

**COMHAIRLE CHONTAE NA GAILLIMHE**

**MINUTES OF SPECIAL MEETING OF GALWAY COUNTY COUNCIL HELD AT ÁRAS AN CHONTAE, PROSPECT HILL ON MONDAY 16<sup>th</sup> JANUARY 2009.**

**CATHAOIRLEACH:**

Cllr. P. Feeney

**ILATHAIR FREISIN:**

**Baill:**

Cllrs. W. Burke, S Canney, J. Conneely, D. Connolly, M. Connolly, Comh. O’Cuaig, Cllrs. J. Cuddy, M Fahy, M. Finnerty, M Carey, M Hoade, P Hynes, J. Joyce, C Keaveney, S Kyne, M. Maher, T Mannion, J McDonagh, M. Mullins, Comh Ni Fhatharta, Comh. O Tuairisg, Cllrs.T. Reilly, S Walsh, T Walsh, T Welby, B. Willers.

**Oifigigh:**

Ms. M. Moloney, County Manager; Messrs. P. Ridge, J. Cullen, J. Morgan, F. Dawson, K. Kelly, Director of Service, Mr. M. Lavelle, Senior Engineer, Mr. A. Comer, Ms. B. Mc Dermott, Senior Executive Officers, Ms. C. Mc Connell, Senior Planner, Ms G. Kavanagh, Assistant Planner, Ms. B. Wright, Graduate Planner, Ms. M. Mc Grath, Senior Staff Officer.

Thosnaigh an cruinniú leis an paidir.

The Mayor commenced the meeting by stating that today’s meeting was a continuation of Monday’s meeting which had been adjourned at 7.00pm. It was agreed that Cllr. Fahy could put forward the following Resolution.

**RESOLUTION**

**1977(e)**

It was proposed by Cllr Fahy, seconded by Cllr. S. Walsh and agreed “that the Taoiseach Mr. Brian Cowan T.D., the Táiniste Ms. Mary Coughlan T.D., and the Irish European Commissioner Mr. Charlie Mc Creevy be called on to intervene in order to alleviate the crisis of unemployment in County Galway which is now approaching its worst level ever since the foundation of this state”.

**TO CONSIDER UNDER SECTION 12 OF THE PLANNING AND DEVELOPMENT ACT 2000 (AMENDED) THE MANAGER'S REPORT ON THE SUBMISSIONS RECEIVED TO THE DRAFT COUNTY DEVELOPMENT PLAN FOR GALWAY 2009-2015 AND ACCOMPANYING STRATEGIC ENVIRONMENTAL ASSESSMENT AFTER PUBLIC DISPLAY PERIOD 15<sup>TH</sup> AUGUST – 23<sup>RD</sup> OCTOBER 2008** 1977(f)

The Mayor advised that Comh. O'Tuairisg's proposal as last Monday's meeting to invite the Ministers for the Department of the Environment, Heritage & Local Government and Roinn Pobail Tuaithe & Gealtacht to give their views to the Members on aspects of the County Development Plan was withdrawn.

He invited Mr. Ridge to present the Manager's Report on the submissions received to the Draft County Development Plan for Galway 2009-2015.

Mr. Ridge commenced by highlighting the importance of the Strategic Environment Assessment process which runs parallel with the County Development Plan. He pointed out that the SEA process had been explained to the Members at the Council meeting on Monday 12<sup>th</sup> January 2009 and a handout outlining the process '*Section 1 Mitigation Measures*' had been presented to them. He also referred to the SEA Environmental Report regarding the likely impact on the environment of any amendments made to the Draft Development Plan and stated that consideration of these impacts will be included in the Environmental Report.

Mr. Ridge reminded the Members that when considering the Manager's Report all decisions or proposals agreed at the recent area meetings would have to be proposed and agreed again at this full Council meeting. He also stated that amendments to the Draft Plan would have to be in accordance with the principles of proper planning and sustainable development and also in accordance with Ministerial and National Guidelines/policies.

He suggested that consideration of the Manager's Report should run from page 1 through to page 242 referring to the recommendations in each issue at first and if more clarity was required to then examine the synopsis and responses on each issue.

He explained that proposed additions to the text appeared as clear yellow shading, any proposed deletions from the text had been shown in ~~red~~ with a strikethrough

It was agreed that if a unanimous decision is made by Council to accept an item on the Managers Report then the recommendation will be accepted and if the decision is not unanimous but relates only to a minor issue then a show of hands will be required.

It was agreed that if the decision is not unanimous and relates to a major issue then a formal council vote will be taken.

Mr. Ridge invited Ms. McConnell to commence the presentation of the Manager's Report.

Ms McConnell stated that she would present the Manager's Report section by section as it mirrors the Sections as they appear in the Draft County Development Plan. She began with Section 1 Introduction. She explained that the recommendations were as follows,

**Recommendation**

1. Amend text of Section 1.3 at bullet point no. 2 as follows: 'At regional and sub-regional level: the Western Regional Planning Guidelines 2004-2016(*i.e. Counties Galway, Mayo, Roscommon and Galway City*), Western Development Commission's Strategic Statement 2004-2006....etc.;

2. Include the following sentence at the end of Section 1.1: *“A Policy is a general aim to be achieved, a framework within which to work. An Objective is an aim to be achieved in the short or medium term”*
3. Amend Aim 1 to include the term *“sustainable”*.
4. Amend Aim 6 to read as follows: *“Develop the Gaeltacht as an Irish speaking community, in line with Government policy, recognising its importance locally, nationally and internationally.”*
5. Consider including the following in Section 1.5: *Aim 9: To move towards a more sustainable and integrated concept of development with regard to land use, transportation, water services, energy supply and waste management over the lifetime of the Plan.*
6. A new paragraph to be inserted at the end of Section 1.2 as follows:  
*Sustainable development can be described as a pattern of resource use that aims to meet human needs while preserving the environment so that these needs can be met not only in the present, but in the indefinite future. Sustainable development is founded on the three “interdependent and mutually reinforcing pillars” of economic development, social development, and environmental protection. Information, integration, and participation are key building blocks to help achieve development that recognises these interdependent pillars. Environmental and social concerns should be integrated into all development processes and broad public participation in decision making is a fundamental prerequisite for achieving sustainable development.*
7. Add bullet point to paragraph Section 1.3  
*“Ar Scath a Cheile”, Galway County Strategy for Economic, Social, and Cultural Development 2002-2012 addresses the future planning of all publicly funded services in the County, representing a partnership approach to issues concerning not alone the local authority, but also local development agencies, social partners, and state agencies. Of its eight key development themes, the provision of a strong economic base, management of our wealth of physical and natural resources, opportunities for learning and work, investment in communities, access to services, and celebrating cultural diversity are key elements to be considered and facilitated.*

*It was agreed to accept the recommendation in the Manager’s Report and to make the amendments to Section 1 of the Draft County Development plan as outlined above but to change the word “preserving” to “respecting” in the definition for Sustainable Development in Section 1.2 of the Draft Plan.*

Ms. McConnell outlined the following recommendations in the Manager’ Report to the submissions received on Section 2 of the Draft Development Plan

### **Recommendation**

1. The Draft CDP explicitly supports the development of the gateway and hub and the development of a strong urban and rural settlement structure through a number of policies and objectives, the spatial strategy and the settlement strategy. – **No change recommended.**
2. The comments and support of the West Regional Authority are welcomed. **No amendment to the Draft Development Plan necessary.**

3. The Draft CDP recognises and supports the need to encourage development in the gateway and hub to maximise use of strategic infrastructure, including roads. Recommendations have been made under the Settlement Strategy section dealing with the allocation of growth to achieve these goals. No changes recommended with regard to the spatial strategy. Refer to Settlement Strategy for recommendations with regard to growth allocations.
4. **Land Use and Transport Integration** – The reorganisation of the settlement strategy and the development of the Garraun node along the rail line are in response to the desirability of integrating public transport and land use. **No change recommended.**
5. **Overall Strategic Spatial Planning Goals** – The points raised in the DoEHLG submission are valid with regard to the need to amend the strategy to reflect the general thrust of the National Spatial Strategy and Regional Planning Guidelines with regard to the achievement of critical mass in the Gateway and Hub towns and the need to align population growth with the capacity of settlements in terms of infrastructure and public transportation potential. The hierarchy of towns and settlements is clearly set out in the development of the 5 tiers of settlements, ranging from the Gateway area through to the Hub town and service hubs down to the smaller centres serving predominantly rural populations. It is proposed to amend the housing unit allocations to reflect a greater emphasis on the Metropolitan area and a re-ordering of the Service hubs, with the majority of re-allocated units being taken from Tiers 4 and 5.
6. Include a paragraph in Section 2.2 as follows: *The Spatial Planning objectives and the settlement strategy and 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.*
7. The deletion of reference to the Draft Spatial Strategy is not necessary – **no change recommended.**

*It was agreed to accept the recommendation in the Manager’s Report and to make the amendments to Section 2.2 of the Draft County Development plan as outlined above.*

*It was also agreed to delete the words ‘and Settlement’ from the title of Section 2 which will now read as “Spatial Planning Strategy”.*

The following were the recommendations made on the submissions regarding the Galway Metropolitan Gateway in relation to Section 2 of the Draft Development Plan

#### **Recommendation**

1. The Draft CDP acknowledges the importance of the Galway Metropolitan Area and provides a number of policies and objectives to support its importance and the achievement of growth and critical mass. – **No change necessary.**

2. Ardaun and Garraun have been identified as new development nodes. The Ardaun Concept study will be progressed in conjunction with Galway City Council. Garraun will be progressed by Galway County Council both during the lifetime of the Draft Plan. It would be premature to include specific policies, objectives or other details for the area setting out the size, shape or location of either of these settlements at this stage, prior to the preparation of masterplans and/or LAPS. In the event of not being able to develop these nodes, existing settlements may accommodate development pressures. The Draft CDP supports the development of the Ardaun and Garraun areas. The matter of agreement with Galway City Council is an operational issue that cannot be addressed through the CDP. The county and City authorities have been jointly engaged in developing a strategy for the lands that straddle their respective boundaries to the east of the city – commonly referred to as the Ardaun Corridor.

Ardaun is included as a settlement in tier 1 of the Settlement Strategy for the County with an allocation of a substantial number of units and potentially more during the lifetime of the Plan. A total of 6,300 housing units have been allocated to the Gateway area. The reference the Ardaun joint concept study is correct but as neither council has ratified such a study, it would be premature to predicate any future pattern of development on its draft findings.

