

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 16th FEBRUARY 2022 AT 2.00
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.

**TO DISCUSS DRAFT BALLINASLOE LOCAL AREA PLAN 2022 – 2028 CHIEF
EXECUTIVE’S REPORT MDB22009**

An Cathaoirleach, Cllr. D. Connolly welcomed everybody to Meeting and it was agreed to resume consideration of submissions received in relation to Draft Ballinasloe Local Area Plan 2022 – 2028 at Page 79.

Cllr. Broderick queried the rationale for removing serviced R1 lands in the plan. Ms. Loughnane explained that the reason why lands had to be dezoned was because of two requirements, i.e. Core Strategy and density requirement. She explained that the Core Strategy determines the amount of R1 lands to be zoned for the lifetime of the Plan. In relation to the density, she explained that because Ballinasloe is designated as a Key Town, the density requirement is higher, i.e. density is 35 units /ha. Mr. Corcoran explained that the quantity of R1 and R2 lands in the last Plan was greater than in Draft Plan. He explained that the increase in density resulted in less land being zoned. He advised that there was 36 ha of R1 lands and 74 ha of R2 lands in 2015 Plan as opposed to 23 ha of R1 lands and 25 ha of R2 land in Draft Plan. Cllr. Broderick queried what was the R1 adjustment? Ms. Loughnane explained that they had to reduce R1 lands because of higher density and 30% requirement for town centre zoned lands. She explained that these requirements are outside their control and are determined by NPF and RSES. Mr. Corcoran advised that Infill Residential was not included in that 30%. Cllr. Broderick queried if there were any unserviced R1 lands zoned in Plan. In reply, Ms. Loughnane advised that all R1 lands were zoned, and they had liaised with Irish Water who confirmed that all those lands were servicable. Cllr. Broderick queried how much R1 lands were developed during the lifetime

of the current Plan. In reply, Ms. Loughnane advised that 2 or 3 sites were developed in totality. Referring to the 23 ha of R1 Lands, Cllr. Broderick queried if it had robustly examined which has the most potential to be developed during lifetime of Plan. Ms. Loughnane advised that they had zone lands in a sequential manner, i.e. sites that have potential for development towards the centre and then work outwards. Cllr. Broderick stated that he was specifically referring to some pockets of lands in the shared area of Roscommon County Council and Galway County Council. Ms. Loughnane advised that they had to keep within the Core Strategy. Cllr. Broderick asked if they could look at inserting a policy objective for shared local authority area. Ms. Loughnane advised that there was already a policy objective in place for same.

In relation to sequential development, Cllr. Dr. Parsons queried if the sequential approach was applied to the entirety of the Plan area? In reply, Mr. Corcoran advised that they had looked at West and East of the river and zoned lands in these areas in close proximity to local services. He advised they had considered the physical characteristics and have tried to get the balance right in the new Plan as best they could.

In reply to a query from Cllr. Geraghty regarding lands zoned flood risk that a developer may wish to develop, Ms. Loughnane advised that under FRA Guidelines – there is different criteria required for plan making (Stage 2 SFRA). She advised that in the case of a planning application being lodged in a flood risk area, the requirement is for a Stage 3 Flood Risk Assessment. She stated that if there is an area in the centre of town that is flood risk, Stage 3 can be considered. She advised that a Justification Test at plan making stage would also be carried out on it also and it will be zoned Constrained Land Use which confirms that there is a flood risk on it.

In reply to query from Cllr. Dr. Parsons, in relation zoning of lands in Townspark Road, Ms. Loughnane stated that they had reworded the policy objective in relation to this and advised that it was not possible to construct a road on lands zoned open space.

Cllr. Broderick queried should they be realistically looking at some other major project for Ballinasloe in the event of this (Townspark Inner Relief Road) not going ahead? In reply, Ms. Loughnane advised that there is a policy objective there to support an application for funding to allow this go forward and they have done all they can at Plan level for this project.

GLW-C15-8 HILLCREST PARK RESIDENTS ASSOCIATION

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

The submission relates to Hillcrest Park estate and the proposed 'Residential Infill' zoning at this location. The submission raises concern regarding this zoning as the area site is currently used as open space for recreational use. The submission outlines local and national policy which supports the development and improvement of active open spaces.

It is stated that the proposed area for residential infill is fully overlooked from dwellings within the estate and therefore the safest place for children to play.

The submission also raises concern regarding the parking at this location stating that development here which would remove the car parking would result in cars being parked on pathways, creating danger for playing children, and impeding passage for prams and for others with mobility issues. The submission requests that this zoning proposal is withdrawn from the draft plan.

The submission provides information on the history and background of the Residents Association.

Chief Executive's Response:

The Draft LAP identifies a parcel of land at the southern end of Hillcrest Park which is zoned as Open Space/Recreation and Amenity. The lands identified as infill are suitable for residential development and existing residents can avail of the Open Space to the south of Hillcrest Park.

Chief Executive's Recommendation:

No Change

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

GLW-C15-11 – NOEL MADDEN

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

The submission references the Ballinasloe Relief Road and the intentions to provide this piece of infrastructure.

The submission notes the absence of any mention of the Aughrim battleground. It is acknowledged that Kellysgrove bog is referenced as a tourism attraction but not the Aughrim battlefield.

Chief Executives Response:

The Ballinasloe LAP contains policy objectives which support the delivery of the Ballinasloe Relief Road (BKT 39 Ballinasloe Relief Road).

The Aughrim battle site is referenced within the County Development Plan and it is not considered necessary to include reference to this site in the Ballinasloe LAP.

Chief Executive Recommendation:

No Change

Cllr. D. Connolly, while acknowledging that Aughrim is outside of Plan area, stated that it has an intrinsic link to Ballinasloe and queried if reference to Aughrim Battlefield could be referenced in LAP. Ms. Loughnane advised there is a reference to Aughrim Battlefield in the County Development Plan. Cllr. Broderick also queried if Kilconnell Priory could also be included. It was agreed to include Aughrim Battlefield and Kilconnell Priory as additional bullet points under Tourism Potential.

The CE Recommendation was proposed by Cllr. Keaveney, seconded by Cllr. Dr. Parsons and agreed by the Members subject to amendment to include Aughrim Battlefield and Kilconnell Priory as additional bullet points under Tourism Potential.

GLW C15-13 – MICHAEL MCCULLAGH

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

The submission raises a number of issues regarding Ballinasloe and is accompanied by map extracts and a report on the future and further development of Ballinasloe with particular reference to the River Suck. This accompanying document discusses the history of the River Suck along with a vision that the Council would make a positive decision to evaluate, plan and execute a development plan specifically for the River Suck from the new lock at Poolboy and to the North to the Red Railway Bridge.

The submission requests that additional lands at Glentaun, Creagh be added to the LAP map as there is a planning application on part of these omitted.

Agricultural lands are requested west of the town on/off the R446 to Aughrim.

It is requested that the junction at Duno Street, Harbour Road is revisited.

The submission states there is a portion of urban land excluded on the Dumbell Junction 15 and these lands are for sale (c. 3.75 acres). Lands to the west of Garbally Junction are in the urban area but are excluded from the LAP map.

Is it queried why the boundaries of the 1995 coloured map had been altered.

The future use of the former St. Brigid's hospital is raised. The submission suggests that it is repurposed into an IT centre for the HSE or otherwise demolished and build a new modern sub town of Ballinasloe.

What provisions have the Council made for the completion of the flood defences that were announced in 2012?

Chief Executives Response:

Submission noted.

Lands have been zoned in accordance with the Core Strategy as set out in the County Development Plan.

The quantum of Agricultural lands included in the Draft LAP are considered appropriate.

The road layout changes at Duno Street/Harbour Road were carried out by the Councils Roads section separate to the drafting of the LAP.

Lands have been included in the Draft LAP to accord with the Core Strategy set out in the County Development Plan in accordance with the NPF and RSES. A full systematic review of all lands was carried out prior to the zoning of the Draft LAP and associated boundary.

The former St Brigid's Campus has been identified as a regeneration site in the Draft LAP. The future use of the buildings has not been determined at this stage. The campus of buildings include Protected Structures and the entire site forms an Architectural Conservation Area. Both designations seek to preserve these historic buildings and bring them back into use.

The flood relief works are being delivered by the Office of Public Works and as such the Council fully supports this project.

Chief Executive Recommendation:

No Change.

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

GLW-C15-14 – BALLINASLOE TOWN TEAM

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

The submission provides background on the Ballinasloe Town Team. The Ballinasloe Town Team began their Sustainable Energy Community (SEC) journey in 2020 and are currently engaged in their Energy Master Plan (EMP). The submission outlines the SEC ambitions to become a low carbon urban community and develop renewable energy to ultimately have community owned power. The SEC is keen to explore the use of renewable energies in particular solar power, with reference being made to the River Suck the banks of which/the marina would provide an ideal location to establish a renewable energy demonstration project providing solar energy for facilities. The submission outlines details of potential renewable energy demonstration and willingness to collaborate with Galway County Council to develop new ancillary facilities which could be powered by solar power as part of their project concept.

Chief Executives Response:

It should be noted that a Local Authority Renewable Energy Strategy (LARES) has been prepared which forms part of the County Development Plan 2022 – 2028. There are Policy Objectives set out in the LARES which support community based renewable energy initiatives. In particular, LARES Policy Objectives 26 Community-Led micro-renewable

developments and off-grid developments and Policy Objective 38 Community Ownership are relevant in this regard.

Chief Executive Recommendation:

No Change.

Cllrs. D. Connolly and Parsons wished to acknowledge the work that the Towns Team were doing.

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

GLW-C15-16 BALLINASLOE AREA COMMUNITY DEVELOPMENT

Cllr. M. Connolly left Meeting during discussion due to Conflict of Interest.

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

She advised a comprehensive submission received from BACD which raises a number of points.

Reference to loss of employment in recent years and the Urban District Council. Submission requests that UDC funding be allocated accordingly to deliver the various commitments including parallel street from the school in the Convent grounds, a Biosphere River Park including roadway with commercial opportunities.

Plan should include timescales. Accept that some 35% of the town's population lives in County Roscommon and 25% of its citizens work in Athlone.

Ballinasloe could form a pilot encouraging adjoining county councils to harmonise approaches to development.

Compliance with the Core Strategy

Town should remain outside of the GTPS and designated as an area of unlimited growth. Fast track upgrade of wastewater and water services in Ballinasloe. Population growth of 30% should be the target. Prioritise the development of serviced lands with high quality appropriate housing with appropriate facilities.

Finding a suitable pilot project with some of the St Brigid's grounds and the State Housing Agency must be key.

Prioritise infill development.

Housing development must include:

Green site development with utilities; brown site development where utilities may be in place; reuse of upper floors over commercial premises, which may require a grant. This would contribute to the local economy.

Downsizing development to release housing. Facilitate a social and affordable mix of housing. Provide single parent accommodation. Seek assurance from Irish Water that supply can be provided to new developments.

Climate Change

Fast track flood relief scheme.

SEI Plan Ballinasloe

Reference to renewable energy and climate emission reduction commitments. The LAP must set out to partner and underpin the key deliverables of the SEI plan being created for the town which addresses the evolution of renewable energies and protection of the environment.

Environmental

Anti-dumping initiatives required including engagement with the Environment Section to organise targeted voluntary clean-ups. Bulky items collection should also be provided.

Economic and Enterprise Development

Prioritise development of IDA park with state agencies.

Provide a realistic budget for enterprise centre management including effective management and tenant progression of library office space.

The town is suitable as a remote working hub location. Enterprise hubs should have a unified marketing approach.

Tourism

Reference to Ballinasloe as one of the largest towns within the Hidden Heartlands. The Interpretive Centre as Aughrim is underutilised and its development is imperative.

Need for a Hidden Heartland central tourism office and utilisation of the Tourism Officer one day per week.

Include Ballinasloe on the greenway route.

A Tourism, Genealogical and Heritage Centre needs to be established to anchor the social enterprise and soft skill sets needed for domestic and international visitors. Along with the Development of a Comprehensive Tourist Trail Within Ballinasloe & hinterland. The development of River Walks, Bog Walks, Trails a Biodiversity River Park, canal walks and forest walks need to be fast tracked in conjunction with the pre planning, tendering and construction of the OPW Flood Alleviation works.

Community Facilities

Call for additional facilities for teenagers and others and an outdoor park. Greater emphasis on performing arts needed. Develop a cultural events colander. Plan must encourage and foster collaboration and co-marketing of groups (October Fair, Ada English, Larry Reynolds, Dinny Delaney etc) facilities for audience participation.

The plan must identify avenues of assistance for advocacy groups to social services.

Built Heritage

Request to introduce a heritage trail for the town centre with an app to allow users to find their own level of engagement.

An Architectural Conservation Plan needs to be urgently implemented at St Brigid's.

Clontuskert Abbey headstones need to be restored and need to have full preservation.

Promote Awareness of the towns past which includes protected structures, ACAs and Archaeology

Create trails and tours of ecclesiastical and archaeological heritage sites. Need for more signage, directions and information points from the centre points around Ballinasloe (Tesco and Marina). Trails and tours need link with other attractions such as Beara Breifne Way, Hymany Way. Provide signage and guided bog walks. Poolboy – Hymany Way – Aughrim Battlefield/village – Suck valley. Include picnic benches and scenic spots. Work with relevant bodies.

As stated above, Ballinasloe needs a tourist office with literature highlighting ecclesiastical and heritage sites within a 30 mile radius.

More online promotion needed of these sites on Hidden Heartlands linked sites and also Ballinasloe related and linked websites i.e. www.ballinasloe.ie

Facilitating Modern Living Standards and Conveniences in some of our older buildings that are protected structures located in conservation areas

Agree a streamlined approach to the management of Protected Structures.

Transportation and Movement

Map and signpost new town centre and suburb trail.

Develop Athlone to Galway Greenway.

Improve public transport frequency.

Five appendices have also been included with the submission which include: BACD Background Details; Outline Presentation; Reimagining St Brigid's Report; Benchmarking Report; RSES extract.

