Area

Area does not pass part 2(iii) of the Justification Test, as it is located on the periphery of the settlement.

The Business and Enterprise zoned lands at the Dubarry factory have been justified on the basis that the sequential approach be applied, and less vulnerable elements be located in Flood Zone B or preferably C. The Community Facilities zoned lands have been justified on the basis that any future development be subject to an FRA that includes a hydraulic model to confirm levels and extents of the flood risk area, and that the sequential approach be applied, with highly vulnerable elements located in Flood Zone C, and less vulnerable permitted in Flood Zone B. The provisions of these mitigations that less vulnerable development be permitted in Flood Zone B are not consistent with BKT 42, which limits development within the constrained land use to minor development to existing buildings.

Submission makes reference to flood event from 18/12/2013.

Chief Executives Response:

A Comprehensive submission has been received from the Office of Public Works (OPW). Regarding the wording of policy objective BKT 42, it is suggested that it could be amended to state the following:

To facilitate the appropriate management and sustainable use of flood risk within zoning plan areas. This zoning indicates where the Plan Making Justification Test may need to be applied and as such can limit new development, while recognising that existing development uses within these zones may require small scale development, as outlined below, over the life of the Local Area Plan, which would contribute towards the compact and sustainable urban development of the town. The underlying zoning or the existing permitted uses are ~~may be~~ deemed to be acceptable in principle, for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. However within Flood Zone A/B development is typically limited to extensions, renovations and change of use. Infill highly vulnerable development and demolition and reconstruction can only take place in Flood Zone C. Less vulnerable development in Flood Zone B will also need to be considered carefully. Significant redevelopment prior to the Flood Relief Scheme being in place will also be limited. These aspects are assessed on a case by case basis under the application of the Plan Making Justification Test and as supported by specific objectives in the written statement.

~~Since such applications concern existing buildings or developed areas, the sequential approach cannot be used to locate them in lower risk areas and the Justification Test will not apply. Development proposals within this zone shall be accompanied by~~ Where the Justification Test is passed there is also a requirement for a detailed Flood Risk Assessment at Development Management stage. The FRA should be carried out in accordance with The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

~~Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non-structural flood risk management measures required for development in such areas will also be required to be demonstrated, to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.~~

Specifications for developments in flood vulnerable areas set out in this plan shall be complied with as appropriate. (Please refer also to Policy Objective BKT 39).

As per the OPW suggestions, the land use zoning maps will be overlain with the flood zone maps.

Regarding the flood relief scheme policy objective BKT 47 will be clarified to ensure zoning or development proposals support and do not impede or prevent the progression of these measures.

It is proposed to amend the policy objective to include:

BKT 47 Flood Relief Scheme

The Council shall support and co-operate with the Office of Public Works (OPW) in the delivery of the forthcoming Flood Relief Scheme for Ballinasloe. Appropriate measures to accommodate the delivery of the Flood Risk Scheme should be facilitated where possible, in accordance with proper planning and sustainable development. **Zoning or development proposals will be assessed to ensure they do not impede or prevent the progression of these relief measures.**

The Justification Test has been applied and it was considered based on the application of the test in accordance with the Guidelines that the Justification Test was passed.

It is proposed to update the relevant Table, to ensure consistency between the Written Statement and the SFRA (See updated SFRA).

The existing suite of policy objectives set out in the written statement are sufficient without the need for further detail on SuDS techniques.

Comment noted.

Comment noted. Additional detail has been added to the SFRA accordingly.

The Justification Test has been applied here and it is considered, based on the application of the test, in accordance with Guidance that the Justification Test passed.

The Justification Test can be applied here and it is considered, based on the application of the test, in accordance with Guidance that the Justification Text passed.

The Justification Test can be applied here and it is considered, based on the application of the test, in accordance with Guidance that the Justification Text passed.

Policy objective BKT 42 Constrained Land Use has been updated to ensure consistency.

The Justification Test has been applied see report and BKT 42 has been amended.

The Justification Test can be applied here and it is considered, based on the application of the test, in accordance with Guidance that the Justification Text passed. BKT 42 has been amended.

See amended SFRA

The Justification Test can be applied here and it is considered, based on the application of the test, in accordance with Guidance that the Justification Text passed. BKT 42 has been amended.

See amended SFRA.

Chief Executives Recommendation:

Accept changes set out in the appended SFRA.

Accept changes to BKT 42 To facilitate the appropriate management ~~and sustainable use~~ of flood risk within zoning plan areas. This zoning ~~indicates where the Plan Making Justification Test may need to be applied and as such can~~ limits new development, while recognising that existing development uses within these zones may require small scale development, as outlined below, over the life of the Local Area Plan, which would contribute towards the compact and sustainable urban development of the town. The underlying zoning or the existing permitted uses ~~are~~ ~~may be~~ deemed to be acceptable in principle, ~~for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.~~ ~~however within Flood Zone A/B development is typically limited to extensions, renovations and change of use. Infill highly vulnerable development and demolition and reconstruction can only take place in Flood Zone C. Less vulnerable development in Flood Zone B will also need to be considered carefully. Significant redevelopment prior to the Flood Relief Scheme being in place will also be limited. These aspects are assessed on a case by case basis under the application of the Plan Making Justification Test and as supported by specific objectives in the written statement.~~

~~Since such applications concern existing buildings or developed areas, the sequential approach cannot be used to locate them in lower risk areas and the Justification Test will not apply. Development proposals within this zone shall be accompanied by~~ ~~Where the Justification Test is passed there is also a requirement for~~ a detailed Flood Risk Assessment ~~at Development Management stage. The FRA should be~~ carried out in accordance with The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

~~Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non structural flood risk management measures required for development in such areas will also be required to be demonstrated, to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.~~

Specifications for developments in flood vulnerable areas set out in this plan shall be complied with as appropriate. (Please refer also to Policy Objective BKT 39).

This flood event has been added to the SFRA section on historic flooding.

Overlay the land use zoning maps with the flood zone maps.

Include additional wording for BKT 47 Flood Relief Scheme.

BKT 47 Flood Relief Scheme

The Council shall support and co -operate with the Office of Public Works (OPW) in the delivery of the forthcoming Flood Relief Scheme for Ballinasloe. Appropriate measures to accommodate the delivery of the Flood Risk Scheme should be facilitated where possible,

in accordance with proper planning and sustainable development. Zoning or development proposals will be assessed to ensure they do not impede or prevent the progression of these relief measures.

Update Table 3 to be consistent with the SFRA.

See updated SFRA attached.

In reply to Cllr. Broderick's query, Ms. Loughnane advised that lands have been zoned in the Draft LAP in accordance with Planning and Environmental considerations.

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

GLW C10-4 – TRANSPORT INFRASTRUCTURE IRELAND

Mr. Corcoran went through submission from Transport Infrastructure Ireland and read CE Response and Recommendation.