With regard to the use of a defined Gateway or Metropolitan area, the planning authority has used the only ratified boundary as defined and adopted by the West Regional Authority and considers that as such, it is reasonable to use same in the discussion of the Gateway which is clearly greater than the existing statutory city boundaries. – **No change recommended.**

3. The commitment to Garraun and the allocation of housing units to a potential settlement there is a valid reflection of the development potential that can be realised through the development of the Eastern suburbs, Ardaun and Garraun as a planned extensions of the Metropolitan Gateway area of Galway.

There is a clear commitment to investigating the potential of lands unspecified at Garraun. The determination of where the various elements of any such development should take place will be influenced by issues relating to the potential for the development of a rail stop and access from the public road network. It would be premature at this point to consider individual landholdings as being suitable for inclusion in the as yet undefined node.

The Draft CDP does not assign any sort of hierarchy to the nodes or settlements other than the Gateway and Hub – Tuam. It would be premature to delineate the area for which a Masterplan and/or LAP will be prepared until the locations of key elements of infrastructure have been established and agreed. The Planning Authority is committed to bringing forward these masterplans and/or Local Area Plans as soon as possible. – **No amendment necessary.**

4. **Ardaun**, The Spatial Strategy deals with broad, strategic issues, including at the level of the Galway Metropolitan Gateway and detail with regard to Ardaun is dealt with in Section 3.
5. **Moycullen** – The gateway is recognised by the Regional Planning Authority as being a much larger entity than the city itself and this is shown on the map SS2 – Settlement Hierarchy. Moycullen, similar to Claregalway, is functionally dependent on Galway city and on completion of the Galway City Outer By-Pass, both settlements have the potential to be linked through improved bus based transportation links and Park and Ride facilities at “traffic gates” on the new road network, **No change recommended.**

6. **Ardaun and the Greater Galway City Region** – Galway City and County are two separate local authorities but are committed to working together to develop their respective functional areas in a manner that is complimentary and compatible with the greater aims and objectives of the Regional Guidelines and the National Spatial Strategy., **No change recommended.**
7. **Strategy Mapping** – The Planning Authority will endeavour to prepare a graphic / mapping representation of the overall strategy for planned growth within the Metropolitan Area including, where data is available, plans for growth within the city area so that an overall picture for growth of the Gateway can be presented subject to time and resource constraints available.
8. **Development Proposals** – A number of submissions refer to specific development proposals within the gateway and/or seek zoning/designation/local area plans for lands to support their development within the gateway. This includes: lands at the proposed interchange of N18 and the new M6/N6 (Submission No. 44, 45 and 46); lands straddling the city and county boundary (Submission No. 99) **No change recommended**

*It was agreed to accept the recommendation in the Manager’s Report and to make the amendments to Section 2.2 of the Draft County Development plan as outlined above.*

The following were the recommendations made on the submissions regarding the Galway Transportation and Planning Study area in relation to Section 2 of the Draft Development Plan

**Recommendation**

It is recommended that a new objective be included in Section 2 of the Development Plan to consider a Review of the Galway Transportation and Land Use Study in conjunction with Galway City Council as follows

***Objective SP8:***

***Galway County Council shall seek to review the Galway Transportation and Land Use Study within the lifetime of the County Development Plan 2009-2015 subject to funding and in cooperation with Galway City Council.***

***It was agreed to accept the recommendation in the Manager’s Report and to make the amendments to Section 2 of the Draft County Development plan as outlined above by including the above objective.***

The following were the recommendations made on the submissions regarding the Tuam Hub area in relation to Section 2 of the Draft Development Plan

**Recommendation**

1. **Connectivity** – It is recommended that Section 2.3, Policy SP1 be amended by inserting the following text as follows:

“The promotion and development of the Galway Metropolitan Area as a Gateway and Tuam as a Hub Town – a nationally significant urban centre, whose location and scale support the desired critical mass necessary to sustain strong levels of economic growth and prosperity in the West and a strong, independent hub to support the spatial strategy at national and local level, ***together with improved connectivity between the gateway and hub to enhance their complementary status and development.***”

2. **Sustainable Employment Centre** – It is recommended that Section 4.2, County Spatial Strategy be expanded to include the following text to the end of Section 4.2  
*“The strategy also recognises the importance of guiding economic development into appropriate locations to strengthen the spatial strategy and settlement strategy for the county, including the promotion of strategic economic and employment-creation opportunities in the Galway Metropolitan Gateway, Tuam Hub and strategic economic corridor.*

*It was agreed to accept the recommendation in the Manager’s Report and to make the amendments to Section 2 and Section 4.2 of the Draft County Development plan as outlined above.*

The following were the recommendations made on the submissions regarding the Transportation and Economic Corridors area in relation to Section 2 of the Draft Development Plan

**Recommendation**

1. **Section 2.3** – The support for the implementation of the spatial strategy is welcomed **No change necessary.**
2. **Strategic Spatial Planning Objectives** – The spatial policy set out in Section 2 of the Draft CDP is a strategic strategy that provides a broad framework for encouraging the development of more sustainable development patterns within the County to support both urban and rural development. Given the broad, strategic nature of the spatial planning strategy, the terminology used in the associated policies and objectives is considered to be appropriate **No change recommended.**
3. **Policy SP3** – The existing Policy SP3 as currently stated is accordingly considered to be appropriate for the purposes of promoting economic development and securing sustainable growth of the County:
4. **N6 Economic Corridor & GCOB** – It is not the purpose of the spatial strategy to open up large areas of lands for business and/or housing development along transport corridors outside of existing towns or settlements or proposed new centres such as at Garraun. It would therefore not be appropriate to prepare masterplans or action plans for the transportation corridors that would encourage such a widespread and unsustainable dispersal of urban development. The Draft CDP does, however, allow for the preparation of Local Area Plans along the Strategic\Economic Corridor, as set out above. The Draft CDP provides guidance on the Strategic\Economic Corridor, as outlined above, and this is considered adequate for the purposes of the CDP. Extending the provisions in relation to the strategic corridor to include the GCOB or restating more detailed recommendations in other frameworks within the CDP would detract from the strategic focus of the CDP and the strategic intent with regard to the Strategic\Economic Corridor. **No change recommended.**
5. **Objective SP4** – The concepts set out in Policy SP3 and Objective SP4 and SP5 are simple with diagrammatic explanations. Transportation and economic corridors are emerging routes where investment is taking place, and is being shaped by public policy decisions. **No change recommended.**
6. **Objective SP5** – No change recommended regarding terminology used. It is recommended that the objective be amended as follows:  
*The Council will seek to manage development and interact with the relevant state bodies and private investors, in order to achieve key strategic objectives, particularly those that relate to the development of the strategic economic corridor.* The Council

will seek to control inappropriate development or development which may be incompatible with the achievement of key strategic objectives, particularly in relation to development in the strategic economic corridor.

7. **Local Area Plans** – The provisions of Objective SP7 commits the planning authority to preparing local area plans for important sub-county locations, including the city – county interface which would include the Carnmore area. The process will include consultation with the statutory bodies concerned. **No change recommended**

*It was agreed to accept the recommendation in the Manager's Report and to make the amendments to Section 2 of the Draft County Development plan as outlined above  
It was also agreed to move Section 6.1.2 Eastern Strategic Corridor and the Atlantic Corridor from Section 6 of the Draft Plan to Section 2.5 and to include the following amendments to that Section as follows.*

## **2.5 Eastern Strategic Corridor and the Atlantic Corridor**

The policies of the National Development Plan, the National Spatial Strategy and the Western Regional Planning Guidelines promote balanced regional development. In order to implement these policies, Galway County Council in consultation with other relevant organisations, has identified a strategic corridor to the east of Galway City which is endowed with a high concentration of valuable infrastructure. The lands concerned are located approximately two kilometres to the north and the south of the Dublin – Galway rail line between Attymon station and the N18 level crossing at Oranmore (see Map SP3). The area as shown on the map is indicative only. *The designation of the Strategic\Economic Corridor was based on a framework plan which was commissioned to address the need to accommodate Regionally Strategic Industrial sites. This Framework Plan is indicative only and should not be relied upon as an indicator of land uses within the defined corridor.* The Atlantic Corridor is promoted nationally, as a second strategic economic and transportation corridor to channel development to provide a counterbalance at national level to the Eastern corridor (Belfast – Dublin) and is a strong element of the National Spatial Strategy and National Development Plan (2007-2013). The Council is committed to enhancing, promoting and protecting the potential of **both of** these Strategic Corridors. The objectives for the Eastern Strategic corridor include:

1. To upgrade, improve and maximise the infrastructural facilities available within the corridor.
2. To seek to reserve lands to support nationally and regionally significant activities and to attract specialist enterprise development that is large scale or high value.
3. To facilitate opportunities for science and technology based employment.
4. To ensure development is compatible with the enhancement, preservation and protection of the environment and cultural resources recognised within the corridor.
5. *To identify sites of adequate size and location to accommodate necessary infrastructure or support activities which would not be appropriate in proximity to centres of population or sensitive environments or environmentally sensitive economic activities.*
6. To ~~prepare~~ *inform and to aid the preparation of* Local Area Plans for strategic areas and those surrounding immediate environs within the corridor.

Within the strategic corridor *between the City and Athenry*, it is proposed that uses such as electronic, biotechnological and pharmaceutical industries, power plants, integrated chemical

installations, railway lines with associated services, waste treatment facilities, pipelines for the transport of steam, hot water or chemicals, over-head power lines, water storage and distribution works – including reservoirs, forestry, peat extraction, wind farms, knowledge based economic activity including laboratories, research and development facilities, *appropriate, compatible and serviced* recreational and amenity facilities, *outreach industry based* higher educational facilities and car parking will be considered.