Chief Executive's Response:

The submission has been noted. Galway County Council actively promotes and supports collaboration with other Local Authorities. The Council recognises the importance of collaborating with Roscommon County Council on relevant issues. **Policy Objective BKT 5 Collaboration** relates to engaging with adjoining Local Authorities.

The extent of the Galway County Transport Planning Strategy will be determined through the Development Plan making process. The Draft LAP supports the delivery of a water treatment plant upgrade within the lifetime of the plan, as set out in Policy Objective **BKT 22 Water Supply**.

NPO 9 contained in the National Planning Framework identifies settlements such as Ballinasloe for significant (i.e. 30% or more above 2016 population levels) rates of population growth, and the draft LAP recognises this National Policy Objective.

Policy Objective BKT 11 Saint Brigid's Campus promotes the regeneration and reuse of the existing campus. The plan does not prohibit future development proposals for this site.

Policy Objective BKT 7 Residential Infill Development notes that small scale infill development will be considered on appropriate sites in the Town Centre.

Policy Objective **BKT 2 Service Led Development** states that development shall only be permitted where there is satisfactory water and wastewater provision to service same.

It is a policy objective of the Local Authority to protect and enhance the vitality and viability of the town centre, therefore the draft LAP would not prohibit the reuse of upper floor over commercial development, subject to proper planning and sustainable development. **Policy Objective BKT 27 Social and Affordable** requires that a minimum of 20% of all new eligible residential sites are set aside for the development of new social and affordable housing units.

The Draft LAP supports the delivery of the forthcoming Flood Relief Scheme for Ballinasloe under Policy Objective **BKT 47 Flood Relief Scheme**. The Office of Public Works are the relevant agency which carry out the delivery of the flood relief scheme.

Anti-dumping initiatives would be developed by the Environment Section and would not fall within the remit of the Local Area Plan.

The Draft LAP is a land-use plan which supports appropriate development within the settlement boundary rather than a budget plan. The plan identifies lands for development including Business and Enterprise and Industrial zoned lands which facilitates appropriate uses accordingly.

The provision of remote working hubs is supported in **Chapter 5 Economic, Enterprise and Retail Development** of the Draft County Development Plan.

The Galway County Development Plan 2022-2028 contains policy objectives and text on the Battle of Aughrim site, and Ireland's Hidden Heartlands. In Chapter 12: Architectural, Archaeological and Cultural Heritage of the development plan, Policy Objective **ARC7 Battle of Aughrim** seeks to protect the site and other battlefield sites and their settings.

The Draft LAP has zoned land accordingly for Community Facilities. The quantum of Community Facilities zoned land is considered appropriate and the Planning Authority notes that the plan does not prohibit proposals such as those outlined in the submission, subject to proper planning and sustainable development. Policy Objective **BKT 12 Community Facilities** Promote the sustainable development of community facilities on suitable lands with a high level of access to the local community.

The draft LAP contains policy objectives **BKT 25 Architectural Heritage** and **BKT 26 Architectural Conservation Areas**. These policy objectives seek to ensure the protection, conservation and enhancement of the architectural heritage in the plan area and the character of the Ballinasloe Architectural Conservation Areas.

The preparation of an Architectural Conservation Plan is a separate process and is not within the remit of the Local Area Plan.

The draft LAP would not prohibit the proposals in terms of built heritage in the Town. The draft LAP and the Galway County Development Plan 2022-2028 actively support the protection and enhancement of our county's built heritage. **Chapter 12 Architectural, Archaeological and Cultural Heritage** outlines a suite of relevant policy objectives. As stated previously, there are specific policy objectives for the Aughrim Battle Site.

The County Development Plan states that no works, which would adversely affect the character of the structure, or any element of it, which contributes to its special interest, may be carried out to a protected structure without planning permission. An owner or occupier of a protected structure may make a written request to the Planning Authority to issue a Section 57 Declaration as to the type of works, which it considers would or would not materially affect the character of the structure or any element of the structure that contributes to its special interest.

Trails and signage within the town would form a process separate to that of the Local Area Plan review.

The draft LAP contains a policy objective, BKT 33 Pedestrian and Cycle Network, which encourages and supports the development of a series of cycle and pedestrian routes in the Ballinasloe area and in accordance with the Galway to Dublin Cycle Route and the Townspark Relief Road where feasible.

Policy Objective **BKT 34 Public Transport & Integrated Transportation Location** seeks to promote Ballinasloe as an integrated transportation location, which supports the provision of improved and enhanced public transport services and facilities.

Chief Executive Recommendation:

No Change.

Cllr. Broderick queried if they could include a policy objective in Plan to cover use of upper floors over commercial premises as suggested in this submission. Mr. Hanrahan advised that this is well covered in Housing for All and Town Regeneration Programmes. Ms. Loughnane advised that policy objective BKT 27 also supports this. Mr. Corcoran also referenced a policy objective in Chapter 5 – alternative non-retail uses in CDP.

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

GLW-C15-19 – AN POST

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

She advised a detailed submission has been made which offers background information on An Post and outlines their operational requirements and supportive requirements.

An Post requests that the Local Authority considers their submission and accommodates future engagement. In summary, the submission requests that Galway County Council consider the following during the finalisation of the Local Area Plan:

- Provide additional flexibility under the land use zonings and objectives in the Local Area Plan in relation to An Post's existing facilities and operational requirements for both its retail and distribution/logistics-type land uses;
- The inclusion of a new land use classification – postal facilities – in the Local Area Plan and identifying this use as 'Permitted in Principle' or 'Open for Consideration' across all zoning objectives;
- The inclusion of new policy objectives in the Local Area Plan in relation to supporting and facilitating both existing and new postal facilities in the Town; and,
- That existing and future operational requirements for postal facilities are considered within the Local Area Plan including parking, deliveries and access.

The submission notes the requirement to efficiently modernise postal facilities as a result of recent trends in the postal market. An Post, over the coming years, will seek to enhance facilities at existing and new locations. The changing postal market as a result of Covid-19 have resulted in a requirement for An Post to assess its estate to ensure its portfolio of facilities meets the operational needs of an expanding population and growing market. The submission requests that the Local Authority take into consideration the requirements for postal services including access, deliveries and parking. An Post would welcome direct engagement with Galway County Council as part of the preparation and finalisation of town centre improvement works as they are eager to ensure that the St. Michael's Square postal facility can continue to contribute positively to both the social and physical environment of the Town.

It is requested that a specific land use classification for postal services is included in the Local Area Plan as follows:

'Postal Facilities: A building which facilities mail services that can including the processing, sortation and distribution of mail.*

*Note this can be assessed on a case by case basis appropriate to site context and all other relevant policies, objectives and standards set out in the Plan.'

It is requested that supportive policy objectives be included, such as:

- *'To support An Post in the provision of new postal facilities and the enhancement of existing facilities, including operational requirements, in the Town.'*
- *'The facilitate the provision of postal infrastructure at suitable locations in the Town.'*
- *'To promote the integration of appropriate postal facilities, including post offices, processing, sortation and distribution facilities, within new and existing communities that are appropriate to the size and scale of each settlement.'*

It is requested that Galway County Council provide flexibility with car parking standards for postal facilities which require sufficient car parking spaces to operate in an efficient

manner. The submission requests that during the preparation of any future public realm and movement strategies, Galway County Council would consult with An Post to ensure sustainable solutions are considered to maintain a sufficient level of access while also improving the appearance and function of town centre areas for the public.

Chief Executive’s Response

The Council would welcome the opportunity to engage and collaborate with An Post as the need arises including on matters relating to public realm improvement works.

It is considered that the Draft LAP provides a sufficient degree to support to An Post related developments such that would accommodate their operational requirements and the need for additional related uses such as offices and distribution. An Post proposals will be required to accord with proper planning and sustainable development. The draft matrix table contained within the Draft LAP supports An Post developments of varying scale and use in accordance with proper planning and sustainable development. Both the County Development Plan and Draft LAP provide a suite of Policy Objectives that would support new An Post developments and the expansion of existing An Post facilities (including at St Michaels Square) in accordance with proper planning and sustainable development. Detailed design issues for a proposal such as access, deliveries and parking would be dealt through the Development Management process following preapplication consultation.

Chief Executive’s Recommendation

No change

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

GLW-C10-24 – MICHAEL STAUNTON

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

The submission relates to land zoning for residential development. The economic norm is to provide the market requirement when available. The submission states that market choice is important and should be relevant to the services available. All lands serviced and suitable for development should be zoned and the market should be the decision maker in the purchase of lands for development. The market will pick the best option which may not be the restricted one.

Chief Executives Response:

Submission noted. Residential lands have been zoned in accordance with the Core Strategy as set out in the County Development Plan in accordance with proper planning and sustainable development.

Chief Executive Recommendation:

No change

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

GLW-C10-25 – PADRAIG FAHY

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

This submission covers a range of issues including community facilities, biodiversity, pedestrian infrastructure, and museum and heritage centre.

- Rights of ways should be included in all developments;
- Signage on walkways;
- New plan for swimming area at the River Suck;
- Establish a 'teen zone' with skate park included and healthy hang out area;
- Funding for upkeep/repair to children's playgrounds;
- Biodiversity plan for the town and green areas to be planted with native Irish trees in consultation with tree experts and planners; all planning to include a no cut of native self-seeded trees where possible;
- Covered market area in town to encourage start up growers/artisan producers/artists to sell in their local area;
- Plan for fair green site to include more trees with full protection from horses eating the bark.
- Cycle lanes on all roads, and off road where possible;
- Museum and heritage centre to include Ballinasloe horse fair, battle of Aughrim, Lord Cloncarty, Women of the area, and including a museum and heritage of the Irish travelling people located in Ballinasloe town;
- Zero waste shops and businesses;

Chief Executives Response:

Noted. There are a number of policy objectives contained in the Galway County Development Plan 2022-2028 regarding public rights of way, such as Policy Objective PRW 1 Public Rights of Way contained in **Chapter 10 Natural Heritage, Biodiversity and Green/Blue Infrastructure**. It is considered that rights of way have been sufficiently addressed in the County Development Plan.

Policy Objective BKT 63 Bathing Area relates to the carrying out of a feasibility study for the establishment of a bathing area along the River Suck. The Local Area Plan is not an economic plan with the financial budget to provide funding for general upkeep and maintenance. However, both the Draft County Development Plan and Draft Local Area Plan support in principle the upkeep and maintenance of community facilities such as playgrounds for example.

The plan does not prohibit the development of a covered market area and supports town centre enhancement in accordance with proper planning and sustainable development.

The Draft County Development Plan contains a suite of policy objectives in relation to native tree/plants, including Policy Objective F3 Native Woodlands, TWHS 1 Trees, Hedgerows, Natural Boundaries and Stone Walls and TWHS 2 Planting of Trees and Woodlands. With regards to the fair green site, the planting of trees within the plan area is not determined by the LAP and as such the plan does not prohibit the planting of trees in this area.

Policy objective BKT 33 Pedestrian Cycle Network supports the provision of pedestrian and cycle networks in the Ballinasloe area. The LTP is also supportive of an improved cycle and pedestrian network.

Policy Objective ARC 7 Battlefield Sites contained in the Galway County Development Plan 2022-2028 seeks to protect the Battle of Aughrim site.

The plan supports sustainable waste practices at both domestic and commercial level.

Chief Executive Recommendation:

No change

Cllr. Dr. Parsons stated that there was a lot in the submission that she was supportive of. Referring to the swim area/water recreation area, she emphasized the importance of ensuring that these recreational facilities are enabled. Ms. Loughnane advised the piece on bathing area was included in CDP and LAP.

Cllr. D. Connolly stated that there were a lot of worthwhile issues raised in submission – such as Rights of Way for walking routes.

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

GLW-C15-26 – UNA NI BHRION

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

This submission raises a number of issues including:

- Irish language on signage;
- Native trees;
- Native wildflowers in all public areas;
- Rights of ways re-established and introduced all over the town and pedestrian areas in town centre with no car zones to be introduced;
- Encouragement of zero waste shops; teen zone/hangout area in the town;
- New heritage ceantre include the great women of Ireland and to the Irish travelling people;
- Outdoor swimming area with facilities along the River Suck;

- more pedestrian crossings; rewilded walkways behind Tesco and on the Esker Riada behind Beechlawn;
- Hedgerows to be kept when housing is put in any area to encourage wildlife corridors.

A justification has been provided for a number of the proposals outlined in the submission.

Chief Executives Response:

The Galway County Development Plan 2022-2028 contains policy objectives to support the provision of signage in Irish within An Ghaeltacht. Signage on national roads is not a matter for the Local Area Plan.

Furthermore, DM Standards are provided in **Chapter 15 Development Management Standards** of the Draft County Development Plan relating to signage, including the Irish language.

The plan does not prohibit the provision of zero waste shops within the Town and sustainable living is actively supported throughout. There is Community Facilities and Open Space / Recreation and Amenity zoned areas throughout the plan area which would support in principle the provision of a hangout area for teenagers.

The Draft Plan supports built and cultural heritage, with a suite of policy objectives provided.

In relation to outdoor swimming area along the River Suck, policy objective BKT 63 Bathing Areas seeks to carry out a feasibility study exploring the establishment of such facility. The Draft County Development Plan contains a suite of policy objectives in relation to native tree/plants, including Policy Objective **F3 Native Woodlands, TWHS 1 Trees, Hedgerows, Natural Boundaries and Stone Walls** and **TWHS 2 Planting of Trees and Woodlands**.

The Planning Authority notes that the Draft Ballinasloe Local Area Plan 2022-2028 does not prohibit any of the proposals made within this submission, and the policy provision within the Galway County Development Plan 2022-2028 further supports these proposals in principle.

Chief Executive Recommendation:

No change.

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

GLW-C15-27 – UNA NI BHRION

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

The submission requests cycle ways all over the town and as far away from roads as possible to encourage families with small children to cycle.

Chief Executives Response:

Noted. The Draft Ballinasloe Local Area Plan 2022-2028 and Local Transport Plan (LTP) contain policy objectives which support sustainable travel and cycle networks throughout the Town. Policy Objective BKT 33 Pedestrian and Cycle Network encourages and supports the development of a series of cycle and pedestrian routes in the Ballinasloe area.