Submission references the Trans European Transport Network (TEN-T) and the role of the M6 in that regard. The importance of the M6 is outlined as well as the importance of its preservation.

Submission would welcome a Policy Objective or supporting statement committing to the protection of the safety and capacity of the national road network and associated junctions having regard to DoECLG "Spatial Planning and National Roads Guidelines".

The submission also comments on some of the Policy Objectives set out in the Draft LAP.

Business and Enterprise Zoning

Reference is made to Business and Enterprise zoned lands adjacent to the M6, junction 15. TII recognise that this is an established zoning objective. TII would welcome the Draft Plan continuing to incorporate relevant text safeguarding the strategic role of the M6 and associated junction 15 associated with the proposed Business and Enterprise zoning designation in the vicinity of the M6 junction 15. Reference is made to the Ballinasloe LAP 2015 which included provisions that '... any development at this location would have to maintain a setback from the motorway and would have to be of a nature, which would *not undermine the motorway interchange or the Town Centre. The Council would also need to have regard to NRA Policy – Impact of Development on Interchanges. Development Plan polices should reflect and safeguard the strategic role of interchanges in catering for the safe and efficient movement of inter-urban and inter-regional traffic*'.

It is also noted that the Section 28 Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities have replaced the NRA Policy Statement (2006) referred to in the LAP 2009.

BKT 39 Ballinasloe Relief Road

TII recommends that the relief road be mapped and a new direction link to the M6 junction 15 should be avoided to safeguard the capacity and operational efficiency of the M6 interchange.

BKT 35 Traffic and Transport Assessment (TTA) and Road Safety Audits (RSA)

TII welcomes the requirement for TTA and RSA included in Proposed Objective BKT 35 Traffic and Transport Assessment (TTA) and Road Safety Audits (RSA). Reference is made to the TTA Guidelines which include recommendations on the requirement for sub-threshold traffic and transport assessments. Thresholds advised in the TII Traffic and Transport Assessment Guidelines (2014), including sub-threshold TTA requirements, relate specifically to development proposals affecting national roads.

BKT 48 Surface Water Draining and Sustainable Drainage Systems (SuDs)

Submission states it is crucial that surface water drainage proposals within the local area plan do not negatively impact on the national road drainage regime. A Policy Objective should be included in the Draft LAP to safeguard the capacity and efficiency of the national road network drainage regime. This could be provided in association with BKT 48. Additional wording is suggested to include

'The capacity and efficiency of the M6 national road network drainage regime will be safeguarded for national road drainage proposals.'

Noise

Submission makes reference to the proximity of the M6 to the Local Area Plan boundary. The Council is requested to refer to the requirements of S.I. No. 140 of 2006 Environmental Noise Regulations in the Draft LAP. The Authority advises that it requires that development proposals identify and implement noise mitigation measures when introducing noise sensitive uses in the environs of existing and planned national roads, where such mitigation is warranted. The costs of implementing mitigation measures shall be borne by the developer, as the Authority will not be responsible for the provision of additional noise mitigation.

Signage

Submission references the TII Policy on the Provision of Tourist & Leisure Signage on National Roads (March 2011). The document outlines TIIs policy on the provision of tourist and leisure information signs on national primary and national secondary roads in Ireland.

Submission also refers to Section 3.8 of the DoECLG's Spatial Planning and National Roads Guidelines which indicate a requirement to control the proliferation of non-road traffic signage on and adjacent to national roads.

Regarding the Draft LAP boundary and proximity of the M6 the Authority would welcome the provisions of the TII Policy and DoECLG Guidelines relating to signage impacting national roads incorporated into the LAP prior to adoption.

Chief Executive’s Response

Policy Objective **NR1 Protection of Strategic Roads** seeks to protect the strategic transport function of national roads, including motorways.

The preservation and protection of the national road network is set out in **Chapter 6 Transport and Movement** of the Galway County Development Plan 2022 – 2028 and in particular under Policy Objective **NR1 Protection of Strategic Roads**.

As outlined above policy objective **NR1 Protection of Strategic Roads** seeks to protect the strategic transport function of national roads including motorways.

Noted.

The proposed Ballinasloe Relief Road does not have planning permission and therefore to map this relief road it is considered would be premature from an environmental perspective. Policy objective BKT 39 references the Ballinasloe relief Road.

Noted.

Policy Objective **WW7 Sustainable Drainage Systems** of the Draft County Development Plan requires the use of SuDS measures to be incorporated into all new development. Furthermore, all development proposals shall be accompanied by a comprehensive SuDS assessment including run-off quantity, run of quality.

Policy Objective **NP 5 Noise Mitigation Measures** within the Draft County Development Plan requires activities likely to give rise to excessive noise to install noise mitigation measures and monitors. Policy Objective **NP3 Noise Impact Assessments** requires an assessment of the impact of potential developments on noise levels having regard to relevant EPA Regulations.

Noted.

Noted.

The provision of additional signage in proximity to motorways and national roads would be the subject of a planning application, in which the TII would be consulted accordingly.

Chief Executive’s Recommendation

No change

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

GLW C15-12 – NATIONAL TRANSPORT AUTHORITY

Mr. Corcoran went through submission received from National Transport Authority and read CE Response and Recommendation.

Various issues are discussed in this submission with a number of recommendations outlined.

Transport Objectives

The NTA welcomes the inclusion of policy objectives BKT 31 to 37 with regard to the LTP.

The NTA is willing to work with the Council in relation to the enhancement of public transport infrastructure along existing public transport routes and in relation to the Connecting Ireland programme and for the improvement of accessibility to public transport stops (BKT 34).

It is recommended to include a policy objective as follows:

'Implement the national design standards outlined in the Design Manual for Urban Roads and Streets (DMURS) for urban streets and roads within the 50/60kph zone.'

It is recommended that **BKT37 Reservation of Access Points** would include reference to the use of filtered permeability and pedestrian and cyclist only access points as well as to the *Permeability: Best Practice Guide*.

Business and Enterprise Zoning

The submission has regard to the Ballinasloe Town Development Plan 2009-2015 and provisions for the development on lands in the vicinity of the M6 Junction 15. The submission refers to the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012) which have replaced the NRA Policy Statement (2006) referred to in the Town Development Plan, 2009.

It is noted that the Guidelines continue to require that planning authorities exercise particular care in their assessment of development/local area plan proposals relating to the development objectives and/or zoning of locations at or close to interchanges where such development could generate significant additional traffic with potential to impact on the national road. The submission would welcome the draft plan continuing to incorporate relevant text safeguarding the strategic role of the M6 and associated proposed Business and Enterprise zoning designation in the vicinity of M6 Junction 15.