1. Each individual development may be sited within the corridor in isolation from other proposed or potential developments if it is considered expedient to do so.
2. Other uses which are considered ancillary to these primary uses will be open for consideration within the corridor and will include groundwater abstraction and recharge projects.
3. Consideration will be given to other *compatible or ancillary* land uses providing that their location, layout and use are not likely to significantly compromise the optimum utilisation of this area.
4. Development adjacent to and surrounding the strategic corridor will be assessed in the context of the permitted uses suggested above and the potential growth of the core strategic corridor.
5. The Planning Authority will endeavour to secure the infrastructure necessary to advance the development of the strategic corridor within the lifetime of the Plan.
6. The Planning Authority will actively encourage and facilitate development of the type identified as desirable in the Strategic Corridor within the lifetime of the Plan, *having regard to but not restricted by the findings and recommendations of the Framework Plan on which the designation of Strategic Economic Corridor within the County Development Plan is based.*”

It was also agreed to insert a new policy, **Policy SP7** in Section 2 as agreed by the Elected Members at the Full Council Meeting of 12/01/09 as follows,

*“While it is accepted that gateway boundaries have not been formally defined for any of the gateways, it is considered by Galway County Council, based on emerging patterns of development, settlement and economic and social ties that the gateway as defined by the Western Regional Authority (Map SP5, Page 19) is an acceptable definition. This conceptual gateway is supported by the investment in critical infrastructure, e.g., road, rail, water, waste water, electricity and gas investment which has and is taking place which has provided the economic infrastructure to support the gateway as defined herein. A key element in the development of the gateway will be the preparation of an overarching framework plan which should be integrated into the County and City settlement strategies and should incorporate plans for emerging development such as Ardaun, Briarhill and Garraun and the implementation of an integrated land use and transportation strategy (based on the Galway Transportation and Planning Study) and to incorporate balanced County development.”*

*On the proposal of Comh O’Tuairisg and seconded by Cllr S. Walsh it was agreed that the word “one off” be deleted from point 4 of Section 3.2 and also from the following paragraph and that the words, “and social outcomes “be added to the end of the second*

*paragraph of Section 3.3.1 of the Draft Development Plan, it was also agreed to delete the word “hinterland” and insert the word “areas” in the third paragraph of Section 3.3.1 and to delete the words “by those with a genuine rural generated local need” in the last paragraph of Section 3.3.1 of the Draft Plan.*

Mr Ridge advised the Members that all decisions must be in accordance with the principles of proper planning and sustainable development. He also stated that the words “*by those with a genuine rural generated local need*” that are proposed to be deleted from the last paragraph of Section 3.3.1 of the Draft came directly from the Ministerial Guidelines on Rural Housing.

In relation to Section 3 Settlement Strategy Ms. McConnell outlined the following recommendations as per the Manager’ Report,

### Recommendations

1. The Settlement Strategy has been revisited to fully take account of the high level strategic goals as set out in the National Spatial Strategy and the West Regional Planning Guidelines of creation of critical mass in the Galway Gateway area and in Tuam Hub and the need to align land use and transportation policy in a more sustainable manner.
2. The Settlement Strategy will be organised to reflect the strategic role of settlements along emerging Public transportation corridors.
3. Amend Section 3.6 (now 3.4.7) to include objective SS4 as follows: ***Settlement guidelines or Action Area Plans / Local Area Plans for other key settlements in the Gateway area and along strategic public transportation corridors will be prepared as needed during the lifetime of the Plan.***
4. Revise the tier 5 settlements, omitting those settlements with poor infrastructure and physical clustering of social and community facilities. Include an objective in the Spatial Strategy to seek to devise alternative ways of securing communal waste water treatment infrastructure in key settlements through public, private or joint investment.
5. Kilcolgan be maintained as a Local Service centre in the Settlement Strategy. The revision of housing allocations to a more realistic 100 units over the lifetime of the plan, with the balance being allocated to the Metropolitan area (Tier 1) should be considered. (Sub 53)
6. No change to the housing allocation to Ballinasloe in the Settlement Strategy. (sub 58)
7. Clarify that the Islands are not included in the housing allocation.
8. It is recommended that the Service Hubs should have an overall housing allocation at a level commensurate with or higher than the overall allocation for Local Service Centres. It is further recommended that those towns and settlements located along existing and proposed public transport corridors have a higher housing allocation to reflect the higher levels of sustainable access potentially available and to make best use of strategic infrastructure. This would include Athenry, Gort, Craughwell and Ardahan.
9. Objective SS1 to be amended as follows: “Masterplans and/or Local Area Plans for Briarhill, Garraun ***and Ardaun*** will be developed ***as a priority*** and brought forward for consideration by the Council ***at an early stage*** in the lifetime of the County Development Plan”.
10. The allocation of residential units for the Metropolitan area (Briarhill settlement) be increased by 250 units, with an equivalent reduction of 250 units in Tier 5 – small settlements and rural areas.
11. The settlement strategy should be amended as follows:

*Household allocation to Tier 5 reduced to 5,950*

*Household allocation to Metropolitan Area to be increased to 6,300.*

*Household allocation to Tier 4 reduced by 500.*

*Within Tier 4, increase allocation to Ardahan and Craughwell by 100 each – located along Western Rail Corridor.*

*Reduce allocations to Dunmore, Glenamaddy, Kinvara, Mountbellew, Ballygar, Moylough An Spidéal and Clarinbridge by 50 each.*

*Within Tier 3, reduce household allocations to Portumna, Headford, Oughterard.*

*Increase allocation to Athenry, Gort – located along new Western Rail Corridor.*

**12. To be inserted at the beginning of Section 3**

*“The policies described in this Section dealing with the Settlement Strategy and the Spatial Strategy and as illustrated 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 these 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”.*

**13.** The allocation of residential units for the Metropolitan area -Briarhill settlement should be increased by to 850 units, with a substantial reduction of units in Tier 5 – small settlements and rural areas.

**14.** Settlement Strategy to be amended to reflect increased allocation to the metropolitan area settlements and strategic settlements along emerging transportation corridors. Ardaun and Garraun to remain as sustainable public transport supported settlements to which the planning authority is committed to developing during the period of the Development Plan and onwards in line with the West Regional Planning Guidelines and objectives of creating critical mass in the Gateway areas in accordance with the National Spatial Strategy.

**15.** No change to the references to the Metropolitan Gateway of Galway.

**16.** A Local Area Plan should be prepared for Kilcolgan in the lifetime of the GCDP 2009 - 2015 as set out under Objective SS2 of the Draft GCDP.

Cllr Cuddy expressed concern over the increased house construction allocation numbers in some towns and villages and the inadequate services and facilities for these towns , for example the Claregalway National School capacity and the increase in house construction allocation for Claregalway from 450 to 600.

The issue of inadequate public sewerage facilities and overcrowded schools in many towns and villages was highlighted by a number of the Members.

Ms. McConnell stated that the Planning Authority works closely with the Department of Education and that a detailed submission on the Draft Plan was received from them

The Department request that lands are designated for school in suitable locations and also make reference to the development management process and site suitability.

The Manager stated that she had met with the Department of Education and that it was the Council’s intention to work with the Department.

She added that the provision of schools was the responsibility of the Department of Education and that it was the duty of the Council to designate lands for schools.

Cllr Cuddy also stated that there were over 600 children in the Claregalway GAA club with no playing pitches for them. He suggested that the numbers in the Settlement Strategy be left as they were in the Draft until the necessary infrastructure is in place.

Cllr. Reilly noted that the allocation to Dunmore has been reduced by 50 despite the fact that a new public sewerage system had recently been provided. He proposed that the allocation for Dunmore and Glenamaddy remain at 200 housing units this was seconded and agreed by Cllr. M. Connolly.

Cllr Mannion stated that it doesn't matter what the house construction allocation is for the rest of the County as it will be determined by outside forces but added that the Council need to send out the message that development in these settlements will be facilitated now that a decision has been taken to proceed with the development of Ardaun/Garraun.

It was proposed by Cllr. Mannion to retain the house construction allocation as it was in the Draft Plan (200) for Mountbellew, Moylough and Ballygar, this was seconded by Cllr. Joyce and agreed.

Cllr Canney enquired as to the definition for a small settlement centre in a rural area and how the list was compiled. He added that planning permissions were being granted in Settlement Centres by Galway County Council and later refused by An Bord Pleanála due to lack of the necessary infrastructure.

Ms. Mc Connell stated that some settlements had been taken from the current County Development Plan 2003-2009, some were compiled by the officials and the Elected Members. Ms. Mc Connell also stated that there was no clear definition of the criteria required to define a settlement (i.e. a school, church, pub, post office, graveyard, public lighting, public footpath etc.).

Cllr Canney stated that it was difficult to agree on Settlements Centres until a criteria is put place and he proposed that this be done.

Ms. Mc Connell stated that the provision of a public Waste Water Treatment Plant appears to be the only criteria accepted by An Bord Pleanála.

Cllr Canney suggested not designating any settlement centres but to deal with good applications as they come in rather than creating a false sense of hope for the public by having settlements designated.

Cllr Mannion stated that the Council do not know how Bord Pleanála will decide and that the Council should retain the Small Settlements centres. If the Council agreed to give all the allocations to the larger urban areas then the issue of sustainable development of rural areas is gone.

Cllr M. Connolly proposed to leave in Cooloo and Brownsgrrove as small settlements centres. This was seconded by Cllr Reilly and agreed.

Cllr Burke proposed to remove Cahergal and Cartymore from the list of settlements. This was seconded by Cllr Reilly and agreed.

Cllr Hoade proposed to include Maree, Kilbeacanty, Cloughanover and Camus as settlements centres. This was seconded by Cllr Reilly and agreed.

***Cllr Cuddy proposed to include Cashla (Athenry) as a settlement centre*** this was seconded by Cllr. Mc Donagh. Ms. Mc Connell stated that this was not included in the Draft Plan that was on public display and also indicated that this settlement centre is located along a restricted road.

***It was proposed by Cllr Kyne not to include Cashla as a settlement centre,*** this was seconded by Cllr Joyce.

A vote was taken on Cllr Kyne's proposal and the result of the vote was as follows:

**AR SON: Cllr Burke, Cllr Carey, Cllr. D.Connolly, Cllr. Kyne, Comh. O’Cuaig, Cllr T.Walsh, Cllr Willers., (7)**

**IN AGHAIDH: Cllr Conneely, Cllr M Connolly Cllr Cuddy, Cllr Fahy, Cllr Hoade, Cllr. Joyce, , Cllr Maher, Cllr Mannion, Cllr. McDonagh, Cllr. McHugh, Comh O Tuairisg, Cllr Reilly, Cllr. Finnerty, Cllr S.Walsh, Cllr Welby, (15)**

**GAN VOTÁIL: Cllr Feeney Cllr Hynes, Cllr Mullins, (3)**

**The Mayor declared Cllr. Cuddy’s proposal carried.**

**Cllr Fahy proposed to include Shanaglish (known locally as Beatha) as a Small Settlement Centre. This proposal was seconded by Cllr. D. Connolly and agreed.**

**On the proposal of Cllr Cuddy and seconded by Cllr Hoade it was agreed to include an objective SS7 to prepare a Local Area Plan as a guidance document for Carnmore/Galway Airport Area to guide future development.**

**On the proposal of Cllr Willers and seconded by Cllr Hynes it was agreed to include objective SS6 a Local Area Plan for Kilcolgan will be prepared based on the Bearna Local Area Plan template.**

**On the proposal of Comh O’Tuairisg and seconded by Cllr S. Walsh it was agreed to include objective SS5 , An Action Area Plan for the off-shore islands will be prepared**

Cllr O’Cuaig proposed that a Master Plan for North Connemara be prepared during the lifetime of the County Development Plan and Cllr Welby added that it be prepared similar to the existing Gaeltacht Plan.

Mr Ridge stated that this would not be possible to deliver during the lifetime of the proposed County Development Plan 2009-2015 due to the pressure on resources

Ms. Mc Connell stated that an SEA and Appropriate Assessment would also have to be prepared.