Chief Executive Recommendation:

No change.

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

GLW-C15-28 – POOLBOY COMMUNITY DEVELOPMENT COUNCIL

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

The submission requests three zoning changes which are outlined below.

1. Zoning change from Residential to Business & Enterprise for Murray's Field, Poolboy.

The lands (folio GY31979) are partly zoned Business and Enterprise with the majority zoned residential. The submission includes a rationale for the zoning of these lands as Business and Enterprise.



2. Zoning change from Industrial to Business and Enterprise on all undeveloped Industrial lands on Poolboy Road.



The submission includes a rationale for the zoning of the lands in an area from Square D to the Poolboy Crossroads as Business and Enterprise. The submission also includes observations as follows:

- Betty Ring Park should be classified as Amenity.
 - Brothers of Charity have requested a Community Facility zoning adjacent which the submission welcomes.
 - The submission welcomes Spelfra's Square D Campus' request for undeveloped back lands to be zoned Industrial.
 - The existing Education and Creche facilities in the Business Park should be zoned Community Facility.
3. Zoning Classification change from Industrial to Agricultural on all undeveloped Industrial lands that are not access by Poolboy Road.

The submission does not agree with the zoning of lands for Industrial as they are not accessed via the main Poolboy Road.

The submission agrees with the provision of an internal industrial estate road to interlink sites that are not directly accessibly to the main Poolboy Road.

If the industrial estate is to extend eastward at the present internal roundabout, the submission requests a 100m building setback from the residential properties at Old Mill Road.

The submission does not consider zoning of lands to the north/north west of Old Mill Road as Industrial to be required. Residential zoning considered more appropriate.

It is requested that the Industrial lands adjacent to the M6 are zoned agricultural/ribbon residential in keeping with existing local residential road.

Chief Executives Response:

As part of the review of the Ballinasloe Local Area Plan the quantum of Residential Phase 1 lands were examined. There is a requirement of 23 hectares of Residential Phase 1 lands. The Planning Authority has zoned accordingly. The quantum of Residential Phase 1 lands in Ballinasloe is in full compliance with the Core Strategy in the Galway County Development Plan 2022-2028. The Planning Authority considers that the lands at Ballinasloe have been zoned accordingly.

It is considered that there is sufficient Business and Enterprise zoning around the town and the undeveloped sections of Industrial zoned lands at this Poolboy would be more appropriately zoned as Industrial. As previously mentioned, there is a tract of Business and Enterprise zoned lands to the west of the industrial site, and following review of this submission, it is noted that these lands will remain zoned as such as per the Draft LAP.

The Planning Authority considers the zoning of these lands as Industrial to be appropriate. The quantum of Agricultural lands included in the Draft LAP is considered sufficient which could provide further employment within the Town.

The zoning of these lands as Industrial is considered to be appropriate in this instance given the established industrial uses now established in this locality.

A sufficient quantity of lands in the LAP area have been zoned Open Space/Recreation and Amenity.

The Brothers of Charity submission is considered as part of the Report.

Noted.

As set out in the Land Use Matrix Table in the Draft LAP Education and Creche uses are open to consideration on Business and Enterprise and permitted in principle. Therefore, the rezoning of these lands is not merited in this instance.

A sufficient quantity of Agricultural zoned land has been identified in the plan area. Furthermore the protection of employment zoned lands in the town is necessary to encourage job creation.

Comment noted.

Comment noted.

Building set back on these lands would be considered as appropriate an necessary at Development Management stage through Preapplication Consultation and a Planning Application.

The quantum of residential and industrial zoned lands are considered appropriate and necessary.

A sufficient quantity of Agricultural zoned land has been identified in the plan area.

Chief Executive Recommendation

No Change.

Cllr. Dr. Parsons referring to Murray's Field and the concentration of R1 lands in this area, queried if there was any way their request could be met with regard to rezoning from R1 to Business/Enterprise without effecting housing requirements. In reply, Ms. Loughnane advised that it is partly zoned Business/Enterprise. She stated that the lands in question are Council Owned Lands which are adjacent to an existing Housing Estate and has connectivity. Mr. Hanrahan advised that this is the only Council owned R1 lands in Ballinasloe and they were currently looking at cost rental model/affordable/social mix from larger AHB's for expressions of interest on this piece of land. Cllr. Dr. Parsons queried the make-up/mix between Affordable/Cost Rental/Social Housing in proposed development. In reply, Mr. Hanrahan advised that before it goes to Part 8, a decision will be made on the types and numbers of housing mix, which will be partly determined by cost model. He explained that if they were to include a high number of Affordable Housing units, it would inevitably mean that the costs of Affordable Housing units would go up. He advised that the proposal is to include a mix of Affordable/Cost Rental and Social Housing in the development.

Cllr. Broderick stated that going forward, it was important to ensure that the location of social housing was not concentrated in one area in the town as it is presently. While acknowledging Mr. Hanrahan's comments, he advised that he would not be opposing the CE Recommendation in this case but emphasized the importance of getting the balance right. Mr. Hanrahan acknowledged the comments and stated that they would be mindful of where social housing would be located going into the future.

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

GLW-C15-29 – POOLBOY COMMUNITY DEVELOPMENT COUNCIL

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

This submission relates to undeveloped lands in the Premier Proteins landbank (GY 31976, GY 102863F). The submission requests a re-zoning from Industrial to Agriculture. The submission states that the area of lands would be approximately 6.7 hectares of the 8.7-

hectare land bank. The current developed industrial footprint at the lands is approximately 1.8 hectares.

The submission provides a rationale for the zoning of these lands as Agriculture. The submission advocates for the site to be redeveloped and requests the Ballinasloe Local Area Plan to focus on a strategic view and to be flexible for future development in the area.



Chief Executives Response:

The submission has been noted. The Planning Authority considers the zoning of these lands as Industrial to be appropriate. The quantum of Agricultural lands included in the Draft LAP is considered sufficient. The zoning of these lands as Industrial would provide for efficient use and future development, which could provide further employment within the Town.

Chief Executive Recommendation:

No Change.

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

GLW-C15-30 – POOLBOY COMMUNITY DEVELOPMENT COUNCIL

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

This submission relates to residential development (particularly affordable and social housing) in Ballinasloe, cycle paths, road improvements, improvements to the amenity park, the unfinished development at Cuil na Canalach, Hall's Green residentially zoned area and the requirement for road widening, paths and cycle paths to cater for future development/residents.

The submission provides commentary on tracts of Residential Phase 1 zoned lands within Ballinasloe, as follows:

1. Zoning map does not include the new Cluid development in Dunlo, 50% of which is developed.
2. Lands on Harbour Road zoned residential have a drain running through sloped land so potential flood plain issues should be considered.
3. Part of the Square D lands only accessible via Canal Drive therefore more suitable to be zoned Industrial.
4. It is requested the Council owned site of Murray's Field is zoned Business and Enterprise. In the event zoning cannot be changed, it is requested that the land is transferred to a private housing developer.
5. 10 units were never constructed as part of the Cuil na Canalach residential development.
6. Cuil na Canalach Phase 2 development is incorrectly zoned Open Space, Recreation and Amenity in the draft LAP.
7. Lands opposite Old Mill Road could potentially have a ribbon development facing the Lower Poolboy Road, as the site is split in 3 parts.

The submission is of the opinion that Dunlo will be the next and newest single largest urban residential development in Ballinasloe. With the creation of internal roads south and westward, it generates potential for landowners to open up lands that would otherwise remain landlocked.

Chief Executives Response:

The submission has been noted. The Draft LAP supports the proposals outlined in the submission however the plan is not an economic plan with the financial budget to facilitate the construction of footpaths, road improvements etc. The plan is a land use plan which support the development of the Ballinasloe area.

As previously noted, the Planning Authority considers the zoning of this land as per the Draft LAP to be appropriate.

With regards to the Open Space, Recreation and Amenity zoning, the Planning Authority notes that there was a historic planning permission for the site however these lands have not yet been developed. The Planning Authority cannot zone undeveloped lands indefinitely.

Comment noted.

Chief Executive Recommendation:

No Change.

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

GLW-C10-31 – BALLINASLOE TOWN CENTRE BUSINESSES

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

This submission relates to accessibility, wild parkland/recreational activities and economic importance. The submission supports the development of the Inner Relief Road and associated park development by the River Suck which will overall improve access.

The submission suggests that a public park could be developed off this road, as the trees/hedgerows/meadows exist here. The biodiversity can be maintained thereby protecting the Flora and Fauna that exist there. It would also provide greater access to recreational activities along and in the river. Laneways and archways along Main Street and Society Street could be used as access to this area, giving width to the town and potential increasing rates base by improving quantity of shops, coffee houses, and other services.

The submission states that the side of the river could be developed to its full potential while structures are put in place to prevent flooding.

Chief Executives Response:

Comments supporting the inner relief road and the provision of a park and associated benefits are noted as set out in the Draft LAP. Furthermore, Policy Objectives BKT 39 Ballinasloe Relief Road and BKT 62 Park support these respective projects.

Chief Executive Recommendation:

No change

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

LAND USE ZONING SUBMISSIONS

GLW-C15-1 – BROTHERS OF CHARITY SERVICES IRELAND WEST REGION

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

Submission requests that lands be rezoned from Industrial to Community Facilities.

These lands comprise of 0.38 hectares and they are located at Pollboy to the east of the existing Meadowbrook Gardens housing development.

Chief Executive's Response:

These lands are zoned Industrial as part of the Draft Ballinasloe Local Area Plan 2022-2028. As part of a review of the submission received, a further analysis of these lands was undertaken, and it is considered appropriate in this instance to zone the lands Community Facilities.

CivilQ Ref: GLW-C15-1

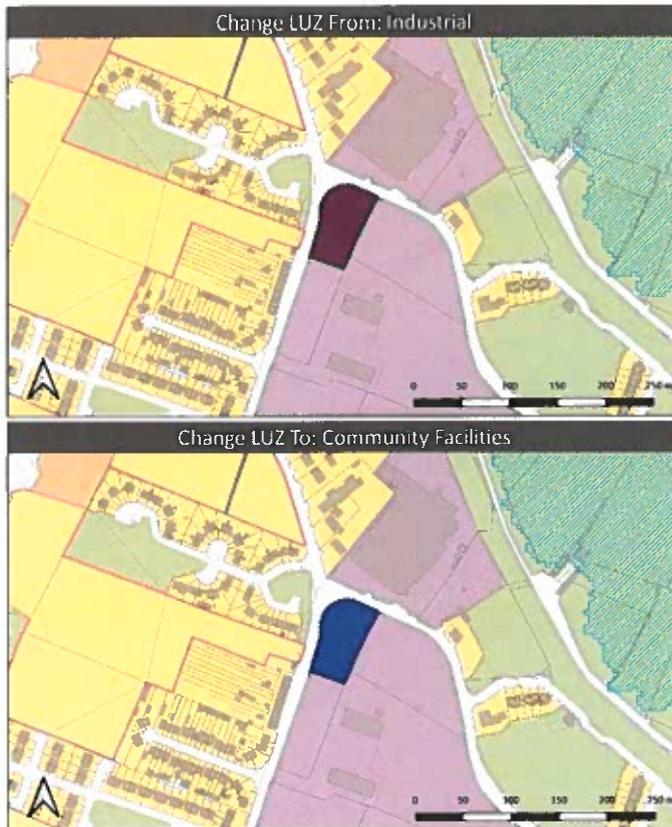
Name: Brothers of Charity Services Ireland West Region

Change Zoning From: Industrial

Change Zoning to: Community Facilities

Other Notes:

Area: 0.38 Ha.



Chief Executive's Recommendation:

Rezone lands from Industrial to Community Facilities

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

GLW-C15-3 – SPELFRA LIMITED

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

Submission requests to rezone lands located south of Canal Drive from Residential Infill to Industrial, Enterprise, Employment.

It is also requested to rezone lands on Canal Drive from Open Space/Recreation and Amenity to Industrial, Enterprise, Employment.

Chief Executive's Response:

These lands are zoned Residential Infill as part of the Draft Ballinasloe Local Area Plan 2022-2028. As part of a review of the submission received, a further analysis of these lands was undertaken, and given the proximity of the site to Pollboy it is considered appropriate in this instance to re-zone the lands to Industrial.

CiviQ Ref: GLW-C15-3

Name: Spellra Ltd

Change Zoning From: Residential Infill

Change Zoning to: Industrial

Other Notes:

Area: 0.611 Ha.



The lands zoned as Open Space/Recreation and Amenity represent a narrow buffer against the road on the edge of the site. It is considered appropriate to retain this buffer, the main parcel of the site could develop according and is not hindered by the Open Space/Recreation and Amenity buffer.

Chief Executive's Recommendation:

Rezone lands from Residential Infill to Industrial

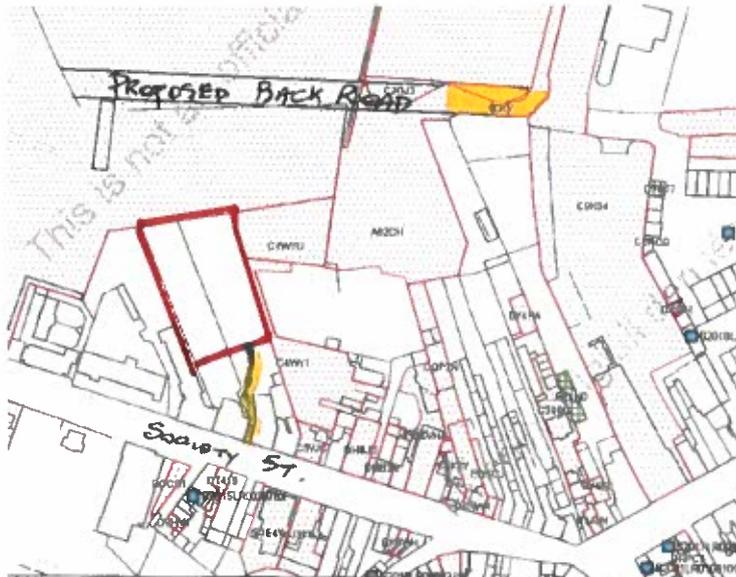
The CE Recommendation was proposed by Cllr. Keaveney, seconded by Cllr. M. Connolly and agreed by the Members.

