

COMHAIRLE CHONTAE NA GAILLIMHE

Report of Oranmore Area Committee Meeting held at Áras an Chontae on the 22nd December, 2008

I LATHAIR:-

Baill: Cllr. J. Cuddy,
Cllr. M. Hoade.
Cllr. J. McDonagh
Cllr. M. Carey (Chairman)

Oifigigh:- Mr. P. Ridge, Director Of Service Planning & Sustainable
Development Unit.
Ms. C. McConnell, Senior Planner, Planning & Sustainable
Development Unit
Ms. G. Clerkin, A/A.S.O. Planning & Sustainable Development
Unit

1. Minutes of Meeting held on 24th November, 2008.

The minutes of the meeting of 24th November 2008 were proposed by Cllr. Cuddy, seconded by Cllr. Carey.

2. Consideration of the Managers Report on the Submissions received on the Draft County Development Plan.

Mr. Ridge stated that Ardaun and Garraun were integral to the Spatial Planning and Settlement Strategy of the County Development Plan.

Mr. Ridge outlined some statistics from maps presented to the meeting:

- Persons working in the City by ED2006
- %of local labour force working in Galway by DED 2006
- Average journey time (mins) to Galway City by ED 2006
- Origin & Destination lines-working in Galway City.

Mr. Ridge stated that there are 40,000 jobs in the city, 20,000 are employees from Galway City, with the balance being from the County or outside the County. 8,000 people travel from the West of the city to the East of the city every day while 3,000 people travel from the East of the city to the West of the city and he also made reference to the traffic that this generates.

He added that these issues must be considered as part of the development of the eastern environs. He added that Ardaun and Garraun would actually reduce the amount of traffic from the East side of Galway City.

Mr Ridge accepted that there were genuine concerns in relation to Ardaun/Garaun but added that Ardaun would go ahead in some form regardless and advised that the Council should be a part of it. He added that Ardaun as part of a broader framework would have to place some emphasis on how to make things easier for the 20,000 people coming into the city to work from the county.

He added that he understood the fears of some of the Members that the development of this area could have detrimental effects for other parts of the County but added that the zoning and development of this area would be a driving force for the development of other areas in the County.

He explained that there would be only a certain type of industry/ employment that would be created or only a certain type of development that would situate within this zone and that would not locate in other areas.

He also explained that if development does take place at this location it would be of benefit to the whole County because of the increased rate base which would eventually lead to greater prosperity in the County as a whole.

Mr. Ridge stated that he hoped to have agreement on Ardaun by the 12th January 2009. Mr Ridge stated that it appeared to be the general consensus at the area committee meetings to proceed with the Ardaun concept as part of a broader framework plan.

Ms. Catherine McConnell presented the Managers Report on the submissions received on the Draft County Development Plan to the members. She stated that 112 submissions were received on the Draft County Development Plan during the public display period. She explained that the submissions were compiled together as they related to the different sections in the Development Plan, she noted that in the Manager's Report there was a synopsis of all the submissions received, a response from the planning officials and the proposed recommendations.

She stated that most of the changes were inclusions to the County Development Plan rather than omissions.

Section 1: Introduction

Ms. McConnell gave a synopsis of submissions received under this section. She outlined the response the Planning Officials made to these submissions and the proposed recommendations that were made.

Section 2: Spatial Planning and Settlement Strategy

Ms. McConnell stated that a large number of submissions were received under this section. She stated that one of the submissions asked to clarify how the policies described in these sections and shown on Maps SP1 – SP5 relate to the alternatives considered in the Environmental Assessment and clarify which is the preferred alternative as recommended in the SEA and how it relates to the settlement policies and objectives of the Plan.

Ms. McConnell stated that in response to this submission the Planning Authority recommended the insertion of a paragraph to read as follows: The Spatial Planning objectives and the settlement strategy as shown on Maps SP1 – SP5 inclusive were derived from a simple assessment of the likely impact of each of the alternatives considered in the Strategic Environmental Assessment (SEA). The alternative chosen and then expanded upon in the Spatial Strategy and Settlement Strategy policies and objectives is Alternative 2 – Structured Development Strategy – Well Developed Urban Structure supporting Diverse Rural Areas. This is reflected in the policies and objectives to build a strong urban gateway and hub with a network of smaller service centres throughout the county, directing growth to the emerging public transportation corridors but balanced against the strong culture of sustainable rural living the county.