Local Transport Plan

The NTA welcome the development of a Local Transport Plan for Ballinasloe. The use of ATOS to illustrate access levels to services is welcomed.

Walking

The submission welcomes the four proposed walking routes however queries whether they stop short of providing the entire route connection to the two employment zones for

instance and with the residential areas. It is recommended that the plan would benefit from an analysis of permeability measures to assist in meeting the objectives of the Plan and to complete the delivery of the four access routes identified.

The NTA welcomes the inclusion of the reference to the potential 'park and stride' in Section 5.7.2 and it is recommended that the plan would benefit from further analysis potential 'park and stride' opportunities and that these are brought forward as part of the plan.

The submission notes the reference to the existing bridge link in Section 6.2.20 and recommends that the plan would benefit from further detail in relation to the objective to connect the eastern residential areas to the main commercial facilities in the western part of the town in both the short and long term, utilising either existing or new infrastructure to meet the objective.

Cycling

The submission references Routes 1 to 4 however notes that the plan does not present the existing or potential cycling network in Ballinasloe in the Baseline Assessment or Option Development Sections of the report. It is stated that it has been shown that the provision of dedicated off-road cycling infrastructure is what is required to encourage a wider and more diverse mixture of the population to switch to cycling as a mode choice.

The NTA notes the inclusion of Figure 52 East-West Cycle Link (including zoning for future development) in Section 7.0 Prioritisation of Options. It illustrates a 'currently proposed' cycle route and 'additional links'. It is unclear if these routes form a part of the Plan as they are not included in the Option Development section. The routes proposed would assist in creating a network of cycle infrastructure within the town. The NTA will work with Galway County Council to identify and deliver this proposed network.

Public Transport

The NTA is willing to work with the Council to enhance and provide for bus stop infrastructure along the path of existing public transport routes, as well as those proposed as part of the Connecting Ireland programme. Background information is provided on the Connecting Ireland programme which was recently launched by the NTA.

It is recommended that Section 3.5.10 should be amended to remove reference to the NTA Active Travel Programme.

It is recommended that the LTP include reference to the NTA Connecting Ireland programme.

Multi Criteria Analysis

The attempts to evaluate the strength of the proposed measures is welcomed. However, the proposed routes and measure do not appear to be proposed as alternative scenarios to achieve the plan objectives, therefore there is no requirement to assess them against each other. The submission states that the rationale for the inclusion of Multi Criteria

Analysis is questioned, as they provide limited benefit because they do not test alternative scenarios to meet objectives.

Traffic Management Plan

The submission welcomes the development of a Traffic Management Plan.

Chief Executives Response:

Noted.

The Council will continue to actively engage and collaborate with the NTA.

This Policy Objective is included in **Chapter 6 Transport and Movement** of the Draft County Development Plan under reference NNR 3 Design Manual for Urban Roads and Streets.

The County Development Plan refers to the Permeability: Best Practice Guide. There are also a range of policy objectives contained with the overarching County Development Plan and LAP to facilitate improved pedestrian and cycling connectivity.

Policy Objective NR1 of the Draft County Development Plan seeks to protect the strategic transport function of national roads, including motorways.

The preservation and protection of the national road network is set out in **Chapter 6 Transport and Movement** of the Galway County Development Plan 2022 – 2028.

Noted.

Figure 21 of the Local Transport Plan has been amended to include updated four walking routes which show clear connection to the towns employment sites and residential areas within the town.

Chapter 6 Transport and Movement of the Draft County Development Plan 2022-2028 contains a suite of Policy Objectives and accompanying narrative to facilitate further review and analysis of the town and how it operates. The travel to work patterns from the 2022 Census will also be useful in this regard.

Chapter 6 Transport and Movement of the Draft County Development Plan contains a range of policy objectives to facilitate such infrastructural improvement works.

The LTP seeks to promote cycling and improvement of the street environment. This is a clear priority for meeting wider transport Policy Objectives within the County Development Plan and GCTPS documents. There is a limited cycling network in Ballinasloe Town at present. Improved cycling and walking routes are included in Section 5 of the LTP.

The creation of an East-West Cycle link is advocated within the LTP. Galway County Council looks forward to further engaging with the NTA in this regard.

The Council welcomes these comments from the NTA.

Noted.

Reference to the Connecting Ireland Programme has been included in the updated LTP.

Noted.

Chief Executives Recommendation:

See updated Local Transport Plan at Appendix C.

Cllr. Broderick referenced Pg 63 of CE Report in relation to Public Transport and welcomed their response and commented that it seems to be a new departure from the NTA and a welcome progression.

Cllr. Dr. Parsons stated that she was disappointed that there was no reference to disability/accessibility in the NTA submission. Mr. Hanrahan advised that NTA were satisfied with what was in plan and our input on this.

In response to Cllr. Dr. Parsons regarding Public Facilities/Public Toilet Facilities, Ms. Loughnane advised that there has been a lot of engagement with NTA in the past few months and they had expressed the views of the Members at the meetings with them.

Cllr. Broderick queried if they could put in a provision for extra car-parking spaces at Rail Station? Cllr. D. Connolly advised that there were extra car-parking spaces on the left-hand-side as you go towards Deerpark that people weren't aware of. Ms. Loughnane advised that they were liaising with Irish Rail and the matter has been raised with them. She also advised they had been asked about the possibility of issuing a combined parking and rail ticket.

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

SUSPEND STANDING ORDERS

As the meeting went beyond 5.00 p.m., it was agreed to suspend Standing Orders on the proposal of Cllr. M. Connolly, seconded by Cllr. Broderick and agreed by the Members.

Cllr. Dr. Parsons explained she was submitting a motion proposing a link from Townspark Inner Relief Road to proposed new access road for new development of Scoil an Chroi Naofa. Ms. Loughnane advised that such a proposal will not get through the Environmental Screening and will require an FRA and NIS. She suggested including a strategic worded high level aspirational policy objective with respect to this and explained that it cannot be specific.

Cllr. Dr. Parsons submitted the following Motion:

BKT 39 Ballinasloe Townparks Inner Relief Road

It will be a Policy Objective of the Council to:

- a. To support the delivery of the Ballinasloe Townparks Inner Relief Road*
- b. To explore options for identification of appropriate uses to compliment and support the lands adjoining the Townparks Inner Relief Road*
- c. To explore appropriate land uses adjacent to the Townparks Inner Relief Road and River Suck harnessing the potential for recreation/amenity and related activities in association with the River.*
- d. These concepts will accord with proper planning and sustainable development and environmental considerations.*

Cllr. Dr. Parsons queried if they could zone it Community Facilities? In response, Ms. Loughnane explained that it could only be zoned Open Space/Recreation & Amenity due to flooding issues here. Cllr. Dr. Parsons stated that she would like to see Townparks Amenity also referenced in this policy objective. It was agreed to amend to include (c) recreation/amenity. Ms. Loughnane advised that it has still to go through Assessment.