GLW-C15-32 – MICHAEL MC CULLAGH

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

The submission refers to an area of land off Society Street (0.62 acres) and suggests that these are zoned Commercial and would be an ideal car park, noting a Right of Way (ROW) on to Society Street.

The lands referred to in the submission are actually zoned 'C1 Town Centre'.



Chief Executives Response:

In response to this submission, the Council would advise that there is a sufficient quantum of carparking available in and around the town of Ballinasloe. Therefore it is not considered necessary or in the spirit of the Local Transport Plan (LTP) to identify additional carparking.

Chief Executive Recommendation:

No change

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

GLW C15-15 – NIAMH & SHANE DOLAN

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

The submission refers to lands located in Glentaun Townland which are zoned Residential Phase 1 in the Ballinasloe Local Area Plan 2015-2021. The submission requests that the lands remain zoned Residential Phase 1 in the Ballinasloe Local Area Plan 2022-2028. The lands are currently situated outside of the Draft Plan boundary.

The submission outlines details of a live planning application on site for 13 no. 3-bedroom houses (reg. ref. 21/1307). A rationale is provided for the zoning of these lands.

Chief Executives Response:

Noted.

Following a review of the submission and further analysis of these lands, it is not considered appropriate to zone the lands Residential Phase 1 as it would not be in accordance with the Core Strategy. The Core Strategy determines the quantum of residential zoned land in the Town and the current quantum of residential zoned lands in Ballinasloe is in full compliance with the Core Strategy in the Galway County Development Plan 2022-2028.

The Planning Application 21/1907 was refused by the Planning Authority and currently on appeal to An Bord Pleanála. There is no pedestrian connectivity from the site to the wider urban pedestrian network.

Chief Executive's Recommendation:

No Change.

Cllr. Broderick queried if the Core Strategy is affected if this planning appeal is successful on this site. He also queried what happens if appeal is granted before LAP is adopted or after LAP is adopted as there is no LAP in place presently.

Mr. Hanrahan advised that the appeal to An Bord Pleanala is gone under the current LAP and An Bord Pleanala do not have to have regard to any Plan.

Ms. Loughnane advised that it falls back to County Development Plan which is the guiding document. Cllr. Broderick stated that he had got some legal advice on it and was advised that the LAP is a statutory process and regard has to be had for the LAP in place. If LAP expires, it must be brought to the attention of the Members where there may be occasion to extend it but it could not be left in limbo. He stated that the issue with connectivity is something that could have been dealt with through Further Information during the live application. He further advised that it was zoned R1 in previous Plan. Cllr. M. Connolly queried if the Board could factor in connectivity when making their ruling. Ms. Loughnane advised that the Planning Authority would not be able to condition footpath connectivity from the site as it would be outside of the red line of the application. Cllr. Keaveney reminded the Members that if they go against CE Recommendation, they will have to find alternative R1 lands. Ms. Loughnane stated that her advice is to go with CE Recommendation. She stated that this is a live planning application and An Bord Pleanala don't have to have regard to any LAP and could still grant the proposal. Cllr. Broderick commented that of the 36 ha that had been zoned R1 in the Plan, very little applications had been lodged, however this couple had gone to trouble of making an application on these lands and requested the Members to support his motion. Ms. Loughnane advised that from the Council's point of view, it was zoned R1 for six years and only came on stream at a very late stage. Cllr. Dr. Parsons stated that it was possible for An Bord Pleanala to approve it with conditions and then we have taken R1 lands. In response, Ms. Loughnane

stated that if it has a permission, it doesn't matter if it is zoned R1 or not. Cllr. Broderick requested to defer a decision on this submission until he submitted a motion on it.

Cllr. M. Connolly stated that the emphasis is on future growth of Ballinasloe Town and emphasized the importance of zoning lands that there is a desire there to bring it to the market within the lifetime of the Plan. He commented that they were currently reducing amount of R1 lands in the LAP for Ballinasloe, while at the same time wanting the town to grow. Ms. Loughnane explained that the density dictates the amount of land zoned and this is determined through NPF and RSES.

It was agreed to defer decision on this until motion submitted by Cllr. Broderick.

GLW-C15-17 – BRIAN CONNEELY

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

This submission relates to lands at Bachelors Walk, Ballinasloe to the west of the town. The site identified has been zoned Residential Infill within the Draft Ballinasloe Local Area Plan 2022-2028. The submission supports the Residential Infill zoning as proposed.

Chief Executive's Response

Submission noted.

Chief Executive's Recommendation

No Change.

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

GLW-C15-18 – CROWNBELL LTD

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

This submission relates to lands (1.52 hectares) in the existing Cuil Na Canalacht housing development in Pollboy to the south of the town. The site identified has been zoned Open Space/Recreation & Amenity within the Draft Ballinasloe Local Area Plan 2022-2028. The submission request that these lands be zoned Residential Phase 1. The submission has highlighted lands proposed for Residential Phase 1 to the south of the subject lands in the Draft Ballinasloe Local Area Plan which it states are less suitable for development than their lands. The submission states the subject lands are more suitable from a connectivity perspective to the town with the lands also serviced compared to the proposed identified Residential Phase 1 lands only accessible from a narrow county lane with no footpath connectivity and is also unserviced.

Chief Executive's Response

Chief Executive's Response

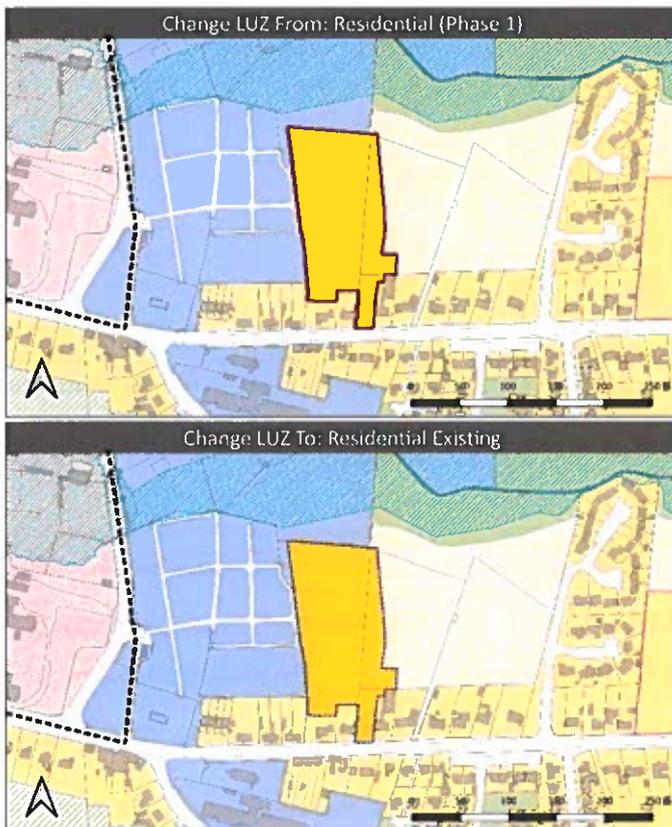
The An Bord Pleanála decision to grant planning permission for the residential units have been noted. Furthermore, development has now commenced on site. In view of this, it is considered appropriate to rezone the existing Residential Phase 1 lands as Existing Residential and rezone the adjoining Residential Phase 2 lands to the east as Residential Phase 1.

Chief Executive Recommendation:

1. Parcel A rezone as Existing Residential.
2. Parcel B rezone as Residential Phase 1.

CiviQ Ref: GLW-C15-20

Name: White Cedar Developments Ltd
Change Zoning From: Residential (Phase 1)
Change Zoning to: Residential Existing
Other Notes:
Area: 1.576 Ha



CiviQ Ref: GLW-C15-20

Name: White Cedar Developments Ltd
Change Zoning From: Residential (Phase 2)
Change Zoning to: Residential (Phase 1)
Other Notes:
Area: 1.668 H^a



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

GLW-C15-22 – LIMEHILL ESKER LTD

Cllr. Dr. Parsons withdrew from Meeting while discussion was taking place due to Conflict of Interest.

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

This submission relates to 2 no. tracts of land at Dunlo, Ballinasloe which are under the ownership of Limehill Esker Ltd. The submission requests that these tracts of lands, which are currently zoned Residential Phase 2 in the draft LAP, are zoned Residential Phase 1. The submission presents an analysis of the proposed Residential Phase 1 in the LAP and states that compliance with Core Strategy, *inter alia*, would not be achieved and would not meet the needs of the residential accommodation for the stated level of population growth as set out in **Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy** contained in the Draft Galway County Development Plan 2022-2028. The submission presents an

analysis which will demonstrate that the designation of the lands as Residential Phase 2 is not in accordance with the principles of good planning. The convention used in the preparation of the zoning maps by Galway County Council was reviewed and the submission seeks to identify variations in the area of land zoned Residential Phase 1 which have resulted from a change in convention, as expressed on the land use zoning maps which accompany the Ballinasloe Local Area Plan 2022-2028. A rationale is provided for the zoning of these lands as Residential Phase 1.

The submission suggests that no case has been made in the LAP for the revision of the Residential Phase 1 boundaries from the previous Ballinasloe Local Area Plan 2015-2021 at this location. The submission states that the Land Use Policy Objectives as currently set out in the Ballinasloe LAP 2022-2028 will not be satisfied by the 16.9ha of Residential (Phase 1) land which will be available for development over the term of the LAP.

It is also proposed to change two small portions of land from Business and Enterprise and Open Space/Recreation and Amenity to Residential Phase 1.

Chief Executives Response:

Noted. As part of the review of the Ballinasloe Local Area Plan the quantum of Residential Phase 1 lands were examined. There is a requirement of 23 hectares of Residential Phase 1 lands. The Planning Authority has zoned accordingly. The quantum of Residential Phase 1 lands in Ballinasloe is in full compliance with the Core Strategy in the Galway County Development Plan 2022-2028.

Chief Executive Recommendation:

No change

Cllr. M. Connolly proposed not to go with CE Recommendation and recommended going with submission. He advised that a Master Plan had been prepared for the area by Limehill Esker Ltd. Ms. Loughnane advised they had made a planning application which was granted by Galway County Council and that there was a significant tract of R1 lands that had not commenced but had to remain zoned as R1. She reminded Members of their previous comments of the over-concentration of R1 lands in this area and about getting the balance right. She queried where the R1 lands were being taken from and advised against going outside of Core Strategy. She further advised that this would have an impact on LAP and was contrary to what went out on Material Alterations in County Development Plan. She referred to explanation given earlier regarding the reduction from 36 ha of R1 lands in last plan to 23 ha R1 Lands in current Plan in terms of balancing the Core Strategy. She advised this has implications for Ballinasloe and what was on public display in the County Development Plan.

In response to Cllr. Geraghty's query, Ms. Loughnane advised that if there is an increase in population arising out of Census being carried out in 2022, there may be an opportunity to reconsider this matter during the Mid-Term Review. Cllr. Geraghty referred to a map submitted to the Members which highlights a few sites that stated that work had commenced and others where works has been completed. Ms. Loughnane advised that if something has commenced, it is transferred to Existing Residential. She advised that the

ones identified in map accompanying submission are already Existing Residential and are not in Core Strategy. Other sites within the submission had not commenced development. Cllr. Geraghty said that they were advised by the Submitter that there were 8 ha to play with. Ms. Loughnane advised that these were not R1 sites that can be reallocated. She went through the Map and advised as follows:

Zone A is zoned Business & Enterprise and no development had commenced to-date, therefore it can't be taken from there.

Zone B is Existing Residential and can't take it from there.

Zone C is existing residential and can't take it from there and is reflected in Draft Plan.

Zone F – is a large site of 71 units that hasn't commenced yet.

She advised there was no R1 lands to take as suggested and that the information in submission was not accurate. She advised that her concern was the the County Development Plan was adopted with the population allocation of 1999 for the Ballinasloe LAP. She suggested that it could be re-looked at during Mid-Term Review. **Cllr. M. Connolly asked that it be noted and be given serious consideration when Mid Term Review be carried out. This was agreed by the Members.**

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

POINT OF CLARIFICATION

Mr. Corcoran wanted to raise a point of clarification from last meeting. He referred to Page 22, OPR Submission, Observation 6, Flood risk Management – Constrained Land Use Section. He advised that the Reference Number has changed to BKT 41 – European Sites. (Same as OPR submission)

The amendment was proposed by Cllr. Broderick, seconded by Cllr. Geraghty and agreed by the Members.

GLW-C15-22 – LIMEHILL ESKER LTD.

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

Limehill Esker Ltd are the owners of a tract of lands at Dunlo, Ballinasloe, to which this submission relates. The lands are zoned Business and Enterprise in the draft LAP and the submission requests that these lands are zoned Commercial/Mixed-Use. The lands are set out in three separate parcels (Parcel A, Parcel B, Parcel C).

The submission outlines a general description of the lands to be rezoned at Dunlo, including planning history, and an analysis of the impact of the rezoning of the lands at Dunlo. The commonality of uses on Business and Enterprise and Commercial/Mixed used lands is

assessed and it is concluded that there is significant compatibility between Business and Enterprise and Commercial/Mixed in terms of acceptable land uses.

The submission outlines a comparison of the development parameters between the two zoning classifications, and notes that while the parameters are similar, the site coverage is lower for Business and Enterprise use. The range of permissible uses under Commercial/Mixed Use zoning is more conducive to the provision of flexible low volume schemes which can be designed in sympathy with a desired extension of the urban grain outwards from the town centre.

A contextual evaluation of the lands is provided which submits that the Dunlo lands are an important location for the accommodation of the future needs of the town in a sustainable manner. The submission outlines the unsuitability of land Parcels A, B and C for Business and Enterprise zoning.