**It was also recommended in the Manager’s Report to amend Policy SS7 as follows in Section 3.5 of the Draft County Development Plan.**

“In order to control the scale of development, a deviation in the allocated population of up to **20%** will generally be acceptable, **between 20% and 30%** will be assessed in the context of the group of settlements and the growth experienced by each, over **30%** generally will not be accepted. Regard will also be had to the rate of growth in each settlement.”

**It was agreed to accept the recommendations in the Manager’s Report together with the further amendments agreed by the Elected Members and to also revise Settlement Strategy Allocations as follows in Section 3.4 of the Draft County Development Plan in line with the agreements above.**

### **3.4 Settlement Strategy**

Using the additional net household growth (approximated from the findings of the Draft Housing Strategy), the required number of households to be accommodated during the plan period 2009 – 2015 is approximately 16,420. Factoring in a 25% additional demand arising for second homes, etc. and the possibility of demand increasing over the projected requirements, a total of ~~20,500~~ **20,750** new residential units are proposed for the basis of the settlement strategy.

Based on this new household allocation of 20,500 units the following units of construction based on a sustainable settlement pattern as illustrated in the Spatial Strategy is proposed. The allocation to the overall tier shall, in general, be maintained.

### **Gateway Metropolitan Area**

This encompasses settlements in both the Oranmore and Connemara electoral areas. The household growth projection for this area over the period 2009 to 2015 is for an increase of ~~2,500~~ **6,300** households, representing a substantial element of the total number of new households anticipated over the plan period. This helps achieve the critical mass necessary for the success of the Galway Gateway as set out in the National Spatial Strategy.

| <b>Gateway Metropolitan Area</b>     | <b>House Construction Allocation<br/>2009-2015</b> |
|--------------------------------------|--|
| Garraun/Ardaun                       | <del>450</del> <b>2,500</b>                        |
| Oranmore                             | <del>700</del> <b>900</b>                          |
| Maigh Cuilinn                        | 400  |
| Bearna                               | <del>450</del> <b>600</b>                          |
| Baile Chláir                         | <del>450</del> <b>600</b>                          |
| <b>Small Settlements/Rural Areas</b> |  |
| Briarhill                            | <del>200</del> <b>850</b>                          |
| An Carn Mór                          | <del>100</del> <b>400</b>                          |
| Rural Area                           | 50   |
| <b>Total (8)</b>                     | <b><del>2,800</del> 6,300</b>                      |

### **Tuam Hub Town**

| <b>Tuam Hub Town</b> | <b>House Construction Allocation<br/>2009-2015</b> |
|----------------------|--|
| Tuam Hub             | 3,000  |
| <b>Total (1)</b>     | <b>3,000</b>                                       |

### **Service Hubs**

| <b>Service Hubs</b> | <b>House Construction Allocation<br/>2009 – 2015</b> |
|---------------------|--|
| Ballinasloe         | 450  |
| Clifden             | 250  |
| Loughrea            | 250  |
| Oughterard          | 200  |
| Athenry             | <del>250</del> <b>500</b>                            |
| Headford            | 250  |
| Gort                | <del>250</del> <b>450</b>                            |
| Portumna            | 200  |
| <b>Total (8)</b>    | <b><del>2,100</del> 2,550</b>                        |

### **Local Service Centres**

| <b>Local Service Centres</b> | <b>House Construction Allocation</b> |
|------------------------------|--------------------------------------|
|------------------------------|--------------------------------------|

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|                   | <b>2009 – 2015</b>                   |
|-------------------|--------------------------------------|
| Kinvara           | <del>200</del> <b>150</b>            |
| Dunmore           | 200                                  |
| Glenamaddy        | 200                                  |
| Craughwell        | <del>200</del> <b>500</b>            |
| Ardrahan          | <del>200</del> <b>500</b>            |
| Corofin           | <del>200</del> <b>150</b>            |
| Kilcolgan         | 200                                  |
| Mountbellew       | 200                                  |
| Moylough          | 200                                  |
| Ballygar          | 200                                  |
| An Cheathrú Rua   | <del>200</del> <b>150</b>            |
| An Spidéal        | <del>200</del> <b>150</b>            |
| Clarinbridge      | <del>200</del> <b>150</b>            |
| <b>Total (13)</b> | <del><b>2,600</b></del> <b>2,950</b> |

**Small Settlements and Rural Areas**

| <b>Small Settlements/Rural Areas</b>  | <b>House Construction Allocation<br/>2009 – 2015</b> |
|---|--|
| Lackagh, Turloughmore, Abbeyknockmoy  |  |
| Cluain Bu, Cor an Dola, Eanagh Dhuin  |  |
| Ahascragh, Attymon, Monivea, Eyrecourt  |  |
| Banagher, Kilconnell  |  |
| Aughrim, Caltra, Clonfert   |  |
| Kiltormer, Menlough, Woodlawn   |  |
| Lawrencetown, Fohenagh, Killoran  |  |
| Castleblakeney, Ballinamore Bridge  |  |
| New Inn, Gorteen, Cappataggle   |  |
| Williamstown, Kilkerrin, Barnaderg,<br>Belcare  |  |
| Kilbennan, Briarfield, Newbridge  |  |
| Ballymoe, Milltown, Kilconly,<br>Caherlistrane, Cahergal, Brownsgrrove,<br>Sylane, Lavally, Foxhall, Newbridge,<br><del>Cartymore</del> , <b>Cashla</b> |  |
| Kiltevena, Glinsk, Ballyglunin, Laragh More   |  |
| Woodford, Killimor, Ballymana, Esker  |  |
| Carrabane, Kiltullagh, Derrydonnell Beg   |  |
| Ballinderreen, Kilchreest, Ballinakill,<br>Moyglass   |  |
| Peterswell, Killeenadeema, Drim,<br>Kilconieran   |  |
| Labane, Tynagh, Kilreekil, Abbey, Bullaun,<br>Castledaly, Coose, Newcastle, Cooloo,<br><del>Roveagh</del> , <b>Shanaglish</b>                           |  |
| Na Forbacha, An Cnoc, Na Minna  |  |
| An Tulaigh / Baile na hAbhann   |  |
| Ros an Mhíl, Ros Cathail, Tullokyne   |  |

## Minutes of Special Meeting held on 16<sup>th</sup> January 2009

|   |                     |
|---|---------------------|
| Leitir Mór, Cill Chiaráin, Cill Rónáin  |                     |
| Roundstone, Carna, Tully / Renvyle, Glinsk  |                     |
| Leitir Mealláin, Béal an Daingin  |                     |
| Tullycross, Rosmuc, An Fhairche   |                     |
| Leenane, Cleggan, Letterfrack, Casla  |                     |
| Corr na Móna, Ballyconneely   |                     |
| Sraith Salach, Claddaghduff   |                     |
| An Mám, Maam Cross, An Aird Mhóir,<br><i>Maree, Kilbeacanty, Cloghanover, Camus</i> |                     |
| <b>Total <del>(103)</del> (107)</b>   | <b>10,000 5,950</b> |

Over ~~10,500~~ **14,800** households can be accommodated in towns and settlements for which Local Area Plans have been, or will be, prepared. This represents approximately ~~51%~~ **71%** of all the estimated required new households in the County over the plan period.

The remaining households (~~10,000~~ **5,950**), including households to be provided in the small settlements as listed above, are considered rural. These households can be accommodated in the rural areas, subject to need arising and in compliance with the policies and objectives set out elsewhere in the Plan and in accordance with the normal principles of sustainable development and compliance with technical standards. The clustering of new residential development within or close to the named settlements will be encouraged”.

Ms. McConnell outlined the recommendations in the Manager’s Report in relation to Section 4.5 Retail Strategy

It was recommended to include additional objectives with respect to the following:

Section 4.5 Retail Strategy

***Objective ED2***

***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.***

***Objective ED3***

***Encourage and promote a high quality of retail development in accordance with the Development Management Standards set out in Section 11.4.***

In relation to Industry and Enterprise Ms. McConnell outlined the following recommendations in the Manager’s Report,

***It was recommended to include the following new Sections, Section 4.9 Industry and Enterprise,***

***Section 4.9.1 Industry and Enterprise Policies, and Section 4.9.2 Industry and Enterprise Objectives which will include the following policies and objectives,***

***Policy ED49***

***It is the policy of the Council to work with the County Development Board, IDA, Enterprise Ireland, Udarás na Gaeltachta and other relevant agencies to promote industry and enterprise at appropriate locations in accordance with the County Spatial Strategy, Settlement Strategy and Local Area Plans for the County, and to support and facilitate the provision of the necessary infrastructure supports and linkages.***

***Objective ED8***

***Encourage and promote a high quality of industrial/enterprise development in accordance with the Development Management Standards set out in Section 11.4.***

***Objective ED9***

*Encourage and promote industrial and enterprise development on the lands zoned for this purpose within the various Local Area Plans in the County, subject to an adequate consideration of the policies and objectives of these plans and the need to protect the vitality and amenities of the town or settlement.*

**Objective ED10**

*Seek to ensure that sufficient and suitably-located lands are identified and zoned for different types of industry and enterprise, in accordance with the hierarchical approach to location as set out in the Regional Planning Guidelines. As part of this objective, the Council will endeavour to ensure that an adequate level of start-up/incubation units is provided within industrial/enterprise parks.*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan but to also include the following,*

*On the proposal of Comh O'Tuairisg and seconded by Cllr S.Walsh it was agreed to include Policy ED 10 "Enterprises and businesses, which applicants seek to establish in rural areas will be considered on individual merit taking into account the dynamic and positive rural development policies of the EU and the Irish Government" and to also amend Policy ED4 by deleting the following words "through the County Spatial Strategy"*

Cllr Finnerty also requested a map identifying the Galway Metropolitan area. Mr Ridge stated that a Map SP5 would be included in Section 2 outlining the Galway Gateway Area working boundary as defined by the West Regional Authority.