The Motion, was proposed by Cllr. Dr. Parsons, seconded by Cllr. Keaveney and agreed by the Members.

GLW – C10-2 – ENV PROTECTION AGENCY (EPA) (DAVID GALVIN)

Ms. Loughnane went through EPA submission and read CE Response and Recommendation.

The Environmental Protection Agency (EPA) raise several issues in their submission as follows:

EPA note that the guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' should be taken into account.

It is suggested that the Council should ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the NPF and the RSES. Recommendations below are suggested for incorporation into the Environmental Report of the Plan:

Environmental Report Recommendations

Non-Technical Summary

The inclusion of relevant maps and tables from the Environmental Report which help to augment the NTS are noted.

Mitigation Measures

It is suggested that where the potential for 'likely significant effects' are identified appropriate 'mitigation measures' should be identified to avoid or minimise these.

Monitoring

The submission noted Table 9.1 Indicators, Targets, Sources and Remedial Actions. It is recommended that the Monitoring Programme should be flexible to take account of specific environmental issues and unforeseen adverse impacts should they arise. It is recommended that the possibility of cumulative effects should be considered and dealt with.

In addition, it recommends that the monitoring of both positive and negative effects should be considered. The monitoring programmes should set out the various data sources, monitoring frequencies and responsibilities.

It is noted that if the monitoring identifies adverse impacts during the implementation of the Plan it should be ensured that suitable and effective remedial action is taken.

State of the Environment Report – Ireland's Environment 2020

It is recommended that in the finalising of the Plan and integrating the findings of the SEA into the Plan, the recommendations, key issues and challenges described in '*Ireland's Environment – An Integrated Assessment 2020*' should be considered as relevant and appropriate. It is noted that this should also be taken into account in preparing the Plan and the SEA.

Future Amendments to the Plan

It is recommended that any future amendments to the Plan should screen for likely significant effects, utilising the same method of assessment applied in the "environmental assessment" of the Plan.

SEA Statement - "Information on the Decision"

It is noted that once the Plan is adopted an SEA Statement should be prepared that summarises the following 4 no. points:

- How environmental considerations have been integrated in the Plan;
- How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan;
- The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and,
- The measures decided upon to monitor the significant environmental effects to any environmental effects of implementation of the Plan.

It is noted that a copy of the SEA Statement should accordingly then be sent to any environmental authority consulted during the SEA process.

Environmental Authorities

It is noted that under the SEA Regulations, the following bodies should be consulted:

- Environmental Protection Agency
- Minister for Housing, Local Government and Heritage,
- Minister for Environment, Climate and Communications
- Minister for Agriculture, Food and the Marine

- Any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

SEA of Local Authority Land-Use Plans – EPA Recommendations and Resources

The submission includes a copy of the '*SEA of Local Authority Land-Use Plans – EPA Recommendations and Resources*'. The following are the key points of these recommendations for Local Authorities to consider when carrying out SEA of land-use plans at county and local level.

The key environmental recommendations to consider as part of the preparation of the plan are as follows:

Drinking Water; Wastewater; Water Framework Directive; Flooding; Climate Change; Air; Noise; Waste Management; Radon; Biodiversity; Appropriate Assessment; Green & Blue Infrastructure; Energy Conservation & Renewable Energy; Landscape; Geology/Geomorphology; Human Health/Quality of Life; Transportation; Infrastructure Planning; Environmental Impact Assessment (EIA)

Chief Executive's Response:

A detailed submission has been received from the EPA.

Comment noted. This has been taken into consideration in preparing the Draft LAP.

Cognisance has been taken of the NPF, RSES and Section 28 Guidelines in preparing the Draft Ballinasloe LAP.

All reference to Environmental Reports have been considered. Reports will be updated in accordance with legislation and Best Practice.

Comment noted. Appropriate mitigation measures have been identified where necessary.

Comment noted regarding the monitoring programme.

The recommendations, key issues and challenges described in '*Ireland's Environment – An Integrated Assessment 2020*' will be considered appropriately.

Comment noted, future amendments to the plan will be screened for likely significant effects as appropriate.

Comment noted. Cognisance will be taken of the four points referenced when the SEA Statement is underway.

Comment noted. Relevant bodies will be consulted accordingly.

The key environmental recommendations have been considered as part of the plan making process.

Chief Executive's Recommendation:

No change

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

GLW C10-35 – CLLR. DR. PARSONS

Ms. Loughnane went through submission received from Cllr. Dr. Parsons and read CE Response and Recommendation.

Submission notes that several points raised during the Draft County Development Plan preparation have been considered in the Draft Ballinasloe Local Area Plan. Submission welcomes access for all and policy objective relating to Saint Brigid's Hospital.

Submission requests inclusion of a policy objective relating to Portiuncula Hospital to facilitate future growth. The following text is suggested *'Recognise the importance of Portiuncula University Hospital as the main hospital in the County (outside of GUH) and support the enhancement and extension of the hospital, as necessary and appropriate, subject to proper planning and sustainable development requirements'*.

Facilitate the expansion for acute services at Portiuncula. Ensure continued collaboration between Galway County Council and the Health Service Executive to bring forward facilities such as Primary Healthcare Centres. The submission also references support for development of Enhanced Community Care facilities in Ballinasloe along with community-based care including aligned wellness businesses in the Draft LAP. Submission makes reference to the National Ambulance Estates Strategy Document and the need for new ambulance bases across Galway City and County. Support for these services including other healthcare services, particularly in Ballinasloe should be included in the Draft LAP.

Include the need for accessible, multi-use spaces providing opportunities to meet the needs of children and young people up to age 24 in the Draft plan.

Identify areas with satisfactory water and wastewater provision within the LAP. It is requested that BKT 2 be removed completely or amended to be more flexible as this policy objective penalizes some and is contradictory to BKT 6 for Single House Developments and BKT 20 Agriculture.

BKT 8 Sequential Development

Submission references the physical barrier of the River Suck

It is stated that there may be an over concentration of residentially zoned lands in some areas such as the Pollboy area. Concern is raised stating that the high degree of Residential Phase 1 zoning at Pollboy may 'box-in' the established community. Less dense uses such as light industry and commercial enterprise uses may serve this area and the town better. Particular reference is made to the following sites which should be considered for less

intense uses that are compatible with community enhancement, cohesion, estate management and community development:

D: 2.02HA

E: 3.99HA

G: 4.33HA

F: 1.64HA

Community Facilities

Submission welcomes additional lands zoned at Brackernagh for Community Facilities. It is requested that these lands be retained for a Multi Use Sports and Community Building as suggested by the Ballinasloe and District Tennis Club.