It is submitted that there is adequate provision of Business and Enterprise zoned lands within the boundary of the LAP at peripheral locations to satisfy the objectives of the Ballinasloe LAP 2022-2028 in relation to the provision of employment.

Chief Executives Response:

Noted. As part of the review of the Ballinasloe Local Area Plan the quantum of employment lands including Business and Enterprise were examined. There is a requirement to retain as far as practicable employment zoned lands within the LAP. The Planning Authority has zoned accordingly.

Chief Executive Recommendation:

No change

Cllr. M. Connolly proposed not to accept CE Recommendation and proposed that the zoning of lands be changed from Business Enterprise to Commercial/Mixed Use as per submission.

Cllr. D. Connolly stated that if this was applied, it would be competing with what they were trying to achieve in the town centre. He referred to the Town Enhancement Scheme which was recently completed and Shop Front Scheme in place which had benefited the town in terms of enhancement and stated that it would be remiss of them as Members to go against this.

Cllr. M. Connolly, referring to the matrix, stated that there was a list of options that were not permitted which included apartments and residential development and would not have an adverse effect on the town centre as suggested.

Ms. Loughnane stated that their concern was that this was going to provide ground floor units for commercial activity that will take away from the town centre. Referring to LU Matrix that Cllr. M. Connolly referenced earlier, she advised that it does allow some uses and the only ones that are not normally permitted are small offices, professional or other

services. She advised that if they were permitted under this, they are going to detract from the town centre and suggested that these were more appropriate to built-up area.

Cllr. D. Connolly commented on the number of vacant units, particularly overhead units in the town and emphasized the importance of getting the core of the town right so as to give the town a chance to develop and make it the great place that it could be.

Cllr. Dr. Parsons queried if a Family Resource Centre/Youth Resource Centre/Medical Centre would be permitted under the current zoning. Ms. Loughnane advised that Family Resource Centre/Youth Resource Centre was open for consideration under Business & Enterprise zoning. However, a Medical Centre would not be permitted under Business/Enterprise.

Mr. Hanrahan advised that such a proposal would mean providing smaller type developments outside of town. He suggested that they needed to look at town core firstly and then spread out from there as suggested in earlier comments by Ms. Loughnane. He advised that particular zones are suited to different parts of the town and Planners like to use this type of model.

Cllr. Geraghty seconded Cllr. M. Connolly's motion. He stated that lack of parking and size of units were the biggest issues with town centre sites. He suggested that if Ballinasloe were to grow and progress like Roscommon Town, it needed this type of mixed development which he believed will enhance the town.

Cllr. Broderick queried if they could look at putting some sort of parking levy or a significant development contribution on out-of-town developments. Ms. Loughnane stated that if the Transport Plan is to be taken seriously and land use zoning as suggested in this submission that will affect that.

As the CE Recommendation was not agreed, the Cathaoirleach called for a vote. The vote taken resulted as follows:

For: 4

Cllr. Broderick
Cllr. Keaveney

Cllr. M. Connolly

Cllr. Geraghty

Against: 2

Cllr. D. Connolly

Cllr. Dr. Parsons

The Cathaoirleach declared the Motion carried.

On the proposal of Cllr. M. Connolly, seconded by Cllr. Geraghty, it was agreed to suspend Standing Orders to allow meeting to continue.

GLW C15-33 – FINBAR GLYNN

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

This submission relates to the substantially complete development at Glentaun Village, Glentaun, Ballinasloe. The submission is accompanied by an OSi map indicating the site area.

The developer has been informed that no further applications would be granted, until such time as all existing developments had been taken in charge by the local authority. The submission states that this process has been completed and therefore requests that the lands are zoned Residential Phase 1 to facilitate the construction of a range of house types. The submission indicates that the site is serviced appropriately, including a creche on site and public bus stop located on the adjacent regional road.

Chief Executives Response:

Noted. The Planning Authority notes that the zoning of additional Residential Phase 1 lands would have to be in accordance with the Core Strategy of the Galway County Development Plan 2022-2028. The Core Strategy determines the quantum of residential zoned land in the Town and the current quantum of residential zoned lands is in full compliance with the this.

Furthermore, the Taking in Charge of residential housing developments is not within the remit of the LAP.

Chief Executive Recommendation:

No change.

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

GLW-C15-37 – VINCENT & GERARD DOLAN

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

This submission relates to a site located in the townland of Townparks, Ballinasloe. The site is zoned Open Space, Recreation & Amenity with a Constrained Land Use objective in the draft LAP. The submission presents the case for zoning of the lands for various options for the development of the site such as car parking to the ground floor, slightly raising site levels, use of floor resilient construction etc. Issues including flooding, previous policy objectives, infrastructure, town centre regeneration and connectivity are discussed in relation to the zoning of the subject site.

The submission outlines a rationale for the zoning of this land which they state would be essential to achieving compact and sustainable growth in a sequential manner in the town centre.

Chief Executive's Response:

Noted. The Council would not support the zoning of this undeveloped greenfield site. The Planning Authority submits that this site is situated within Flood Zone A and Flood Zone B, therefore in accordance with the precautionary principle as per the *'Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009'* it would not be appropriate to zone these lands for development.

Chief Executive Recommendation:

No Change.

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

GLW-C15-40 – ROBERT MCGRATH

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

Lands are located at Clos an Iarnrod, Ballinasloe (north of the R348). Submission states that there are two partially constructed dwelling sub-structures which are zoned existing residential and Constrained Land Use. It is requested that the lands in question be zoned Residential Phase 1 (specifically to the curtilage of the lands) and that the Constrained Land Use Zoning from the curtilage be removed to facilitate the completion of the existing sub structures.

The submission includes a report by a Consultant Engineering Hydrologist which concludes that the subject site is partially located within Flood Zone B and the flood depth (less than 0.25m in a flood of 0.1% change 1,000 year return period) results in a very small flood volume and could be accommodated in compensatory storage or other water management measures. The report further advises that, as detailed in the report the subject site is suitable for highly vulnerable development with suitable water management measures.

Chief Executive's Response:

Submission noted. These lands are located in Flood Zone B. The Planning Authority submits that a Stage 2 SFRA has been carried out in accordance with *'Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009'*. In this instance, it is not considered appropriate to remove the Constrained Land Use objective from this site.

Furthermore, the zoning of additional lands for residential development would not be in accordance with the Core Strategy as set out in the Draft County Development Plan 2022 – 2028.

Chief Executive Recommendation:

No Change.

Cllr. M. Connolly advised that the two partially constructed dwellings in question were under Flood Zone C and queried if they could be put in as Infill Sites. Ms. Loughnane advised that if planning permission was sought on these sites now, a hazard symbol would appear on the maps indicating there was flood risk at this location. In response to Cllr. M. Connolly's query, Ms. Loughnane advised that it was not possible to remove the Constrained Land Use off it. She advised that by proposing Residential Infill on it as suggested, it was going to draw attention to it. She suggested leaving it the way it is (Existing Residential) and applying the Justification Test. The Justification Test may suggest flood mitigation measures that may get over the issue. She advised that while the partially constructed sites were under Flood Zone C, there was flooding at both the entrance and exit to the site.

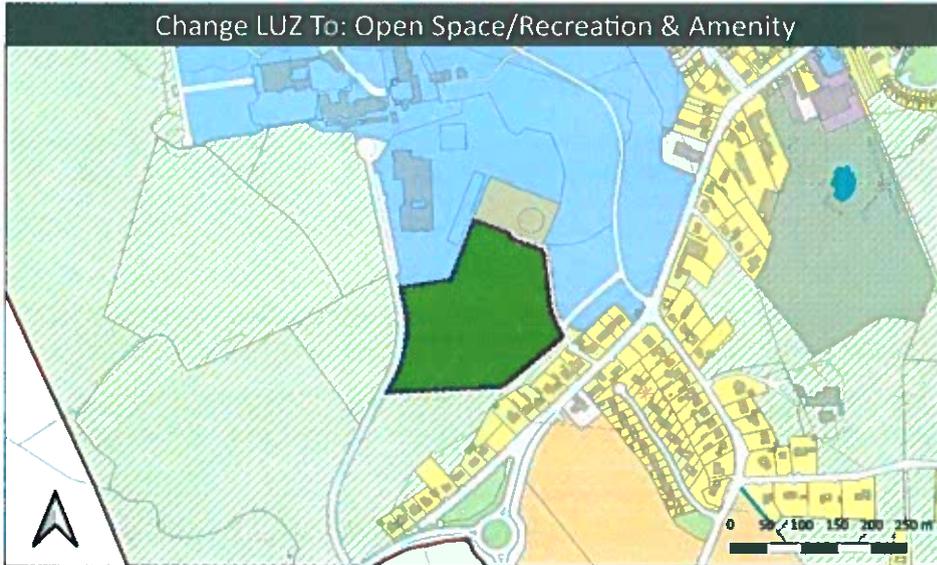
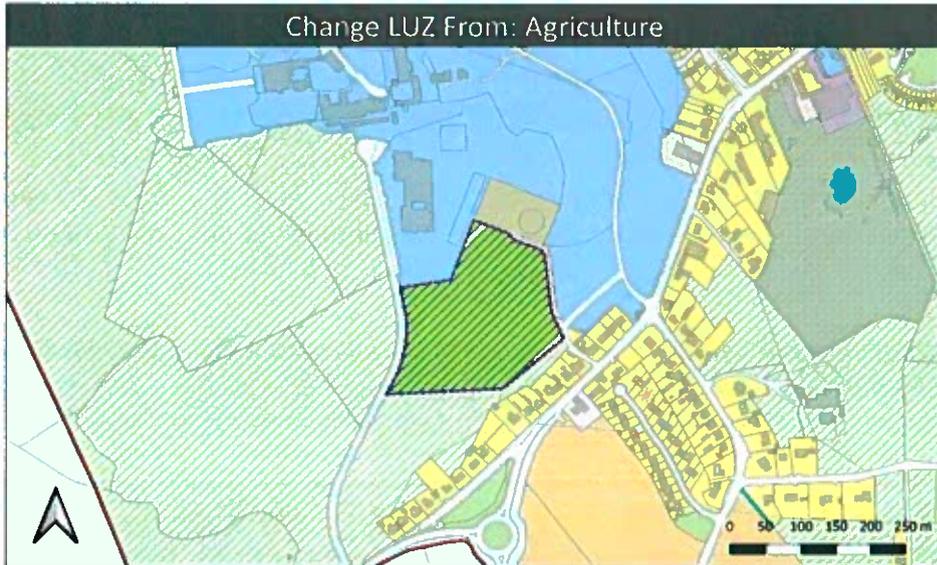
The CE Recommendation was proposed by Cllr. Broderick, seconded by Cllr. M. Connolly and agreed by the Members.

ASSETS – INFRASTRUCTURE ASSESSMENT, ENVIRONMENTAL REPORTS & LOCAL TRANSPORT PLAN

It was proposed by Cllr. Keaveney, seconded by Cllr. Geraghty and agreed.

Cllr. D. Connolly submitted the following Motion:

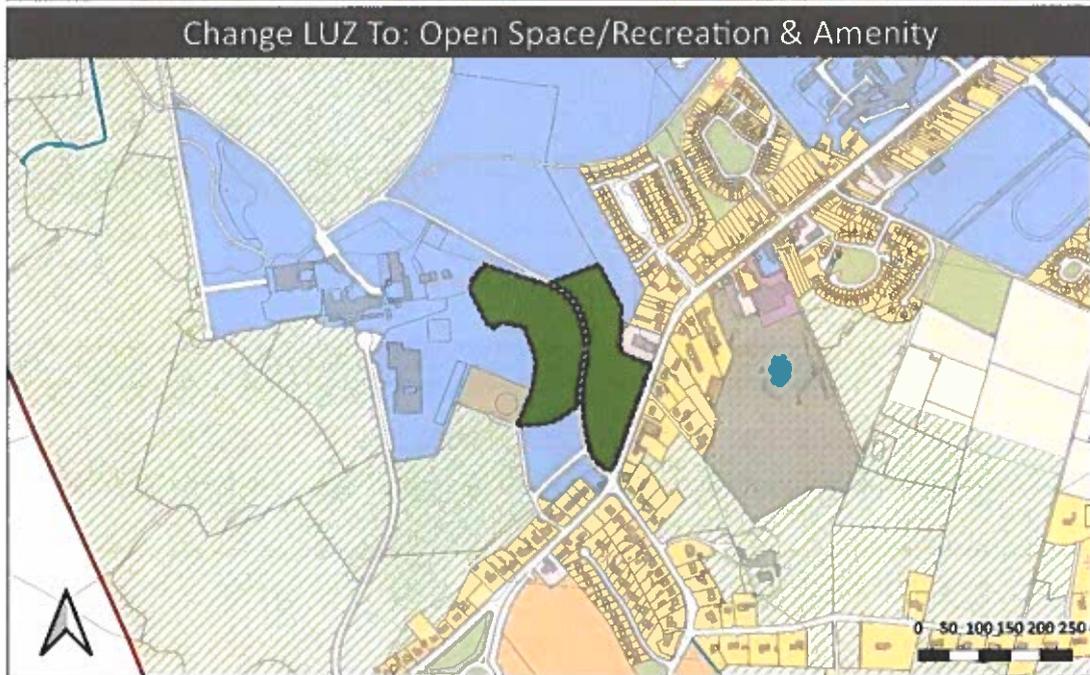
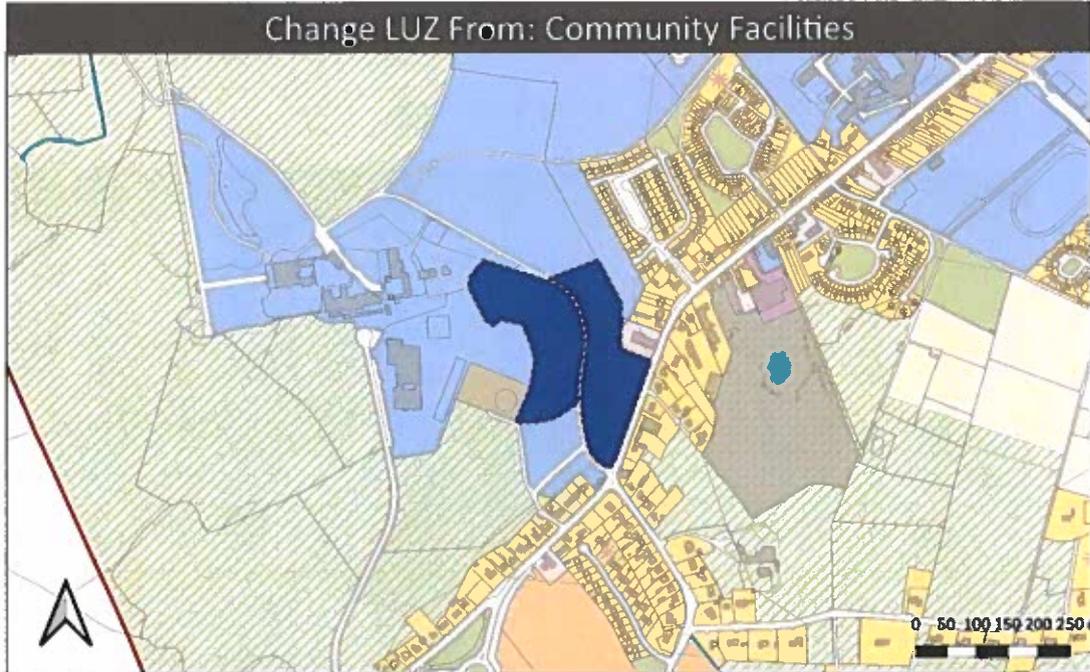
Change Zoning From: Agriculture
Change Zoning to: Open Space/Recreation & Amenity
Other Notes:
Area: 4.002Ha.