Ms. McConnell outlined the recommendations in the Manager's Report in relation to Section 4.3 Rural Enterprise Centres

**Recommendation**

1. Amend Policy ED3 by including the following text as follows, "*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*"
2. Section 4.3.1 of the Draft Plan set out a very liberal policy toward the establishment of small scale enterprises in the rural area. Policy ED2 specifically states that "in general new enterprises or industries that seek to locate within or adjoining settlement centres and can demonstrate connectivity and compliance with normal planning conditions and development control standards as set out in the plan shall be facilitated". It is considered that this statement indicates a positive attitude toward new commercial activity in settlement centres on the part of the Planning Authority. **No change necessary.**
3. The consideration of reduction of rates from the second largest urban settlement in the county is not feasible and the impact of a possible reduction in rates, etc in CLÁR areas would not impact on the attractiveness of Tuam as a location for business or enterprise, given its Hub town status and range of services and facilities available in comparison to the CLÁR areas of the county **No change necessary.**
4. Add at the end of ED1: **10. Compliance with the policies of the NRA and Galway County Council with regard to access onto National Roads.**
5. No change to Section 4.  
**A new policy on retirement/residential and nursing homes to be included in Section 5.4.1 Policy HP 31**

6. The issue of reducing rates for the islands is not an issue for the County Development Plan. ED 35 not to be amended as suggested. No change recommended.  
It is recommended to amend Policy ED35 to include “*facilitate the development of sustainable and green tourism which draws on the cultural, linguistic, archaeological, marine and ecological wealth of the islands.*”
7. The lands at Tynagh are not classified as any particular use in either the current or Draft County Development Plan. It is not appropriate to include “negative” policies or objectives prohibiting certain developments at specific locations or types of developments and the inclusion of same can expose the council and its Elected Members to liability for compensation. **No change to Section 4.3.1 to address site.**
8. It is premature at this stage in the preparation of the Draft Development Plan to identify exact lands at Carrowbrowne for inclusion in the proposed Action Area Plan. There is a clear commitment in Objective ED1 to the consideration of the preparation of such a plan in the Draft Plan. However, there are many other issues regarding road improvements, flood risk assessment, provision of services, etc that must be examined before identifying lands that should be included or excluded from the Action Area Plan. **No change to Objective ED1 recommended**
9. The Rural Enterprise policies are extremely supportive of enterprise and business in small settlements and as appropriate in rural areas, particularly when the proposed enterprise supports the needs of the rural community. There is no apparent need to change the policy on foot of this submission. No change recommended.

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan except in relation to the Tynagh Mines Site.***

Cllr Hynes stated that the Tynagh Mines site was a threat to human and animal health and added that the term “remediation” was not a “negative” term. Cllr M.Connolly agreed and stated that the site should not be disturbed for fear of what it might do to aquifers in the area. Ms. McConnell suggested the following objective for the Draft Plan,: “It is the objective of the Council to attain full remediation of the former Tynagh Mines site at Tynagh. This would allow for brownfield development, subject to stringent risk management and coupled with full remediation of the site.”

***It was proposed by Cllr M.Connolly and seconded by Cllr Hynes that the following objective be included in the Plan as follows, “It is the objective of the Council to attain full remediation of the former Tynagh Mines site at Tynagh. This would allow for brownfield development, subject to stringent risk management and coupled with full remediation of the site”***

Cllr Feeney stated that development of any kind cannot be allowed or encouraged at this site and proposed the following :

***It was proposed by Cllr Feeney and seconded by Cllr D.Connolly that the following objective be included as follows “It is an objective of the Council to obtain full remediation of the former Tynagh Mines site at Tynagh”.***

A vote was taken on Cllr Feeney’s proposal and the result of the vote was as follows:

**AR SON: Cllr Carey, Cllr. D.Connolly Cllr Cuddy, Cllr Feeney Cllr Hoade, Cllr Hynes, Cllr. Kyne, Cllr Maher, Cllr Mullins, Comh. O’Cuaig, Comh O Tuairisg, Cllr Welby, Cllr Willers (13)**

**IN AGHAIDH: Cllr Conneely, Cllr M Connolly, Comh Ní Fhartharta, Cllr Reilly, Cllr S.Walsh (5)  
GAN VOTÁIL: (0)**

***The Mayor declared Cllr.Feeney's proposal carried.***

Ms. McConnell outlined the recommendations in the Manager's Report in relation to Section 4.5 Retail Strategy

**Recommendation**

1. A new policy ED 15 to be included in Section 4.5.3 – Retail Development Policies as follows:  
***The Planning Authority recognises the inefficient use of land that many marts located in prime town centre locations represents. Existing marts and livestock co-ops that seek to re-locate to edge of town locations thus allowing for the expansion of the town centre/core area will be considered positively, subject to normal planning requirements and development control standards. Where two or more such marts or co-ops seek to consolidate their activities at appropriate edge of town locations, this will be given positive consideration.***
2. It is premature to identify any element of what might be accommodated at Garraun, Ardaun or the general Eastern Environs until further Planning Studies and/or masterplans have been prepared – No change recommended.
3. Amend Policy ED13 as follows: ***“The Planning Authority will consider the possibility of a Regional Retail Facility within the Galway Metropolitan area, subject to the provisions of the Retail Planning Guidelines, the locational requirements of such a facility, the transport assessment requirements and in accordance particularly with the provisions of Paragraph 26 of the Retail Planning Guidelines”.***
4. Include a new Objective ED4 as follows ***“The Planning Authority will engage with Galway City Council to produce a new joint Retail Strategy for Galway City and County within 2 years of the coming into force of this Development Plan”.***
5. No amendment necessary to Policy ED11(now 12)
6. The County Council welcomes the City Council's agreement in principle to a joint retail strategy in accordance with the Retail Planning Guidelines. Policy ED 13 of the Draft Plan does not predicate or make any presumption in favour of a Regional Retail Facility. No amendment necessary.

***It was agreed to accept the above recommendations in the Manager's Report and make the necessary changes to the Draft Plan but to also include the following amendments, On the proposal of D.Connolly and seconded by Cllr Willers it was agreed to include Objective ED5, “The Planning Authority will prepare a policy document setting design standards for retail signage and fronts of retail/commercial developments”. It was also agreed to amend the last sentence in Policy ED15 as follows, “Where such marts or co-ops seek to consolidate their activities at appropriate edge of town locations, this will be given positive consideration”.***

Ms McConnell outlined the recommendations in the Manager's Report in relation to Section 4.6 Extractive Policies

1. Section 4.6.1 to be amended with the following policy included: ***ED 19 The Planning Authority shall be favourably disposed towards planning applications for the use of temporary borrow pits for aggregates or materials that are located adjacent to or adjoining major public roads or infrastructure projects serving the county where the need to haul along public roads is eliminated. All normal planning considerations shall apply”.***

2. Amend DM Standard 36 to make reference to Section 261 of the planning legislation: ***“Compliance with the DoEHLG Quarries and Ancillary Facilities Guidelines 2004 and Section 261 of the Planning and Development Act 2000 (as amended)”***. Amend Policy ED14 to clearly indicate the need to ensure that only authorised sources are used: ***“Facilitate the extraction of stone and mineral material from authorised sites having regard to its location in the landscape sensitivity rating. In this regard there shall be a presumption against any new quarry or an extension of an existing quarry in the landscape rated “unique””***.
- Insert an additional objective under Section 4.6.2 supporting the preparation of an Extractive Industry Policy: ***Objective ED7: “Consider the preparation of an Extractive Industry Policy to provide greater clarity and guidance regarding extractive industry operations, planning application requirements and environmental and rehabilitation provisions”***.
  - The mapping of the aggregate resources of the County during the lifetime of the plan would be beyond the scope and resources of the Local Authority. No change recommended (see proposed Objective ED7 above).
  - Policy ED15 and the development management process contribute to ensuring that each rural development site do not obviously sterilise resources. This is an issue that may be further considered under the proposed Extractive Industry Policy as outlined above. No change recommended (see proposed Objective ED7 above).
  - Amend DM Standard 36 (now 35) item 1 to include reference to the EPA Guidelines for Environmental Management in the Extractive Sector 2006: ***“Compliance with the DoEHLG Quarries and Ancillary Facilities Guidelines 2004, Section 261 of the Planning and Development Act 2000 (as amended) and the EPA Guidelines for Environmental Management in the Extractive Sector 2006.***
  - Include an additional item in DM Standard 36 regarding heritage and biodiversity: ***12 Heritage and Biodiversity: Proposals in relation to heritage and biodiversity. This would include any recommendations for the site to be considered as part of the geological heritage of the County and any proposed measures with regard to the protection and promotion of the environment and biodiversity, including in any proposals for rehabilitation.***
  - Include an additional item in DM Standard 36 regarding heritage and biodiversity (see above).
  - The Galway Heritage Plan is currently being reviewed and a formal consultation process is included as part of this review. No change recommended.
  - The Landscape Character Assessment provides an assessment of the landscape value and sensitivity of the entire County and has identified those areas as ‘unique’ that are the most valuable and sensitive and which require the highest level of protection. It is essential that these areas are protected from visually intrusive development and Policy ED14 is considered an appropriate approach in this regard. No change recommended.
  - Include reference to the Archaeological Code of Practice 2002 and the Architectural Heritage Guidelines as well as the *Geological Heritage Guidelines for Extractive Industry 2008* under DM Standard 36 item 1: ***“Compliance with the provisions and guidance, as appropriate, contained within Section 261 of the Planning and Development Act 2000 (as amended), the DoEHLG Quarries and Ancillary Facilities Guidelines 2004 and the EPA Guidelines for Environmental Management in the Extractive Sector 2006. Where extractive developments may impact on archaeological or architectural heritage, regard shall be had to the DoEHLG Architectural Conservation Guidelines 2004 and the Archaeological Code of Practice 2002 in the assessment of planning applications. Reference***

*should also be made to the Geological Heritage Guidelines for the Extractive Industry 2008.*

- Requests for reports on architectural heritage impacts are dealt with through the development management process and would need to be tailored to the specific circumstances of each application. It is therefore considered inappropriate to specify particular requirements in the CDP No change recommended.
  - The CDP is not the appropriate platform for endorsing specific building materials or construction methods. No change recommended.
  - Amend DM Standard 36 to provide additional clarity and guidance in relation the EIS to ensure that important aspects such as heritage, biodiversity and groundwater protection are highlighted. This is an issue that may be further considered under the proposed Extractive Industry Policy as outlined above.
  - An EIS should ensure that all impacts in relation to heritage, environment, biodiversity, groundwater protection, etc. are clearly addressed and appropriate mitigation measures are included.
3. The presumption against quarries in Landscape Sensitivity Rating Class 5 is reasonable and yet is not absolute, with potential for exceptions where a case can be made. **No change recommended.**

*It was agreed to accept the above recommendations in the Manager's Report and make the necessary changes to the Draft Plan but to also include the following agreed amendments, On the proposal of Comh.O'Tuairisg and seconded by Cllr S.Walsh it was agreed to remove the last sentence in Policy ED14 (now16), 'In this regard there shall be a presumption against any new quarry or an extension of an existing quarry in the landscape rated unique'*

Ms McConnell outlined the recommendations in the Manager's Report in relation to Section 4.7 Tourism.