It is requested that a policy objective be added which states:

'This plan will commit to advancing the development of Galway County Council's legacy commitments which arose following the closure of the Poolboy historic landfill with the development of the Townparks Relief Road and Townparks Amenity Area within the lifetime of the plan'.

A single title for the proposed relief road should be used.

Submission welcomes the policy objective supporting the reuse of backlands within the town centre. However it is requested that these particular backlands be mapped and linked to the development of the Townparks Link Road and Townparks Amenity Area with a phased road connection to the proposed road to Scoil an Chroí Naofa's new school building. Also requested that other possible uses and developments for connecting backlands are listed to make the policy objective meaningful, i.e. youth recreation; skatepark; sensory gardens; linear biodiversity parkland along the River Suck with water based recreation; swim area; waterside café's; food stalls; boardwalks; other water based compatible tourism and recreational uses with built in access for all principles. It is further requested that development in this area ensures and supports requests that Ballinasloe Town becomes more river centric to support business, recreation, tourism, community, water based and sports activities and that river centric terminology is used and efforts made to develop connecting alleyways to increased connectivity to the commercial centre.

It is requested that a further linked policy objective BKT10 (I) is included to deliver the Townparks amenity area and points referred to under BKT 10 for developing the backlands and referencing links to BKT 39.

Supports BKT 16 Open Space, Recreation and Amenity.

Supports policy objectives relating to tourism development and BKT 62 Park. Concern is raised regarding the provision of tourism zoned land in the plan area (2.95HA). It is suggested that this quantum of tourism zoned land may be insufficient to support the policy objectives in a meaningful manner. It is stated that the tourism initiative such as Ireland's Hidden Heartlands need a concentrated focal point of information and central tourism facilities including a ground floor tourism office, access for all tourism and fully accessible toileting plus changing showering facilities, tour bus parking etc. It is requested

that additional lands be zoned for tourism development and more of a tourism emphasis within the LAP. These should tap into tourism niche areas such as for people with additional needs. Submission welcomes reference to the development of a public park in Ballinasloe.

BKT 19 Water Based Tourism

Regarding policy objective BKT 39 further detail ins requested to the delivery of the relief road as stated above regarding connectivity to Scoil an Chroí Naofa and parking.

It is requested to remove the historic suggested link from the M6 interchange and the Portumna Road in the interests of traffic reduction.

It is suggested that additional text is added to policy objective BKT 10 Town Centre Management to include the following:

(j) 'A town centre formal masterplanning application will be supported for Ballinasloe and applied for on its behalf by Galway County Council taking into account the wide number of plans and projects and public monies being directed to its development – ie. Non exhaustive list OPW, IHH, HSE, JT, BNM, WWI, IW etc. which share aligned objectives whose shared synergies may deliver a better combined result for the town, its people and surrounding area as well as representing a more effective use of public monies'.

Additional text is also requested for policy objective BKT 21 Public Utilities to include:

(c) 'support the appropriate development of access for all toilets and changing facilities such as changing places'.

BKT 24 Universal Access is welcomed and commitments to UNCRPD.

An additional policy objective BKT 64 is suggested to state *'Environmental Justice Principle - Fairness in distribution of environmental burdens and benefits with regard to application of environmental policy planning and governance will be applied with regard to developments and operations in Ballinasloe to safeguard Environmental Protection and protect Public Health including quality of life and attract economic investment and encourage core settlement and relocation to this County Key Town'.*

The terms of the High Court Order 1999 is referenced and the Environmental Justice Principles.

BKT 65 Air Quality Monitoring station – support for it to be sited in Ballinasloe. It is noted that the Athlone Monitoring Station is the one from which Ballinasloe's data is taken. Air quality challenges apply in Ballinasloe- ie proximity to the M6, sensitivity of European sites SPA Birds, hospital population etc An Air monitoring station is required in Ballinasloe.

An additional policy objective relating to noise is also suggested: *'to support increased noise mitigation measures for residential areas close to the motorway where levels are mapped and significantly exceed recommended levels ie Beechlawn, Poolboy'*

Having regard to the Local Area Plan boundary extending to the line of the M6 Motorway, the Council is requested to refer to the requirements of S.I. No. 140 of 2006 Environmental Noise Regulations in the Draft Plan.

Arts Culture and Heritage

It requested that support be given for the development of the Arts in the Ballinasloe Local Area Plan including relevant funding streams. This is with particular reference to Town Hall Theatre and Town Hall Band upgrades.

Cultural and heritage programme development eg. Open mic, literary events, including horse fair festival supports and other festival events.

Public arts space – outdoor mural and visual arts enhancement of public spaces.

Permanent Arts studio and exhibition space for professional and resident artists in Ballinasloe

Siting of sculpture/ public art including the ' Ballinasloe Sphere' from Galway 2020

Outdoor Covered Performance Space/s

Professional lighting system to enable 'Light Up ' Events in Ballinasloe – to promote social cohesion, unite community in common purpose and promote placemaking. At present requests for symbolic light ups cannot be accommodated in Ballinasloe.

It is also requested that the lighting of the laneways is given support in Ballinasloe and enhancing the accessibility linkage between the town, new bus stops and the tourism area of the Marina, promoting business activities, night time economy and hospitality businesses.

Chief Executive's Response:

Reference is noted to previous comments and incorporation into the Draft Development Plan

A specific policy objective has been included in the Draft County Development Plan which supports and recognises future development and importance of Portiuncula University Hospital.

The suggested wording of BKT 12A is sufficient in this instance. The Council will continue to collaborate with the HSE. The provision of Community Facilities zoned lands supports the principle of health care development.

The provision of Town Centre, Commercial/Mixed Use and Community Facilities zoned lands supports the principle of community related development such as multi use spaces.

The Council has collaborated closely with Irish Water and considered the information set out in the capacity register in zoning land in Ballinasloe. Policy Objective **BKT 2 Service Led Development** has been formulated to be consistent with the NPF and RSES and to deliver proper planning and sustainable development.

The quantum of lands zoned in the Pollboy have in fact been reduced. Careful consideration was given to the zoning of lands within the plan area to ensure, where

possible that an even and balance quantum of residentially zoned land was provided across the plan area.

Noted.

There are sufficient lands zoned in the LAP to support the development of multi-use facilities.

The Draft LAP contains Policy Objectives **BKT 39 Inner Relief Road** **BKT 62 Park** support the delivery of the relief road and a park which are considered sufficient in this instance.

Mapping of backlands, is not warranted at this stage. The zoning of town centre commercial mixed use lands provides sufficient parameters for the development of these lands which are supported by a suite of policy objectives set out in the LAP.

Furthermore, the additional mapping of the Opportunity Site (Hayden's Hotel) and Regeneration Site (Saint Brigid's Campus) identifies the priority of the LA for the development of these sites which would have a significance impact on the development of Ballinasloe. Therefore, the request to map additional lands beyond the opportunity sites and the zoning maps is not considered warranted at this stage.