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

Cllr. D. Connolly submitted the following Motion:

Change Zoning From: Community Facilities
Change Zoning to: Open Space/Recreation & Amenity
Other Notes: Natural Habitat
Area: 4.946Ha.



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

Cllr. D. Connolly submitted the following Motion:

Specific Policy Objective

BKT 12 B Garbally Sports Pitches

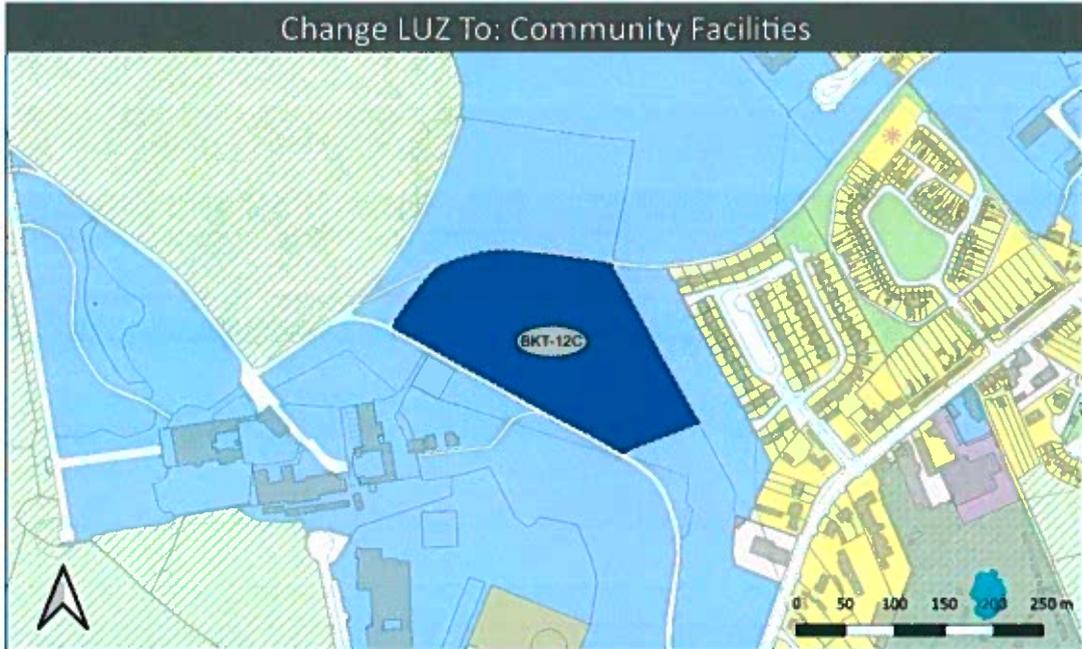
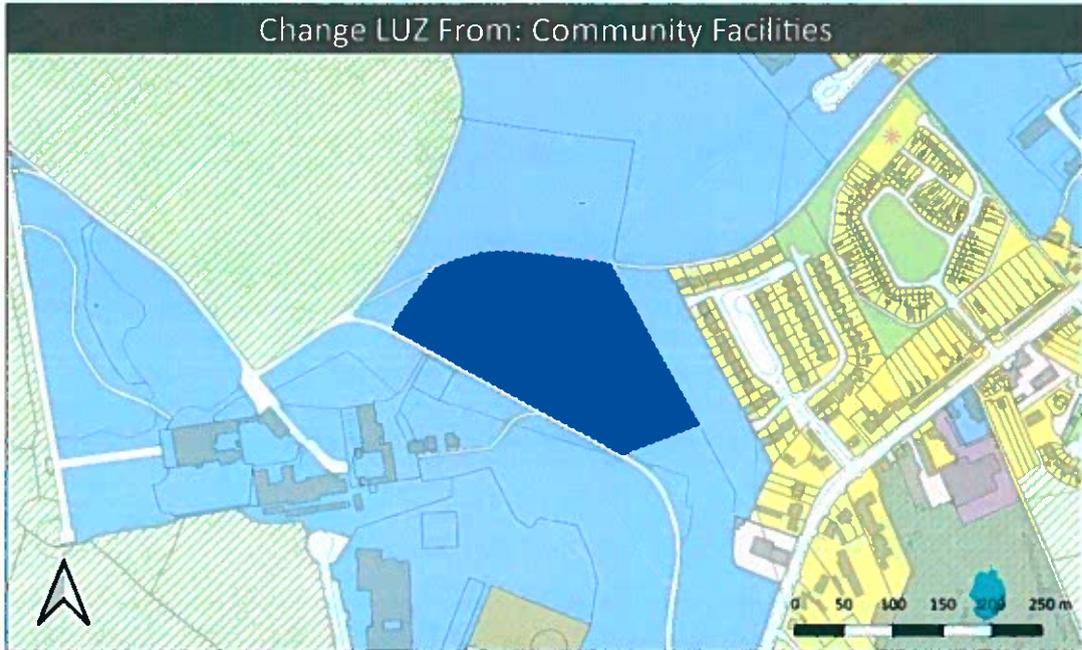
It will be a policy objective of the Council to preserve the lands identified at Garbally as playing fields in accordance with proper planning and sustainable development.

Change Zoning From: Community Facilities

Change Zoning to: Community Facilities

Other Notes: Policy Objective - BKT-12C Garbally Sports Pitches

Area: 3.62Ha.

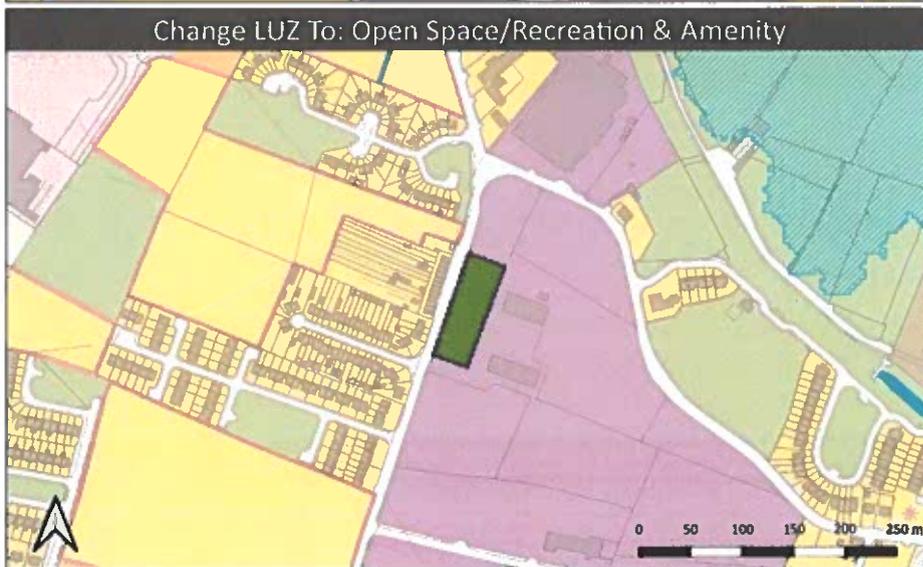
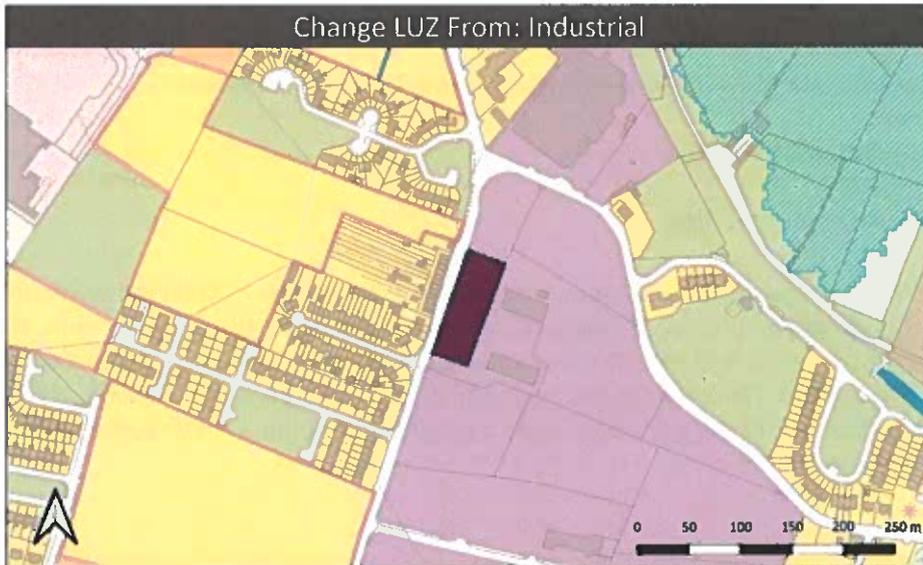


Motion was proposed by Cllr. D. Connolly, seconded by Cllr. Geraghty and agreed by the Members.

Cllr. D. Connolly submitted the following Motion:

BETTY RING PARK

Change Zoning From: Industrial
Change Zoning to: Open Space/Recreation & Amenity
Other Notes:
Area: 0.397Ha.



Motion was proposed by Cllr. D. Connolly, seconded by Cllr. Dr. Parsons and agreed by the Members.

Cllr. D. Connolly proposed by following Motion to include the following two sites as Opportunity Sites in Ballinasloe Local Area Plan:

Ballinasloe – Opportunity Site

OPT – BKT 2 Lands South West of Former Haydens Hotel, Dunlo Hill, Ballinasloe

Brief Description:

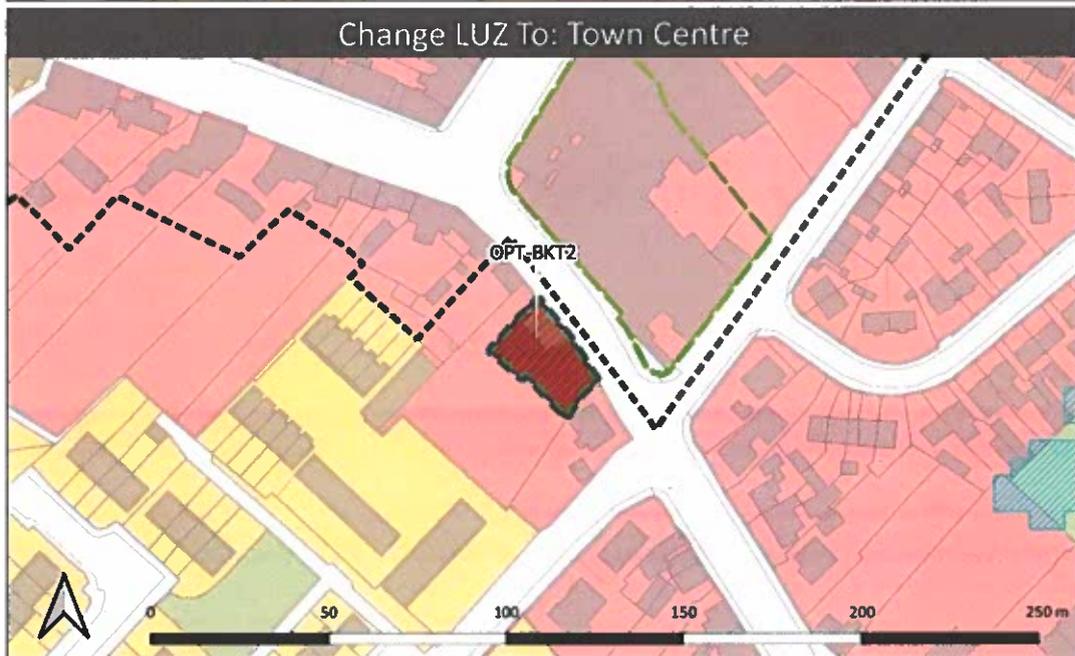
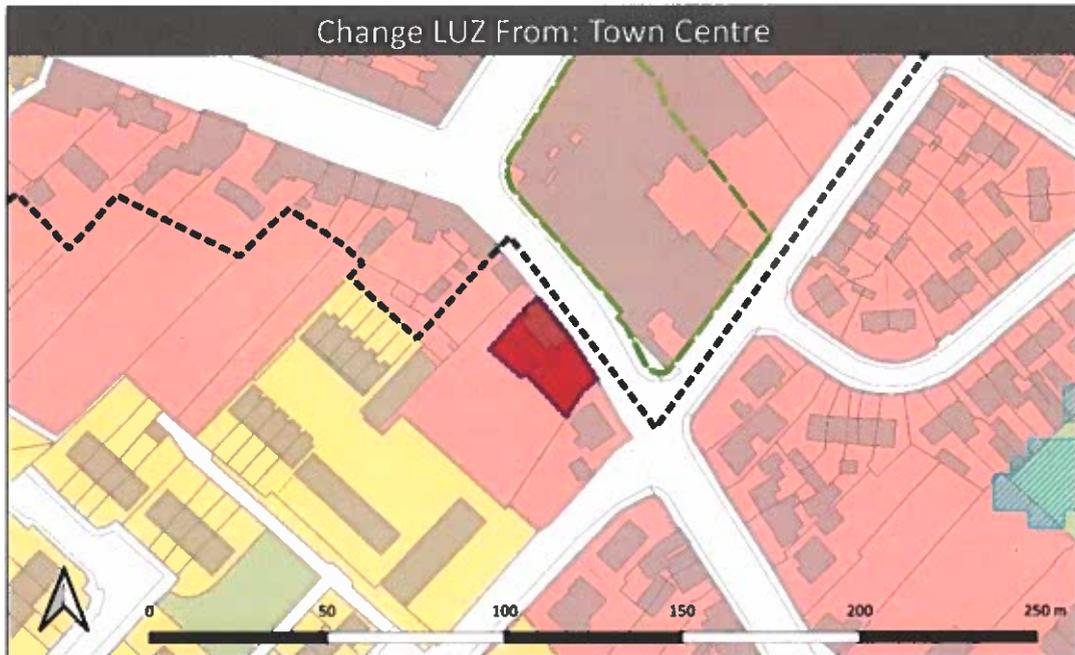
Area: Approximately 0.5 Hectares