### **Recommendation**

1. A policy to encourage alternative rural tourism, agri-tourism, etc in the rural county areas can be incorporated into the Section 4.7. **No amendment necessary.**
2. Include a new policy in Section 4.7.1 as follows: ED41 to encourage alternative rural tourism, agri-tourism, etc in the rural county areas to read as follows: ***“Encourage and facilitate the development of alternative, appropriately scaled rural tourism products, including agri-tourism projects in the rural areas of the county experiencing economic decline in the traditional agricultural sector”***.
3. Policy ED 17 (now 20) – Text of Draft Plan to be amended to read as follows: ***‘Positively support and promote sustainable Tourism Infrastructure development related to the enhancement of the County's tourism profile, with facilities such as those related to sailing, boating, angling, walking and pony trekking routes, pier or marina development, golf courses, adventure centres, theme parks, interpretive centres; and ensure that all such developments are built to a high environmental standard to protect the County's most significant tourism asset – its natural environment and landscape’***.
  - Policy ED 18 – No change to be made to Draft County Development Plan. Clustering may or may not be a viable option; tourist demand will direct this trend. The designation of themed trails by the Council would depend on land ownership and in the absence of legal direction and a national/regional policy or strategy for the

promotion and co-ordination of these activities; the Planning Authority considers such designations to be premature.

- Policy ED 19 (now 22) - No change to be made to Draft County Development Plan. Demand will dictate the provision of tourism related developments.
- Policy ED 20(now 23) – Text of Draft CDP to be amended to read as follows:  
“**The** potential for economic activity *in rural areas* such as natural resource, local enterprise and tourism related development, and **the** qualities that underpin such activity such as a clean and attractive environment, will be central to this process”.  
The PA support for tourism development must be conditional on the delivery of appropriate levels of infrastructure provision and on maintaining a clean and attractive environment.
- Policy ED 21(now 24) - Text of Draft CDP to be amended to read as follow:  
“The need to locate in a particular area must be balanced against environmental, **social and cultural impact** of the development and benefits to the local community”  
The PA considers the inclusion of social and cultural impacts as well as environmental impacts to be more appropriate for sustainable tourism proposals.
- Policy ED 23(now 26) – No change to be made to Draft County Development Plan Planning applications shall be guided primarily by the appropriate Development Management Standards and Guidelines as contained within this Plan and or any statutory plans or documents. Consideration of other guidance documents shall be encouraged.
- Policy ED 25(now 28) – No change to be made to Draft County Development Plan The development of high quality and environmental sensitive amenity areas will depend on funding availability and on public demand. The implementation of a comprehensive plan for managing the fishing potential and stocks of waterways is not a consideration for the local authority.
- Policy ED 26(now 29) – Text of County Development Plan to be amended to as follows:  
“Facilitate the provision of tourism information centres and cultural venues at appropriate locations where they can be integrated with existing settlements or existing tourism facilities **and in co-operation with Fáilte Ireland and other relevant tourism agencies**”.  
The CDP during its lifetime shall maintain an all encompassing approach to tourism bodies/agencies.
- Policy ED 28 – No change recommended to Policy ED 28.
- Policy ED 29 – No change to be made to the Draft Plan  
Section 11: Development Management Standards and Guidelines provides planning guidance that will guide development in rural areas
- Policy ED 31 – No change to be made to the Draft Plan Existing wording is deemed appropriate
- Policy ED 32 - No change to be made to the Draft Plan Existing wording is deemed appropriate
- Policy ED 33 - No change to be made to the Draft Plan. Existing wording is deemed appropriate
- Policy ED 34 – No change to be made to the Draft Plan  
This project was listed as Objective 68 of the current CDP 2003-2009; the plan remains statutory until the making of the new CDP 2009-2015 by the Elected Members. The removal of this project at this stage without approval of the Elected

Members would be contrary to the Planning and Development Act 2000 (as Amended).

Amend **Policy ED34 within S4.7.1 of the Draft CDP** to read as follows:

***Policy ED34: Facilitate the development of integrated tourism proposals at appropriate locations throughout the County inter alia, golfing and sporting complexes and including the development of associated accommodation and/or leisure facilities.***

- Policy ED 35 – No change to be made to the CDP  
Existing wording is deemed appropriate. Section 11: Development Management Standards and Guidelines provides planning guidance that will guide development in rural areas
- Policy ED 36 – No change to be made to the CDP  
Existing wording is deemed appropriate.
- Development Management 13 (DM)  
Change Text of CDP at end of current ED Policy Section to include Cross Referencing to Section 11: Development Management Standards and Guidelines.  
Include the following wording - ***Development Management Standards are provided for a number of the above policies in Section 11.4 of the CDP.***

Change Text of CDP within **DM Standard 13 Preamble** to read –

‘.....(deemed suitable under the provisions of ~~Policy 177~~ ***Policy ED 17(now21) and ED 27(now31)*** of the County Development Plan) is preferred.

Change Text of CDP under –

1. ***Tourism Infrastructure Development*** to read –  
‘*The Council recognises that golf courses and certain other tourism infrastructure facilities listed in ~~Policy 177~~ ***Policy ED 17(now21) and ED 27(now31)*** may require ancillary facilities (e.g. club houses, hotel or short term letting residential accommodation/development)’.*
4. It is recommended that a new tourism policy be inserted under Section 4.7.1 as follows:  
***Policy ED42: Implement a strategy for the development of a sustainable tourism industry which minimises adverse impacts on local communities, the built heritage, landscapes, habitats and species, while supporting social and economic prosperity.***
5. It is recommended that Policy ED34 be removed.
6. No change necessary in County Development Plan in relation to Tourism projects
7. The inclusion of particular landholdings or enterprises for specific mention or support in the Draft County Development Plan is inappropriate and not in keeping with the strategic and policy focus that drives and guides the Plan. Policy No ED 17, ED 19 and ED23 of the Draft County Development Plan all provide support for appropriately sited, scaled tourism developments. No amendment necessary for specific landholdings.
8. Include a new ED Policy **43** as follows: ***Support a geographical spread and diversification of Tourism Product throughout the County through the provision of infrastructural development which complements the area’s natural and built heritage. Ensure that the cultural aspects of tourism, such as the ecclesiastical heritage of East Galway be developed in an appropriate fashion.***

Add as ED Policy **44**

***Signage for tourism related products shall be limited, innovative, sensitive, and of the highest quality. It shall be minimally intrusive in all areas. Alternative means of tourism information provision shall be provided where at all possible, whether of a directional or informational content.***

Amend Section 4.8.3 Blue Flag Beaches by including the following text to this Section:  
*“The County Council will also cooperate with the Green Coast Award which acknowledges beaches which meet EC bathing water quality standards, but which are also prized for their natural, unspoilt environment. This Award is objective-led, and encourages 'best practice' in management of rural beaches. It also emphasises community involvement in coastal management. Green Coast Award beaches demonstrate clean water and sound environmental management.”*

Amend Policy ED21 (now 24) as indicated below

**Policy ED21 (now 24):** Encourage tourism related developments inside existing settlements to preserve the open countryside free of inappropriate development. Tourism related developments outside settlement centres will be considered only where there is proven sustainable need. The need to locate in a particular area must be balanced against the environmental, *social and cultural* impact of the development and benefits to the local community. *Alternative energy sources shall be developed and utilized where possible to service such development.*

Include the following excerpt under 4.7 only

*The unprecedented rate of development in Ireland over the past 15 years has brought many benefits to the Irish economy and to our tourism industry in particular. However, this economic growth is still closely linked with environmental degradation, often resulting in a negative impact on the quality of the tourism product. Overseas tourist visits to Ireland in 2007 increased by 4% to 7.7 million. By 2007, overseas tourists visiting Ireland were spending up to €4.9 billion. (Fáilte Ireland)*

9. Amend Section 4.7.1 Tourism to include the word “positively” in ED17.
10. Include the following additional wording to DM Standard 12: *The Planning Authority will consider appropriate extensions to existing facilities.*
11. Amend Policy ED27 as follows: *The clustering of appropriately scaled holiday home development will generally be limited to in or adjoining small towns and villages.*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan except in relation to Policy ED34 (now37) On the proposal of Cllr Kyne and seconded by Cllr S.Walsh it was agreed not to delete PolicyED34 (now ED37) and to also insert a new Policy ED 40 as follows*

*“Facilitate the development of integrated tourism proposals at appropriate locations throughout the County inter alia, golfing and sporting complexes and including the development of associated accommodation and/or leisure facilities.”*

*On the proposal of Cllr Joyce and seconded by Cllr Willers it was agreed to amend DM12 Camping and Caravan Sites by removing the last sentence, “In general, camping and caravan Sites shall not be permitted outside of established settlements”.*

*It was also agreed, following a proposal by Cllr D.Connolly to include ‘Gaelic Games,’ to include the following wording in Policy ED17 now 20, ‘Gaelic Games and other sporting facilities’.*

*It was also agreed, following a proposal from Cllr Welby to include the words ‘geographical spread’ in relation to the Green Coast awards in Section 4.8.3 Blue Flag Beaches.*

*It was also agreed, following a proposal from Comh.O’Cuaig to delete the words, ‘where they can be integrated with existing settlements or existing tourism facilities’ in Policy ED 26 now29 in Section 4.7.1.*

*On the proposal of Comh O’Cuaig and seconded by Cllr Welby it was agreed not to accept inclusion of the proposed insertion under Section 4.7 Tourism as recommended in the Manager’s Report.*

Ms McConnell outlined the recommendations in the Manager’s Report in relation to general submissions on Housing Provision.

**Recommendation**

1. It is not appropriate to discuss the particulars of a specific planning application or the decision of An Bord Pleanála in the context of the Development Plan, particularly when the issues raised in the decision were technical in nature. **No amendment necessary to the Draft County Development Plan**
2. Eligibility under the housing policies is rarely a black and white matter and the individual situation and circumstances of each application and each applicant will be assessed on a case by case basis **No amendment necessary**

*It was agreed to accept the recommendations in the Manager’s Report.*

Ms McConnell outlined the recommendations in the Manager’s Report in relation to Section 5.1 Local Authority Housing.

**Recommendation**

1. Include a policy HP7 in **Section 5.1.1** to read as follows: *“The Planning Authority shall encourage the provision of appropriately designed and located residential units to meet the needs of the elderly or those in need of sheltered accommodation, either as stand alone developments or integrated into new residential development projects, in the exercise of Part 5 of the Planning and Development Act or in the discharge of the Development Management functions”*
2. The preservation of lands for the possible expansion of the existing school and a potential site for a second level school should be addressed through the Baile Chlair Local Area Plan Review. The recently published guidelines on the integration of planning, land use zoning and planning for schools now obliges Planning Authorities. **No amendment necessary.**
3. Include a Derelict Sites Act policy under **Policy HP6, Section 5.1.1**– *‘To implement the provisions of the Derelict Sites Acts to prevent or remove injury to amenity arising from dereliction’*
4. Amend **Policy HP1** to read as follows: *‘Provide public sector housing in the existing towns, villages, settlement centres and rural area in the accordance with substantiated eligible need and proper planning and sustainable development’.*
5. Amend to **Policy HP1** (see 4 above).
6. The Local Authority has an obligation to secure social and affordable housing in accordance with the provisions of the Planning and Development Act 2000 (as amended). The issue regarding the implementation of these provisions is an operational issue and cannot be further considered under the review of the Draft Galway County Development Plan, **No change to be made to Draft Galway County Development Plan.**

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

Ms McConnell outlined the recommendations in the Manager's Report in relation to Section 5.1 Local Authority Housing.