The wording of Policy Objectives **BKT 10 Town Centre Management** and **BKT 62 Park** are considered to be sufficient at this stage.

While 2.95 HA of lands have been zoned for Tourism use in the plan area, other zonings such as Town Centre and Commercial Mixed Use also in certain circumstances could support tourism development. Galway County Council will continue to liaise and collaborate with tourism bodies such as Fáilte Ireland to promote Ballinasloe as a tourist town and supports the Hidden Heartlands brand.

The wording set out in Policy Objective **BKT 39 Ballinasloe Relief Road** is considered sufficient and additional wording is not merited at this stage.

The wording set out in the Draft LAP is considered to be sufficient at this stage of the plan making process. If funding were to become available for a masterplan type study in the town, the wording of **BKT 10 Town Centre Management** would be sufficient to support such an endeavour.

Such specific wording for a Policy Objective (BKT 21) is not necessary. The text set out in the narrative and supporting policy objectives is sufficient to support such development.

Noted.

The principle of Environmental Justice is supported and is integral to the Draft LAP. It is specifically referenced in the **Plan Issues, Challenges and Considerations** section of the Written Statement.

Noted.

The Draft LAP does not prohibit the siting of an air quality monitoring station in the town that accords with proper planning and sustainable development. Furthermore, Section 7.9.1 **Air Quality** of the Draft County Development Plan sets out the provision and preservation of air quality with narrative and supporting policy objectives accordingly.

Section 7.9.2 **Noise Pollution** of the Draft County Development Plan sets out narrative and supporting policy objectives that seek to restrict development proposals causing noise pollution in excess of best practice standards.

The M6 motorway represents a physical barrier to contain the plan area in an effort to facilitate sustainable compact growth, and therefore the plan boundary reflects this.

Section 12.8 Creativity and The Arts support development of the arts across the County, which includes Ballinasloe. Policy Objective **CA1 Development of Arts and Cultural Infrastructure** provides for the development of arts and cultural infrastructure. This could be applied to the upgrading of relevant facilities in Ballinasloe.

The provision of lighting of a particular part of the town or the provision of additional bus stops would not be included within the Draft LAP. There are a number of policy objectives in the Draft County Development Plan and LAP in relating to the provision of infrastructure.

The provision of sustainable tourism development in the appropriate locations is supported in the plan.

Policy Objective **CSA 8 Evening and Late Night uses** of the Draft County Development Plan supports proposals for development involving off peak evening and late night, commercial, retail or leisure uses within or immediately adjacent to town and village centres.

Chief Executive's Recommendation:

Insert **Portiuncula Hospital Policy Objective**

BKT 12A Portiuncula Hospital

It is a Policy Objective of the Council to support the future growth and expansion of services at Portiuncula University Hospital in accordance with proper planning and Sustainable Development.

Cllr. Dr. Parsons welcomed that a policy objective for Portiuncula was included in the County Development Plan. She also wanted to raise issue with regard to female safety/personal safety and the importance of lighting of laneways in any plans and policies going forward.

Ms. Loughnane advised that a lot of the issues raised in the submission have been dealt with in the County Development Plan. In relation to personal safety, she advised that there was new legislation being enacted in relation to CCTV which will give assurances to people. She also advised that a lot of lands in Ballinasloe were lit and safety is taken into account.

The CE Recommendation was proposed by Cllr. Dr. Parsons, seconded by Cllr. Keaveney and agreed by the Members.

Cllr. Dr. Parsons raised the following issue:

I request that a site be identified for the development of a domestic violence refuge in Ballinasloe. There is general under-provision country-wide and the midland area is vastly under resourced. Neighbouring refuges are in Galway City and Athlone and over-subscribed. Refuges throughout the country do not have capacity to accept adults and children fleeing domestic violence and are being turned away forced to live with their abusers. I urge GCC to work with the various governmental depts and bodies included under Safe Ireland to secure funding to advance this.

Mr. Hanrahan advised that the most appropriate place to raise this issue was at the Housing SPC which includes members from both COPE and Galway Simon on it at a local level.

Cllr. Dr. Parsons stated that she wanted recognition that this is a huge issue. Cllr. Broderick suggested that it be included on agenda for discussion at future MD Meeting.

Ms. Loughnane suggested inclusion of “Domestic Violence Refuge” under Section 2.7 Community Facilities – in the Draft Plan.

It was agreed to include reference to “Domestic Violence Refuge” under Section 2.7 Community Facilities in the Draft Plan. This was proposed by Cllr. Dr. Parsons, seconded by Cllr. D. Connolly and agreed by the Members.

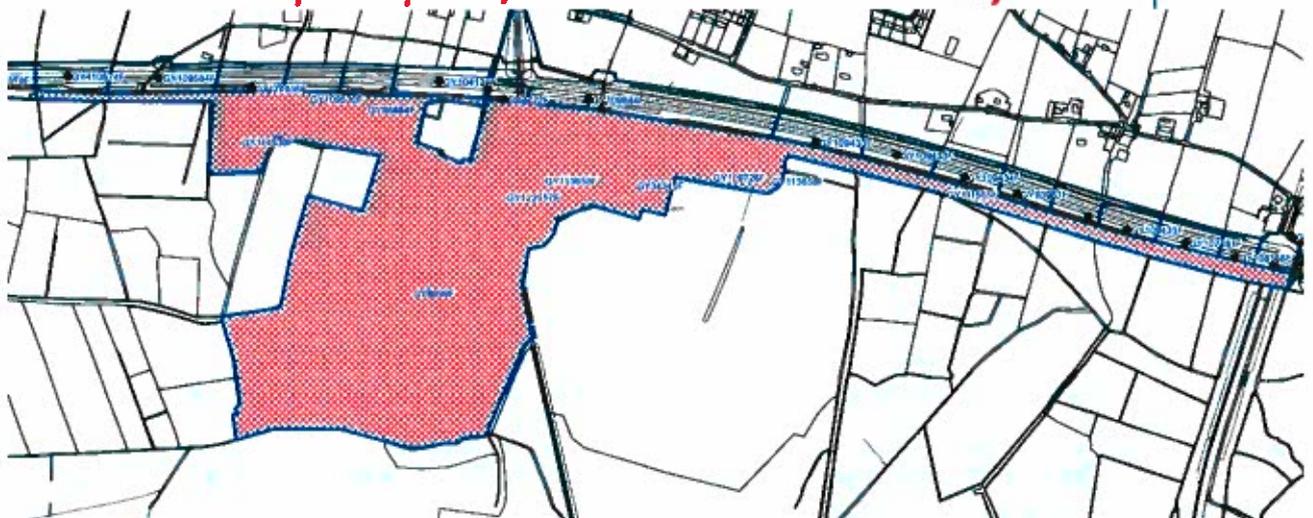
Cllr. Dr. Parsons submitted the following Motion:

Extension of LAP Boundary

Proposer: Cllr Dr Parsons

Secunder:

Extend plan boundary as per map below shaded red and zone as open space/recreation and amenity.