Zoning: Town Centre

Current Land Use: Derelict Dwelling

Opportunity: This is a brownfield, rectangular shaped site in the centre of Ballinasloe. The site contains a pair of derelict single storey dwellings with an associated curtilage to the south. The buildings abut the pavement and the site is just outside of the ACA. There is also a disused carpark to the rear of the building. The rear of the site is also heavily vegetated with a number of larger trees. The re-development of this site would make a positive contribution to this part of the town, which is located on the R 446

Change Zoning From: Town Centre
Change Zoning to: Town Centre
Other Notes: Opportunity Site - OPT-BKT2
Area: 0.049Ha.



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

Ballinasloe – Opportunity Site

OPT – BKT 3 Lands located at Society Street, Ballinasloe

Brief Description:

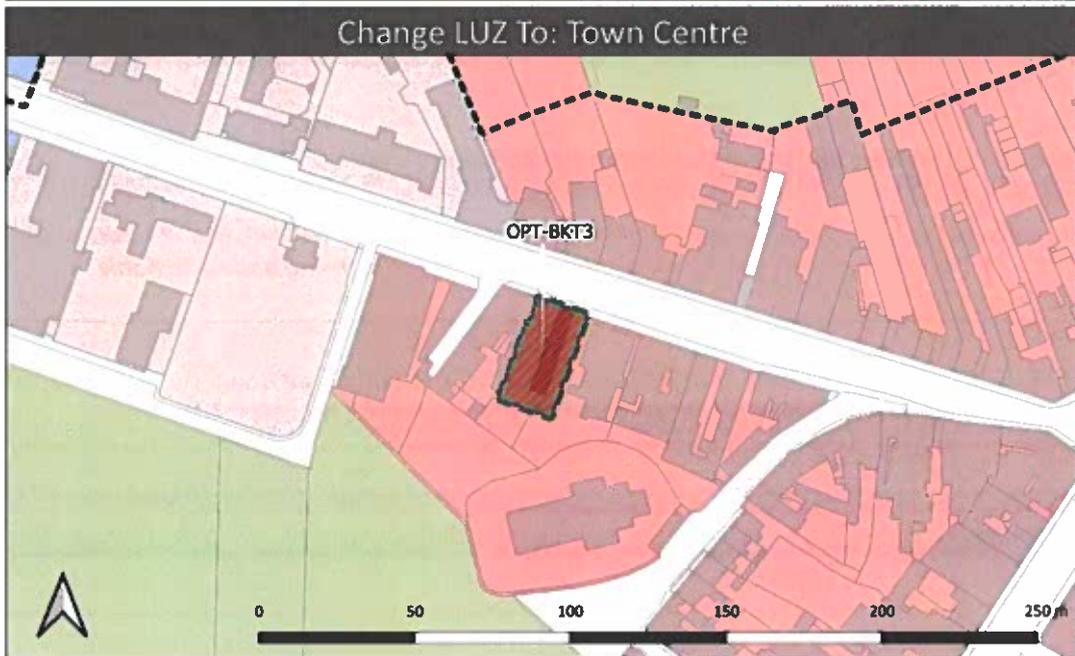
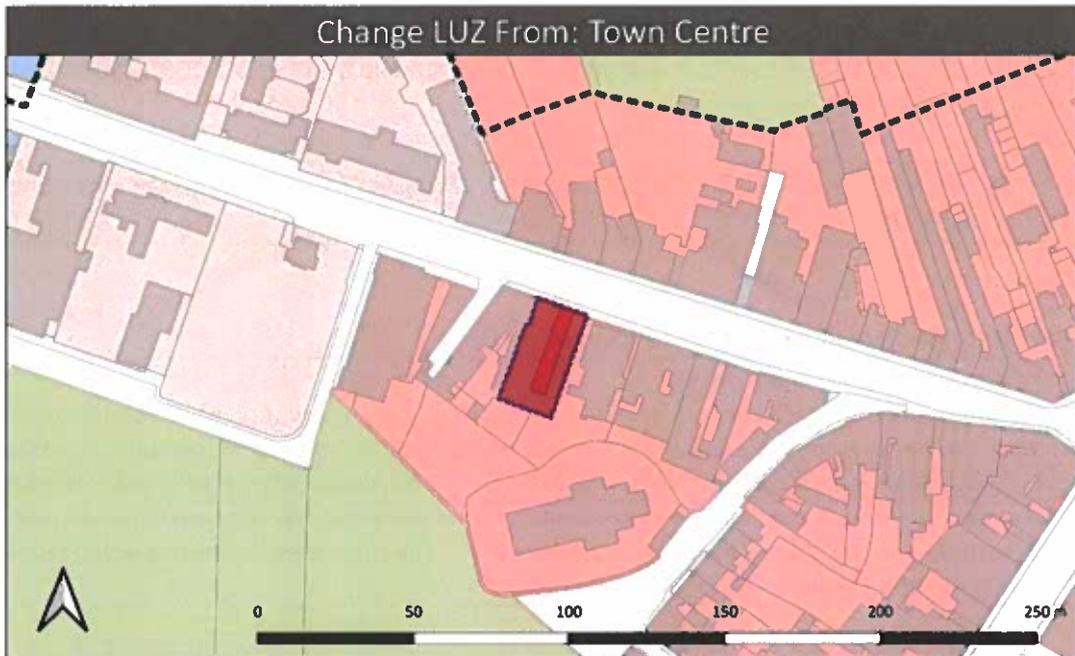
Area: Approximately 0.06 Hectares

Zoning: Town Centre

Current Land Use: Derelict Buildings

Opportunity: this is a brownfield Town Centre zoned site, located on the south side of Society Street. The site contains a derelict town storey building that is in a dilapidated state. The site is located within the ACA. Its re-development for commercial use could make a positive contribution to this part of Society Street.

Change Zoning From: Town Centre
Change Zoning to: Town Centre
Other Notes: Opportunity Site - OPT-BKT3
Area: 0.063Ha.



Cllr. D. Connolly requested that a focus be put on these sites and suggested it would benefit and bring them on to a positive use.

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

Cllr. D. Connolly submitted the following Motion:

2.1 Town Centre and Regeneration

The town has a compact commercial core where high quality shop front design and associated signage will be promoted.

Cllr. D. Connolly stated that this was to encourage and to build on what has been achieved through the Shop Front Initiative.

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

Cllr. D. Connolly submitted the following Motion:-

2.1 Town Centre and Regeneration

Ballinasloe has an important sub-regional role regarding retail provision, employment and community facilities in particular education and healthcare. An important part of the town's social events calendar is the annual October Horse Fair which contributes significantly to the local economy. In addition, the Council will endeavour to explore options in support the creation of a bridleway as set out in the County Development Plan. The town centre plays an important role in this historic market town and County Town.

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

Cllr. D. Connolly submitted the following Motion:

Derrymullen

I propose that the BLAP will promote a walking and cycling from Derrymullen and surrounding area contiguous to the plan area in accordance with proper planning and sustainable development.

Cllr. D. Connolly explained that he proposed that the above narrative be added to the Local Transport Plan section of the Written Statement of LAP.

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

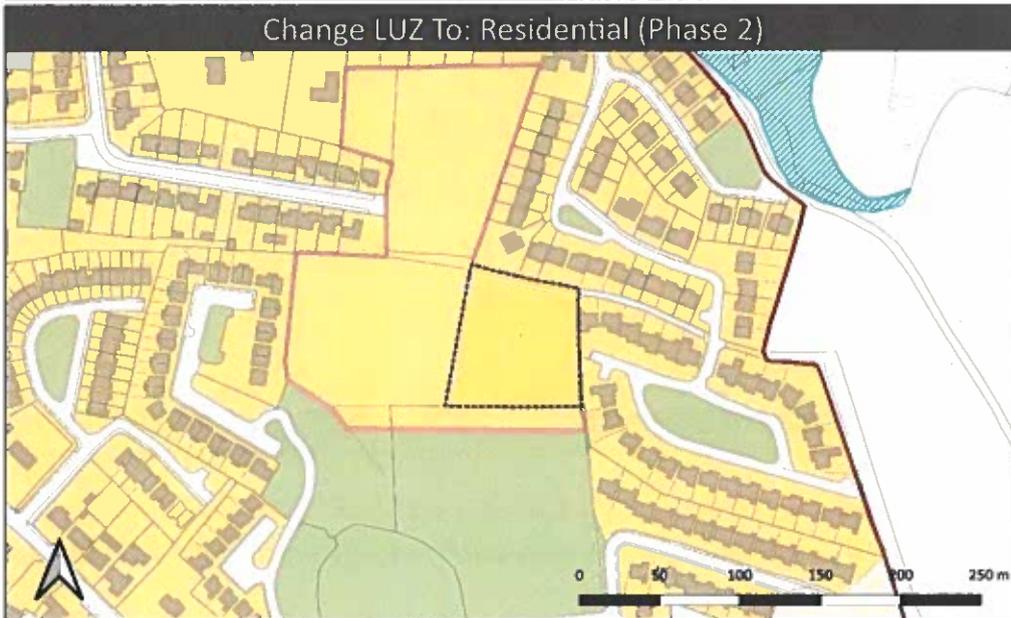
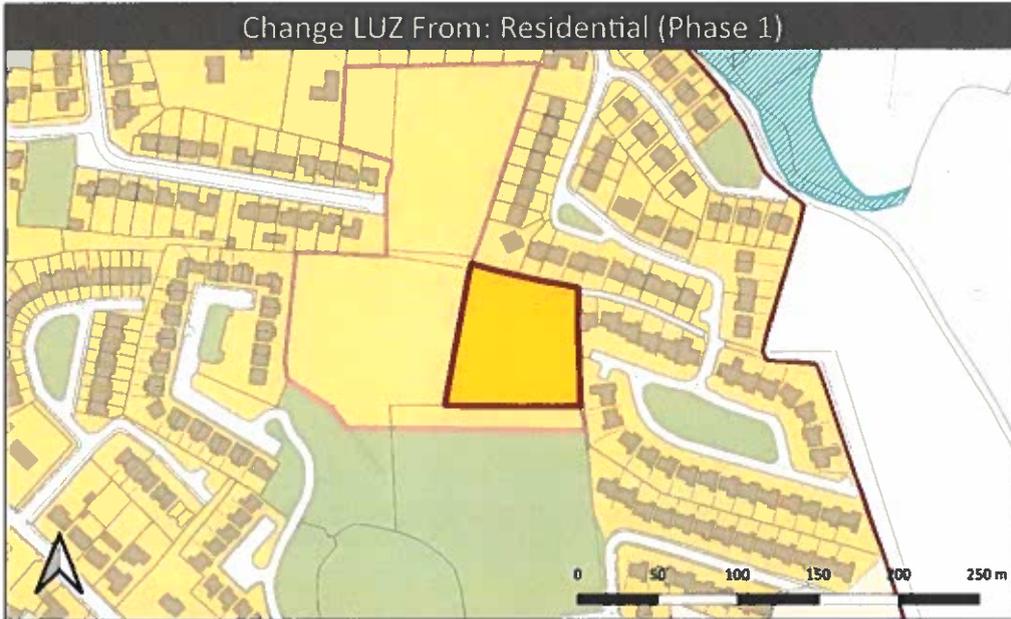
Cllr. D. Connolly submitted the following Motion in relation to Shannonbridge Road:

Change Zoning From: Residential (Phase 1)

Change Zoning to: Residential (Phase 2)