**Recommendation**

The addition of a proposed new objective to provide a specific number of rural houses is unsubstantiated. The target of **450 houses in total** as proposed in **Objective HP 1** would include rural houses as necessary.

The current numbers are in line with the Draft Housing Strategy. No change recommended  
*It was agreed to accept the above recommendations in the Manager's Report.*

Ms McConnell outlined the recommendations in the Manager's Report in relation to Section 5.3.1 Rural Housing Policies.

**Recommendations:**

1. The Ministerial Guidelines on Sustainable Rural Housing make specific reference to the need to accommodate persons that have intrinsic links to a community. These links can only be demonstrated on the basis of the applicant's actual connection to that community and not on the basis of ownership of property or blood relations. Furthermore, by attempting to define who or how exactly a person may qualify for consideration for rural housing is problematic as it can act as excluding any person not specifically defined in the Development Plan. The same applies to the issue of specifying exactly how long a person must have spent in a community before they can be classified as having intrinsic links. By dealing with each application on a "case by case" basis, a degree of flexibility can be applied to each individual application. By relying on the evidence submitted by each applicant to support their application, a clear, transparent decision can be made on each case.

The wording of the enurement clauses used in Galway County Council decisions conforms to the wording as set out in the Ministerial Guidelines and applies to the applicant as it is on the evidence supplied by that applicant that the decision is partially based. There is no basis for a "first occupier" clause in the Guidelines. The enurement condition is worded so that the applicant, or another person who meets the same type of criteria, can enter into the legal agreement with the Planning Authority thereby imparting another degree of flexibility into the condition. All enurements, other than those applicable to persons qualifying under the Irish Language provisions of the Gaeltacht Local Area Plan, are for a period of 7 years in accordance with the Ministerial Guidelines and the standard conditions of An Bord Pleanála.

Sterilization of lands under a Section 47 Agreement is not used by Galway County Council.

The suggestion that some discretion regarding the replacement of a front boundary with either a wall of proper fence/hedge is considered reasonable.

No change recommended to Rural Housing Policy.

2. It is recommended to amend Policy HP14 (now 16) to include the following, "***Any area designated as a CLÁR Region 5 area within the GTPS area shall not be subject to the need to demonstrate compliance with policy HP14 unless that area coincides with Landscape designation 3, 4 or 5 as determined by the Landscape Sensitivity and Character Areas Map included in the Plan***".

3. Amend *Section 5.3 to include the following: “It also recognised that in the Spatial Strategy, provision is made to accommodate all demands for permanent residences in the BMW region in rural areas outside of the areas of urban influence, subject to other criteria and policies of the Development Plan”.* Amend the next paragraph to read *“Subject to this, urban generated housing in the open rural countryside, driven by urban areas, should take place, as a general principle, within the built up areas and on lands identified through the development plan process for integrated serviced development”.* These amendments would clarify that the limitations on rural housing only apply to areas of urban pressure and not areas of decline in the BMW region.
4. Policy HP14 – The proposal to consider housing need only under one of the potential qualifications is overly rigid and would not allow for the assessment of each application on a case by case evidence basis. However, the request to provide additional explanation for “intrinsic links” and “family members” is overly prescriptive and would be contrary to the Ministerial Guidelines on Sustainable Rural Housing. Similarly, the removal of the necessity to provide evidence of the applicants’ intrinsic links to the community or locality in which they are seeking to build is contrary to the provisions of the guidelines  
**No change recommended.**
5. Consider new policy HP 22 relating to residential developments in Landscape Classes 3, 4 and 5 to read as follows: *‘The Council, subject to compliance with other policies, objectives and development management standards of this plan, shall require applicants seeking to location in Landscape Class 3, 4 and 5 to provide a substantiated housing need to reside in such areas and may require to provide a visual impact assessment of their development, particularly where the proposal is located in an area identified as “Focal Points/Views” in the Landscape Character Assessment of the County or in Class 5 areas’.*
6. Policy HP14 The proposal to consider housing need only under one of the potential qualifications is overly rigid and would not allow for the assessment of each application on a case by case evidence basis. However, the request to provide additional explanation for “intrinsic links” and “family members” is overly prescriptive and would be contrary to the Ministerial Guidelines on Sustainable Rural Housing. Similarly, the removal of the necessity to provide evidence of the applicant’s intrinsic links to the community or locality in which they are seeking to build is contrary to the provisions of the guidelines.  
No change to recommended to Policy 14 (now 16)
7. Policy HP14(1) The proposal to remove the word ‘first’ from Policy HP14 would have the effect of allowing an eligible applicant to potentially obtain planning permission for a succession of houses in the rural area, which could potentially lead to a proliferation of houses in the countryside unrelated to the original rural generated housing need requirements. This would be contrary to the Sustainable Rural Housing Guidelines 2005 (page 24) and proper planning and sustainable development.  
**Policy HP14(1)** The proposal is to include those who can demonstrate that they have lived in the area for a period of 20 years or more within the eligibility criteria for rural generated housing need. Policy HP14 already allows for those applicants with long standing links to the local area to be considered as meeting a genuine rural generated housing need. The stipulation regarding a 20 year period would therefore not be necessary to ensure eligibility and may in fact constrain certain categories of applicants with long standing links that do not have the full 20 years.  
**Policy HP14(5)** The proposal to apply the Language Enurement on the basis of updated Census figures would likely result in certain parts of the Galway Gaeltacht that may have dropped below the 20% of daily Irish speakers in a more recent Census no longer requiring a Language Enurement. This would undermine the protection of the

Irish language and culture in these areas, which would be contrary to the obligations of the Local Authority with respect to the protection of the Irish language as set out under the Planning and Development Act 2000.

Add to **Policy HP 14** - The insertion of a new item 6 under Policy HP14 as proposed in the submission would have the effect of allowing for applicants that already have a dwelling in an area to build a second dwelling. This could potentially encourage applicants to abandon or sell their existing dwelling and to build a second dwelling in another location, thereby promoting a proliferation of single rural houses in an area under urban-generated development pressure. This would be contrary to the Sustainable Rural Housing Guidelines 2005 and the proper planning and sustainable development of the area. No change recommended to the Draft County Development Plan.

8. It is recommended to include a new Policy HP 23 to have regard to the DoEHLG circular SP5/08, as follows:

***Bone fide applicants who are not considered eligible under the preceding categories may be considered as qualifying to build a permanent home in the rural areas, which are not subject to strong urban influence, subject to being able to satisfy the planning authority of their commitment to operate a full-time business from their proposed home in a rural area, as part of their planning application, in order, for example, to discourage commuting to towns or cities. Applicants must be able to submit evidence that***

***- their business will contribute to and enhance the rural community in which they seek to live***

***and***

***- that they can satisfy the planning authority that the nature of their employment or business is compatible with those specified in the local needs criteria for rural areas i.e. that they are serving a predominantly local rural business need.***

9. The provisions of Policy **HP14(3)** provide for returning emigrants who wish to return to the area in which they have lived for substantial periods of their life and build their first home to reside near family members. The issue of land ownership does not matter if the person can substantiate their links through having spent a substantial period of their lives in the area in which they are now seeking to live No change recommended to **HP Policy 14** in the Draft Plan.
10. Vernacular Buildings - A new policy to be included in Section 5.3.1 as follows: ***'The Planning Authority shall encourage the redevelopment of abandoned or derelict buildings, subject to the demonstration of housing need in areas subject to such requirements. In all other unrestricted areas of the county, normal planning requirements shall apply. Where such properties can be identified on a landholding on which an applicant is seeking planning permission, they should consider the redevelopment or replacement of such a structure in the first instance prior to choosing a greenfield location and submit supporting documentation including sound engineering and/or locational reasoning for such choices. The planning authority will only consider such greenfield locations where they are satisfied of the unsuitability of the existing structure or its location for habitable purposes'***.
11. The planning authority has addressed the issues of language protection in the extensive Gaeltacht Area of the county in the Gaeltacht Local Area Plan 2008. It is within that document that the policies, objectives and development management tools for the protection and promotion of the linguistic and cultural character of the area are set out and it is not proposed to overlay new development policies, objectives or standards in the

- Draft Development Plan that would be at variance with the provisions of the Gaeltacht Plan. No Change recommended to Draft Plan.
12. Consider amending Policy HP17 to include wording relating to accesses onto National and other Restricted Roads.
  13. No change to the policy of any applicant for planning permission for a rural house in a restricted area as defined in the County Development Plan having to establish intrinsic links to an area in which they are seeking to build.
  14. The Ministerial Guidelines on Sustainable Rural Housing specifically indicate that in areas which are coming under urban generated pressure for development in rural areas, the applicant should be considered based on their intrinsic links to the area. The proposition that ownership of land for a defined period is not evidence of an applicants connection to an area in which they seek to build a house. The type of person who will be considered and the basis on which intrinsic links may be established are set out in Section 5.3.1 of the Draft Plan, including the distance “indicators” from the original family home No change recommended to the Draft Plan.
  15. Rural housing policies regard accommodating genuine members of the local community and their family members, returning emigrants and those with a need to live in a community because of their employment, etc should apply to the islands which are classified as Landscape 5. No change recommended to the Draft Plan
  16. Amend Policy HP16 - Add the word “*Gaeltacht*” to read as follows: ‘The position of the Irish Language in the *Gaeltacht* areas outside the GTPS boundary, which is predominantly contained within the Clár area, will be protected by restricting the qualification to buy houses in housing developments of two or more houses to the following categories:’
  17. Amend **Policy HP18 (now 19)** in the Draft Plan as follows “... *Where existing dwellings are vacated, they shall not be used for human habitation except to accommodate the bone fide housing need of a family member of the original owner who has been accommodated by the new permitted dwelling.*
  18. It would appear that the submission is reading a particular element of Policy HP18 out of context of the policy in its entirety. The policy is intended to clarify that were an applicant is making a case for a replacement dwelling house on the basis that the existing house is not suitable or viable for refurbishment to a habitable standard, they do not have to satisfy housing need requirements nor will they be subject to an enurement clause on the basis that a residential unit is being replaced like for like. On this basis, the vacated dwellinghouse should not be used for habitable purposes as it was on the basis of its unsuitability that the new dwelling was permitted. An exception may be made to accommodate the bone fide housing need of another family member No change recommended to **Policy HP18** in the Draft Plan.