Cllr. Dr. Parsons stated that the lands in question were in the ownership of Galway County Council.

Ms. Loughnane stated that the OPR had identified that M6 would be the National Boundary. She advised it will run into difficulty with extension of plan boundary and would have concerns with this proposal and would be advising against this.

Cllr. Dr. Parsons restated her commitment to the motion adding that the worst-case scenario is that it would be taken out of Plan. Mr. Corcoran advised that the M6 represented a clear physical boundary to the southern end of the Town and the extension of the Plan area south of the M6 would not carry any planning justification and be at odds with national and regional policy. Ms. Loughnane advised that it would be open to Ministerial Direction which in itself would be very regrettable. Cllr. Dr. Parsons advised this was a very strategic area and there was a High Court Order on it to return it to its original use. She stated that she would like to zone it to ensure they will have a park there. She advised this area is well connected and is part of the urban fabric of the town.

Mr. Hanrahan acknowledged what she was trying to achieve here but advised that it was not a Town Park. He advised that a town park was in more of an urban setting with smaller area of surrounds, playground, more compact, etc. He said that what was being proposed here was more of a Wildlife Park/Eco Park. Cllr. Dr. Parsons stated that this would be more of an amenity for the town and considered for use for Sustainable Energy Projects. She advised that she got a commitment from CE during discussion on County Development Plan that this was going to be remediated and returned to use that is consistent with amenity park and open space.

Cllr. M. Connolly stated that CE gave assurances during the CDP process that Galway County Council would have to adhere to this High Court Order. He queried that in order to achieve what was being proposed here, was it require to be zoned? In reply, Ms. Loughnane advised that it did not need to be zoned and it might undermine what is in the CDP. The fact that CE has given a commitment that it will happen meant there was no advantage in putting it in. She advised that it might raise concerns with OPR and may include it in their recommendations to remove it. Cllr. Dr. Parsons stated that the worst that can happen is that it would have to be taken out. Mr. Hanrahan advised that they were trying to protect the integrity of the plan and advised against this proposal. Cllr. Dr. Parsons advised that she wanted it put forward as a motion.

Cllr. Geraghty acknowledged what Cllr. Dr. Parsons was trying to achieve in her motion. He referred to a Park in the Midlands which has a massive Solar Panel Farm, grazing for sheep, etc. and would be in full agreement of this type of park, if there is no need to go outside of M6.

Mr. Hanrahan advised that if it is included, it will have to have a zoning and it will involve putting in a use that you won't get there. Cllr. Dr. Parsons advised that this area is prone

to flooding. Ms. Loughnane again advised that she had concerns about this proposal and this proposal would be going against the advice of the Executive.

As the Motion was not agreed, the Cathaoirleach called for a vote to be taken. The following is a result of the Vote:

For: 2

Cllr. Broderick

Cllr. Dr. Parsons

Against: 3

Cllr. M. Connolly

Cllr. Geraghty

Cllr. Keaveney

Abstained: 1

Cllr. D. Connolly

The Cathaoirleach declared the Motion not carried.

GLW C10-36 - SENATOR AISLING DOLAN

Ms. Loughnane went through submission received from Senator Dolan and read CE Response and Recommendation.

Industrial Zone – upgrade quality of Harbour Road and Tesco Roundabout to facilitate heavy goods traffic. Review width of foot/cycle paths to encourage active travel. Include bus stop from train station. Widen footpaths at Church Street.

Business and Technology Area – Parkmore, Creagh to include a Transport Plan as main commuter area. Develop cycleways and public transport to access this area also include BACD area and St Teresa’s Special Needs School.

Accessibility and Connectivity Footpaths – allow safe walking and cycling to all residential areas.

Provide incentives for regeneration, living above the shop, open space access and community recreational areas, address town centre vacancy.

Accelerate the Flood Relief Scheme and use of embankments as walkways and cycleways. Develop parkland areas close to the River Suck. Develop water sports River Suck from marina to the lock in Poolboy and through the town and along the Suck banks. Explore possibilities of safe swimming zone.

It is suggested that environmental consideration for areas along the Grand Canal and Poolboy/Kellysgrove Bogland areas to develop as an eco park (including Suck River

Callows). Include walkways such as the national waymarked Hymany Way being cognisant of conservation objectives of Bord na Móna. Protect flora and fauna and develop Hidden Heartlands.

Zoning of area at Church Street (old tennis courts) to a community area which could be repurposed for sports.

Create public access to the river Suck at the Bridge (adjacent to Murrays) and a walkway which could run to Moycarn Lodge Marina. Also create area of access adjacent to the ruins of Ballinasloe Castle to facilitate public walking access.

Facilitate a park at St Brigid's along with walk/cycleways in the Fair Green to encourage use as a park. Connect laneways between estates as cycleways for children to access national school. Develop safeways for estates to have cycleways to access schools and cycleway access as a priority from the Train Station to the Town.

Develop arts and community centre in the town through the utilisation of community space as part of the Haydens Hotel complex.

Develop marina area with electrical points and playground.

Develop Slí na hAbhainn with recreational activities.

Zoning

Flexibility with respect to public, community and institutional uses in the zoning matrix for industrial area in Poolboy Upper Road on the banks of the Suck.

Townspark Road

Develop Townspark Road and continue from the rear of Gullanes Hotel to the development of the new school for Scoil an Chroí Naofa.

Sports

Develop a multi purpose sports hub adjacent to the tennis courts.

Boardwalk to facilitate circular walk to link the marina to lock on Poolyboy and walks along the Grand Canal and Beara Breifne Way.

Develop marina to attract further tourism. Signage to promote Ballinasloe in liaison with Waterways Ireland.

Boglands Adjacent to M6

Work with Bord na Móna for a licence in the area working with Ballinasloe walks and trails and Ballinasloe Area Community Development (BACD) development association to develop as a public amenity.

Chief Executive's Response

Road improvement would be carried out by the Councils Roads Directorate. The accompanying LTP supports the provision of sustainable transport which includes provision of path and cycleways.

Chapter 6 Transport and Movement of the Draft County Development Plan 2022-2028 along with the LAP support the provision of infrastructure such as walking and cycling in residential areas.

Chapter 3 Placemaking, Regeneration and Urban Living of the Draft County Development Plan 2022-2028 supports the reuse of existing buildings and reducing town centre vacancy where possible.

The Flood Relief scheme is being delivered by the OPW which is a separate process to the completion of this LAP.