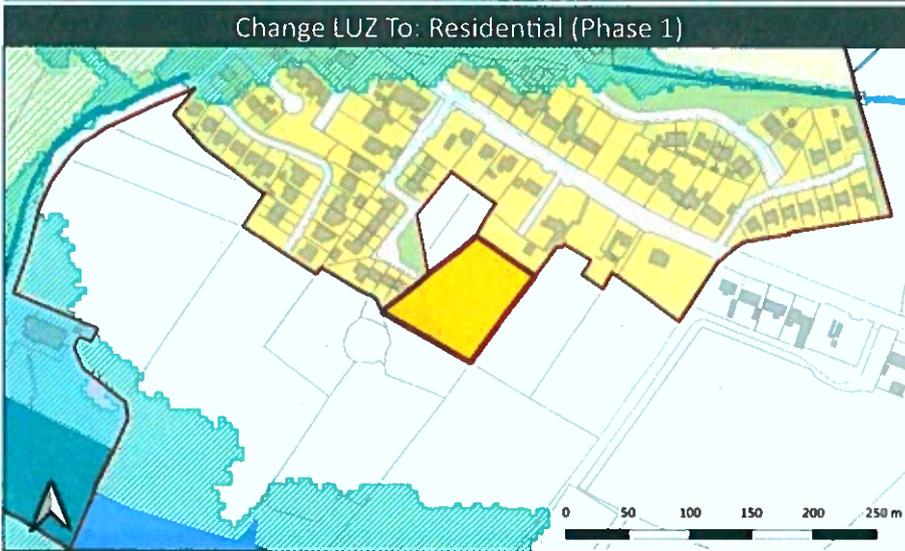
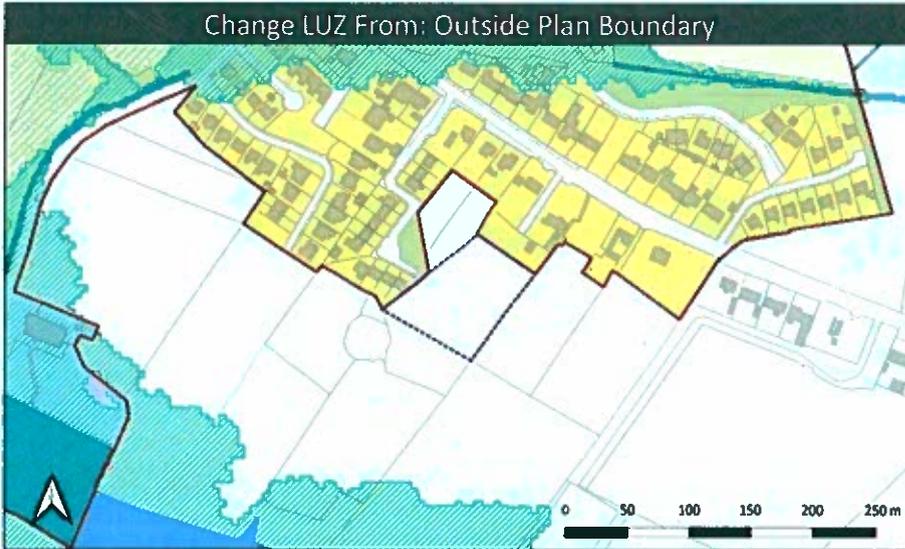
Other Notes:

Area: 0.614Ha.



Municipal District of Ballinasloe Meeting – 16th February 2022

Change Zoning From: Outside Plan Boundary
Change Zoning to: Residential (Phase 1)
Other Notes:
Area: 0.612Ha.



Change Zoning From: Residential Existing
Change Zoning to: Residential (Phase 1)
Other Notes:
Area: 0.051Ha.



Proposal is to change zoning from R1 to R2. He further advised that it is proposed to use this quantum of R1 lands in another area.

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

It was agreed to go back to submission deferred from earlier

GLW C15-15 – NIAMH & SHANE DOLAN

Cllr. Broderick proposed that they reject CE Recommendation and lands be zoned Residential (Phase 1) that are identified on map submitted.

Cllr. Broderick submitted the following motion:

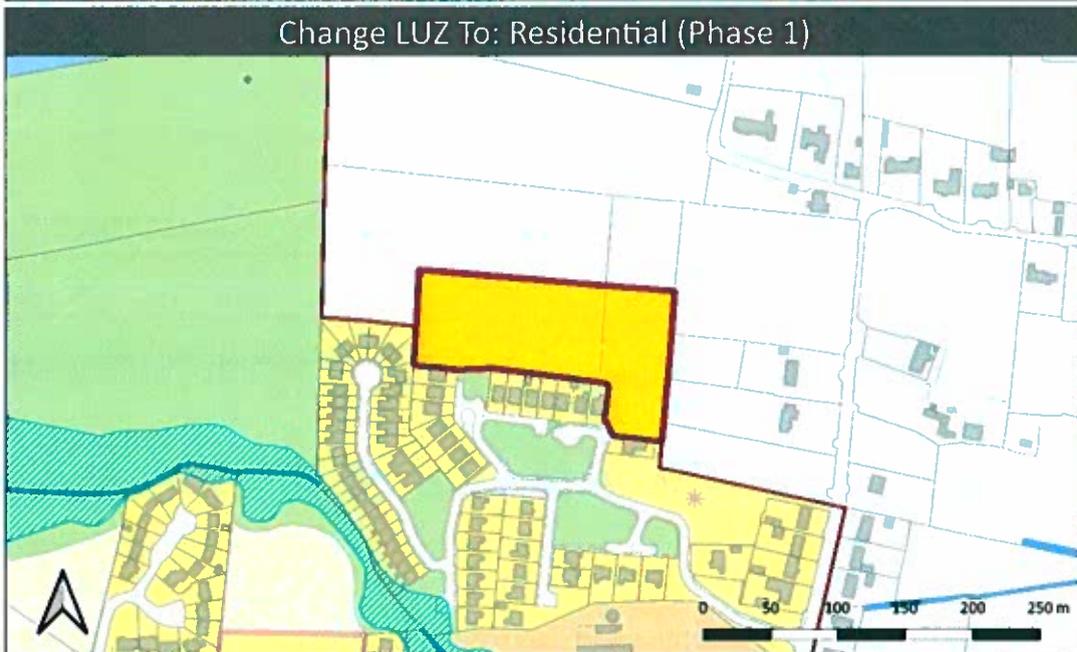
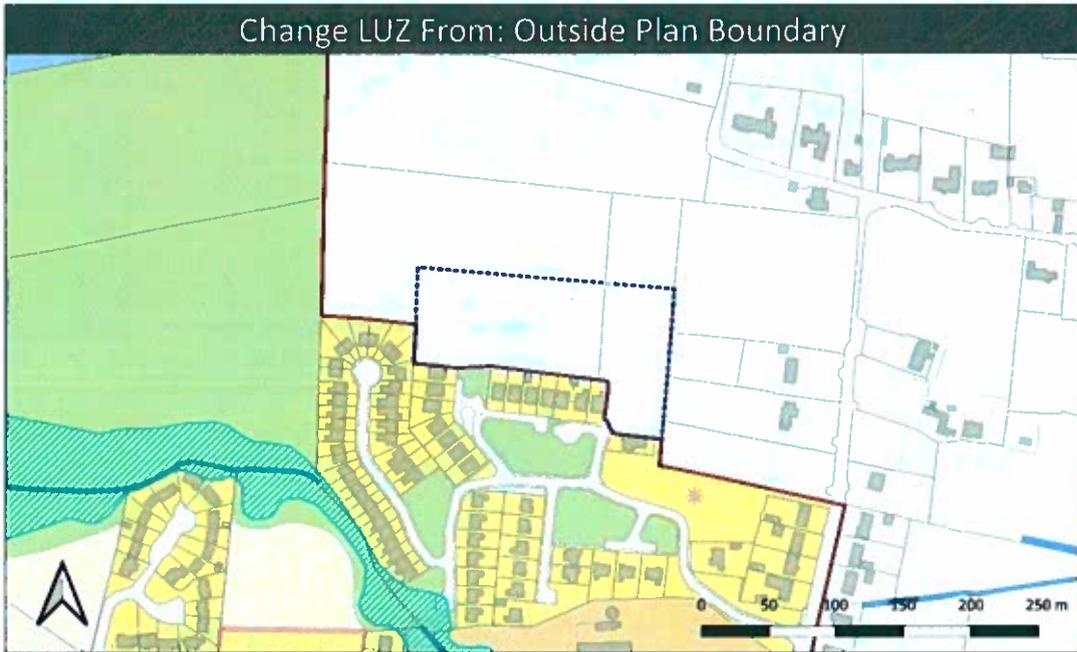
Extend Plan Boundary and zone R1 (see map submitted).

Change Zoning From: Outside Plan Boundary

Change Zoning to: Residential (Phase 1)

Other Notes:

Area: 1.508Ha.

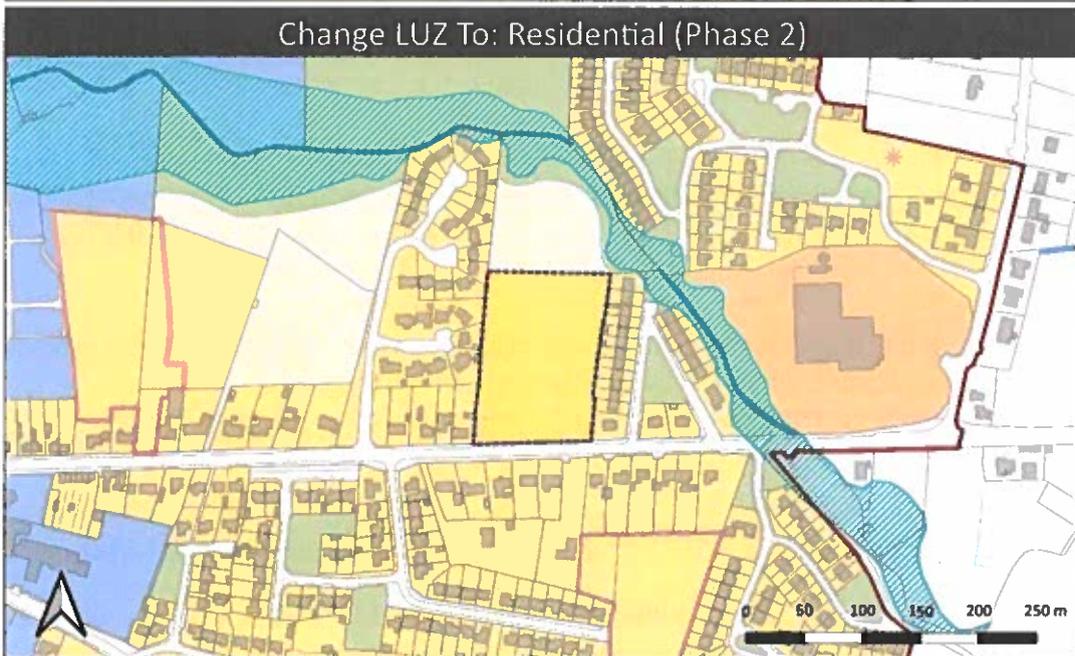
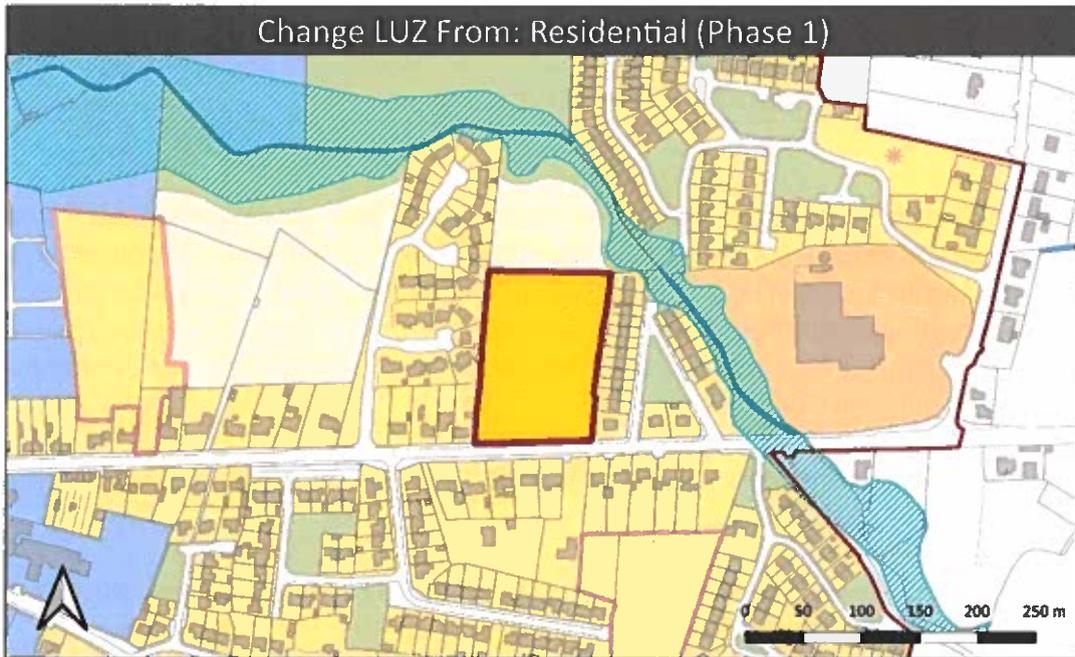


Change Zoning From: Residential (Phase 1)

Change Zoning to: Residential (Phase 2)

Other Notes:

Area: 1.506Ha.



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

To adopt Chief Executive's Report on the submissions in the Draft Plan with Elected Members Amendments which were all passed by resolution.

This was proposed by Cllr. Dr. Parsons, seconded by Cllr. D. Connolly and agreed by the Members.

Ms. Loughnane advised that the SEA and AA determinations on Material Alterations/changes would be submitted to our consultants in the next couple of days. The Material Alterations will be published within 3 weeks from today and will be advertised in Connacht Tribune and Tuam Herald. She advised that the public consultation period is for a period of four weeks and a further CE Report will be prepared and issued to Members for their consideration in due course.

Ms. Loughnane thanked Mr. Corcoran and staff of the Forward Planning Unit for all the work done on the Plan to-date.

Cllr. Broderick wished to acknowledge all the work done by Ms. Loughnane, Mr. Dunne and Mr. Corcoran in relation to the Plan.

Mr. Hanrahan also echoed these comments. He stated that the process has been prompt and when completed, a LAP is a good funding back-up when funding options become available.

Mr. Moloney, Meetings Administrator advised that the Roads Programme needed to be approved and it was agreed that the Monthly Meeting will be held on 02/03/2022 at 2.00 p.m.

Cllr. D. Connolly thanked everybody involved in the process and stated that it was great to be back in our own Chamber delivering for our community.

CHRIOCHNAIGH AN CRUINNIU ANSIN

Submitted, Approved and Signed


(Cathaoirleach to sign here)

13/4/2022
(Date)