Ms. McConnell stated that submissions were received in relation to improving connectivity between Tuam Hub and the gateway as it is of critical importance to ensure enhancement of their status and complimentary roles to one another.

She also outlined a submission that made reference to promoting Tuam as a sustainable centre for employment not just a transport hub.

Ms. McConnell stated that it was recommended to amend policy SP1 to make reference to improved connectivity between the gateway and hub. She further added that it was recommended that Section 4.2 be expanded to make reference to the strategy recognising the importance of guiding economic development into appropriate areas and promotion of strategic economic and employment-creation opportunities in the Galway Metropolitan Gateway, Tuam Hub and strategic economic corridor.

The members welcomed the amendments.

Ms. McConnell stated that Section 6.1.2 in relation to Strategic/Economic Corridor would be amended to note that the designation of the Strategic/Economic Corridor was based on a framework plan which commissioned to address the need to accommodate Regionally Strategic Industrial sites. The Framework Plan is indicative only and should not be relied upon as an indicator of land uses within the defined corridor.

Section 3: Settlement Strategy

Ms. McConnell informed the members that a large volume of submissions were received in relation to the settlement strategy.

She outlined that a number of submissions related to the inclusion of settlements into the settlement strategy.

Cllr. McDonagh welcomed the recommended inclusion of Cashla as a settlement.

Cllr. Jarlath McDonagh proposed to have Cashla included as a settlement this was seconded by Cllr. Mary Hoade.

Ms. McConnell stated that the primary issues arising from the Settlement Strategy related to the imbalance of the strategy relative to the agreed National and Regional Strategic Policy. She stated that five main issues with regard to the overall thrust of the strategy as proposed emerged. The issues related to the need to re-orient the total household allocations to reflect the National and Regional Guidelines on achieving balanced development and also the over provision of housing allocation units to the unserved centres and rural areas. Other issues related to the need to reposition the strategy to reflect emerging public transportation corridors and also the form and timeframe for the delivery of the planned development of a new sustainable settlement, based on the principles of access to public transportation for the eastern environs of the Galway Gateway,

Cllr. Hoade stated that she felt Submission No. 30 was extremely important and that the proposed increase in housing units for Claregalway would have implications for the capacity of the Primary School and that this should be planned for, including a new secondary school.

Cllr. Hoade stated that planning in the Carrowbrowne area was tied up with the road proposals and outlined the urgency in preparing a masterplan for the Carrowbrowne area

SECTION 4: Economic Development and Tourism

Ms. McConnell stated additional guidance/amendments would be included with respect to Section 4.5 Retail Strategy. With recommended objectives to encourage and promote the development of appropriate types and patterns of retail development that support the vitality and viability of existing town centres and main streets and also to encourage and promote a high quality of retail development in accordance with the Development Management Standards.

Ms. McConnell stated that it was proposed to amend ED3 so that, where due to changing economic or physical circumstances, an alternative or expanded enterprise is proposed at an established commercial location, the Planning Authority will be favourably disposed towards same, provided that the traffic, environmental or visual impacts of such a new development are acceptable and in accordance with other policies and objectives of the Development Plan.

Ms. McConnell stated that a number of submissions were received in relation to Retail Strategy. The Planning Officials made a recommendation to include a new policy under Section 4.5.3 which relates to the inefficient use of land as many marts locate in prime town centre locations and that existing marts that seek to re-locate to the edge of the town locations would be considered positively by the Planning Authority.

Ms. McConnell also stated that an objective would also be included which outlines the Planning Authority will engage with Galway City Council to produce a new joint Retail Strategy for Galway City and County within two years of the plan coming into force.

It was agreed to continue the meeting on Thursday the 8th January 2009 at 10.00 am.

Criochnaigh an Chruinniu Ansin