The Draft LAP includes policy objectives which will explore possibilities for the development of a park and bathing area in the river Suck. Uses such as water sports in the river are not determined by the LAP.

A Strategic Environmental Assessment and Appropriate Assessment has been carried out as part of this Draft LAP which gives due environmental consideration to the plan area. The LAP would not include finite detail such as walkways. Proposals for development of an Eco-park would need to be the subject of a planning application.

The town is appropriately served with sports facilities, which include the provision of tennis courts which is considered sufficient.

Policy Objective BKT 62 (Park) and BKT 63 (Bathing Area) seek to explore the provision of a park and bathing area in the Suck river are included in the Draft LAP. The provision of a walkway and access to the ruins of Ballinasloe Castle would not be prohibited by the plan. The plan supports the comprehensive regeneration of the St Brigid's campus in totality. Therefore, it would be premature to designate any land uses on this site at this early stage in the regeneration process.

The provision of walking and cycling is supported in the Draft County Development Plan 2022-2028, Draft LAP and LTP. It is an aspiration of the LAP to connect residential areas in the plan area to services such as schools and employment sites for all users. Cycleway access from the train station to the town is hindered by the narrow carriageway of the existing road which links the station to the town.

The Draft LAP would support the provision of an arts and community centre in the town centre. The former Haydens Hotel site is identified as an Opportunity Site which could include a range of uses such as arts and community.

The provision of electrical points and a playground are not prohibited by the Draft LAP.

The Draft LAP does not prohibit the development of suitable sites for recreational activities that accord with proper planning and sustainable development.

Community Facilities zoning is a separate land use zoning to Industrial, which have varying effects on residential amenity. Therefore a limited degree of flexibility can be applied here.

Policy Objective BKT 39 supports the provision of the inner relief road.

Lands are zoned Community Facilities which support the provision community uses such as a sports hub.

The LAP would not prohibit the provision of a boardwalk, however, this would be the subject of further consents.

Signage is not prohibited by the LAP. There are a range of Policy Objectives contained within the Draft County Development Plan and LAP which support the development of the Marina in Ballinasloe

The Planning Authority considers that there are a suite of adequate and appropriate policy objectives contained in the Draft Galway County Development Plan 2022-2028 which would support outdoor activities including walks and trails and other amenities. The Council will engage with relevant parties as necessary.

Chief Executive's Recommendation

No change

Mr. Hanrahan advised that many of items included in submission, including Swim Area were covered under Tourism Strategy or Outdoor Recreational Strategy.

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

Cllr. Dr. Parsons submitted the following Motion:

Ballinasloe will not be suitable or considered appropriate siting for a regional Connaught/Ulster waste management facility and/or as a regional or county sludge hub given its proximity to Environmentally sensitive sites including Natura 2000, SPC, SACs under Habitat, Birds and Wildlife Directives, proximity to River Suck and Shannon, flood and groundwater risks/conflict with Waterframework obligations, and in keeping with Environmental Justice Principles of affording the population and environment of Ballinasloe the opportunity to evolve, flourish and regenerate after repeated chronic siting of waste facilities in the area in order to guarantee that those living in Ballinasloe have equal access to a healthy, safe, and sustainable environment, as well as equal protection from environmental harm.

Ms. Loughnane advised that this submission had gone out on public display as a Material Amendment in the County Development Plan and suggested that it runs its course in the County Development Plan. **It was agreed to include it as an "Observation".**

Cllr. Dr. Parsons submitted the following Motion:

I am requesting it is noted in the BLAP that sufficient space is left for turning points and access for grave digging machinery and landscaping equipment including mowers and trailers in the existing Creagh Graveyard. This is running out of space and if all plots are used there is a local concern there will not be enough space for practical upkeep and

maintenance. I am aware the extension of Creagh graveyard is open for public consultation at the moment and this is a separate issue.

Mr. Hanrahan advised that the Part 8 that is currently being progressed will deal with this issue. **This response was accepted by Cllr. Dr. Parsons.**

IT WAS AGREED TO GO ON TO GENERAL SUBMISSIONS

GLW-C15-5 – JOSEPH BURKE

Mr. Corcoran went through the submission and read CE Response and Recommendation.

Submission raises a number of points including:

- Progress delivery of new school building for Scoil an Chroí Naofa.
- Improve provision of public toilets.
- Provide a park for the town, possibly at Kelly Grove bog.
- Increase accessibility of Ballinasloe College of Further Education.
- Greater effort should be made to use public spaces like schools for community services.
- Consider outdoor shelter area where people can meet.
- Increase housing supply.
- Support provision of a community resource centre.
- Encourage reuse of old buildings, possibly for reuse as apartments.
- Encourage development of IDA lands.
- Content included in the plan are very welcome including the Ballinasloe relief road, making use of St Bridget's Campus, Hayden's as an opportunity site and a bathing area being considered.

Chief Executive's Response:

The Draft LAP supports the delivery community facilities and have zoned lands as such, which would accommodate school expansion as necessary.

The provision of public toilets is not within the remit of the LAP. However, there are a suite policy objectives both in the Draft County Development Plan and LAP to facilitate such infrastructure provision.

Policy Objective BKT 62 Park of the Draft LAP supports the carrying out of a feasibility study to investigate the possibility of a park for the town.

The range of services offered by Ballinasloe College is not specifically within the remit of the LAP. However, the draft plan in general supports education facilities within the plan area.

The plan does not prohibit the use of public spaces. The development of an outdoor shelter or a community resource centre within the town could be supported in the LAP in the correct location in accordance with proper planning and sustainable development.

The plan supports the delivery of a significant number of residential units over the coming years.

The reuse of existing buildings is supported in the plan.

The Council regularly engages with the IDA to encourage employment development on all IDA lands including Ballinasloe.

Chief Executive's Recommendation:

No change

The CE Recommendation was proposed by Cllr. Broderick, seconded by Cllr. Dr. Parsons and agreed by the Members.

GLW-C15-7 – SHAUNAGH RAFFERTY

Mr. Corcoran went through submission and read CE Response and Recommendation.

This submission suggests that the old Tesco building be used for a Dunnes Stores/Penney's. A shopping centre with more affordable shops for clothing, household items, furniture etc. is requested. It is stated that this would bring more people to the town helping other local businesses.

Chief Executive's Response:

Noted. The Draft LAP has identified lands for development in which convenience/comparison retail can take place. The Planning Authority supports retail development where appropriate and in accordance with proper planning and sustainable development.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Broderick, seconded by Cllr. Dr. Parsons and agreed by the Members.

It was agreed to reconvene on Wednesday, 16th February at 2.00 p.m. in Municipal Offices in Ballinasloe.

CHRIOCHNAIGH AN CRUINNIU ANSIN

Submitted, Approved and Signed

Deirdre Conolly
(Cathaoirleach to sign here)

13/4/2022
(Date)