*It was agreed to accept the above recommendations in the Manager’s Report but with the following amendments.*

*It was agreed to divide No 1 of Policy 14 (now 16) as follows.*

- 1(a) *‘Those applicants.....farm holdings’.*
- 1(b) *‘Those applicants.....or Tuam’*
- 1(c) *‘Where applicants to be demonstrated’*

*On the proposal of Cllr S Walsh and seconded by Comh NiFhartharta it was agreed to remove point number 5 from Policy 14 (now 16).*

*It was agreed to change the word ‘abroad’ to the word ‘away’ in Section 2 of Policy 14 (now 16).*

*On the proposal of Cllr S Walsh and seconded by Comh NiFhartharta it was agreed to remove Policy HP16 from Section 5.3.1 of the Draft County Development Plan.*

*On the proposal of Cllr S Walsh and seconded by Cllr Finnerty it was agreed to include a new Policy in Section 5.3.1: Policy HP27: “Lifetime enurement clauses will be considered to have expired after a period of seven years of full time occupancy by the applicant has elapsed. Actual removal of the enurement clause will have to be established by a Planning Application”.*

*On the proposal of Cllr Welby and seconded by Cllr. Kyne it was agreed not to accept the Manager’s Report in relation to Vernacular Buildings but to insert Policies 11 and 12 of the Galway County Development Plan 2003-2009 instead as follows*

*“The planning Authority shall encourage the re-development of derelict/semi ruinous buildings for commercial, residential or economic purposes (including Tourism). The refurbishment of some derelict structures may not be possible due to conflict with building regulations. In such instances the Council will consider permitting development. It will be a requirement that the proposed development be designed to be externally similar to the original property using traditional materials. In practice the redevelopment of these buildings will be permitted where they:*

- (1) Can be adequately serviced*
- (2) Have their original external walls largely intact*

*An enurement will not be imposed where the property is in the ownership of a local farm holder on their holding.”*

*On the proposal of Cllr Joyce and seconded by Cllr Finnerty it was agreed to insert the word ‘such ’in the amended Policy 18(now19) as follows Where ‘such’ existing dwellings.....or related economic activity.*

*On the proposal of Cllr Kyne and seconded by Cllr D.Connolly it was agreed to insert a new policy as follows HP 26: “Where an applicant possesses a house which was built pre-1963 or where planning was granted under different requirements, of site area of less than 0.5 acres they shall be facilitated in planning, for renovation or extension subject to standard Environmental Protection Agency and road requirements.”*

*On the proposal of Cllr S.Walsh and seconded by Cllr S. O’Tuairisg it was agreed to insert a new policy as follows, Policy 25: “Building conversions in Gaeltacht areas will be considered for the purposes of advancing Gaeltacht Tourism and Gaeltacht Colleges provided they reach Environmental Protection Agency requirements for effluent”.*

Cllr Mullins referred to the inclusion of Policy HP 6 in relation to derelict sites and stated that the involvement of the Enforcement Section was also necessary in relation to dealing with derelict sites. Cllr Welby referred to the issue of Health and Safety in relation to derelict sites and stated that it was not just injury to amenity.

Mr Ridge stated that the Health and Safety of derelicts buildings was not an issue for the Local Authority but for the landowners but also added that he agreed that the issue of derelicts buildings and the overall appearance of towns needs to be addressed. He added that more emphasis will be placed on improving the fabrics of towns in the next 3-4 years. This was welcomed by the Members.

Cllr Cuddy referred to the situation where a person living inside a Local Area Plan boundary and the only family lands available to this person for development are outside the plan boundary and queries how this situation can be addressed in the County Development Plan.

Ms McConnell stated that the Ministerial Guidelines on Sustainable Rural Housing specifically indicate that in areas which are coming under urban generated pressure for development in rural areas, the applicant should be considered based on their intrinsic links to the area. The proposition that ownership of land for a defined period is not evidence of an applicants connection to an area in which they seek to build a house. The type of person who will be considered and the basis on which intrinsic links may be established are set out in Section 5.3.1 of the Draft Plan, including the distance “indicators” from the original family home

Cllr Cuddy explained that applicants in this situation in Claregalway are considered local yet it is not possible to get planning permission.

Cllr Welby also referred to issues in relation to Urban Generated Development within the Plan boundaries of Oughterard and Clifden both of which are outside the GTPS area and added that this does not arise in the plan boundaries of Bearna, An Spidéal and An Cheathru Rua. Mr Ridge stated that any applicant applying for planning permission for a rural house in a restricted area as defined in the County Development Plan have to establish intrinsic links to an area in which they are seeking to build.

***It was agreed not to accept the recommendation in the Manager’s Report in relation to the inclusion of text as outlined above No 3 to Section 5.3.***

***It was proposed by Cllr Hoade and seconded by Cllr Cuddy that special consideration will be given to people who wish to build on lands belonging to parents, grandparents, aunts and uncles where these sites are nearer than the family lands to the place of work or are within 16 kms from place of upbringing.***

Ms.McConnell stated that the Ministerial Guidelines on Sustainable Rural Housing make specific reference to the need to accommodate persons that have intrinsic links to a community. These links can only be demonstrated on the basis of the applicant’s actual connection to that community and not on the basis of ownership of property or blood relations

Mr Ridge expressed concerns that Cllr Hoade’s proposal was not in accordance with the principles of proper planning and sustainable development

Cllr Hoade stated that she wished to withdraw her proposal.

Following a long discussion on the issue of returning emigrants /migrants and their families ***it was agreed to amend Policy 17 (now 18) to include the following sentence ‘This shall apply to returning emigrants/migrants and their families who have not returned but who have a family member who may wish to locate will be given special consideration on a case by case basis.’***

### **SUSPENSION STANDING ORDERS.**

Cllr. Cuddy proposed that the Standing Orders be suspended so that the Meeting could continue after 6 p.m. and this was seconded by Cllr. Hoade and agreed.

Ms McConnell outlined the recommendations in the Manager's Report in relation to Section 5.3.2 Rural Housing Objectives.

**Recommendation**

It was recommended to amend Objective HP5 to read as follows: *'To prepare design guidance for the Settlement Centres that will provide a graphical representation of design styles and layouts appropriate to the rural landscape. This design guidance will be additional to the provisions of the Development Plan and pending its adoption will not preclude any development-taking place.*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

*It was agreed to accept the above recommendation in the Manager's Report*

Ms McConnell outlined the recommendations in the Manager's Report in relation to Section 5.4.1 Residential Development Policies.

**Recommendation**

It was recommended to include a new policy HP31 in Section 5.4.1 as follows: *"There shall be a general presumption in favour of the development of nursing homes and retirement facilities within or adjacent to established settlement centres or as suitable re-use for protected structures or other buildings which would have limited re-development potential given their size and architectural character, subject to normal planning, access and servicing requirements."*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

Ms McConnell outlined the recommendations in the Manager's Report in relation to Section 6 Roads and Transportation. She stated that in relation to **Roads and Transportation, Content and Policies**, a number of amendments were recommended to the format and wording of the **Roads and Transportation** section in order to provide a clearer format and presentation of this section:

- Provide a new heading for Section 6.1 entitled *Sustainable Transport System* and renumber Strategic Economic Infrastructure as Section 6.1.1.
- Include a new policy under Section 6.1 as follows:

***Policy RT1 – Sustainable Transport System***

*Seek to promote the development of a sustainable transport system that provides a range of transport options for the County, including a safe road network, a range of bus services and rail services, adequate facilities for walking and cycling and opportunities for air and water-based travel. The Council will seek to ensure that improvements in transportation infrastructure and services support the strategic development and settlement strategy for the County and provide an appropriate level of accessibility to urban and rural facilities, services and opportunities.*

- Section 6.2 should be re-titled **Roads, Traffic and Parking** to more accurately reflect the contents of this section. This should be reflected in subsequent sub-headings in this section.
  - Remove the sub-headings **6.2.1.3 Regional Roads** and **6.2.1.4 Local Roads** as these fall under the more general heading of **6.2.1.2 Non-National Routes**.
  - Policy RT2 and RT9 would be more appropriate as Objectives.
  - Section 6.3 should be re-titled **Public Transportation, Walking and Cycling** to more accurately reflect the contents of this section and to recognise walking and cycling as essential transport options. This should be reflected in subsequent sub-headings in this section.
  - Policy RT7 relates to air transport and would be more appropriate under Section 6.3.3, which should be re-titled **Air Transport** to reflect a broader remit than the Galway Airport. This should be reflected in subsequent sub-headings in this section.
  - Objective RT5, RT18 and RT20 all deal with bypass routes around towns and would be more appropriately dealt with under a single objective, similar to Objective RT8 dealing with a number of inner relief roads.
  - Objective RT8 should provide for the construction of inner relief roads/streets given the promotion of a street in the Bearna Local Area Plan and the potential for inner relief streets to be considered in other towns and villages.
2. ***It is recommended that a new policy to be included as follows: RT17: the Planning Authority shall comply with the requirements of the EU Transportation Noise Directive 2002/49/EC and the proposed Galway County Council Transportation Noise Plan in the exercise of its Development Management Functions and in the planning and development of its own projects.***
  3. ***It is recommended that a new Objective RT 38 to be included as follows: “All new proposed developments within 300 metres of roadways with traffic volumes greater than 8220 AADT, major railways which have more than 60 000 train passages per year and major airports shall include a noise assessment and mitigation measures, if necessary with the planning application documentation.”***
  4. **Revise Section 6.1.1 now (6.1.3) to reorganise route numbers in ascending order. The last sentence of this section should be reworded as follows “An additional Strategic route from Bearna to Scriob via Ros a Mhil has been identified along Cois Fharrage which parallels the existing Regional Route R336. This new Road will be a “protected road” as identified under the Roads Acts.**

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to Section 6.1 Strategic Economic Infrastructure Ms. McConnell outlined the following recommendations.

### **Recommendation**

1. **Strategic Transport Function** – It is recommended that a policy be included under Section 6.1 (now 6.1.2.1) to address the need to safeguard strategic economic infrastructure as follows:

***Policy RT2 – Strategic Economic Infrastructure***

*“Seek to protect and safeguard the significant investment made in strategic economic infrastructure, in particular the network of national roads, the existing rail line, the Western Rail Corridor and major water and wastewater projects, through the promotion of appropriate development and settlement patterns and the integration of land use and transportation activities.”*

2. **Eastern Strategic Corridor** – The strategic corridor statement to be moved from Section 6.1.2 to Section 2 – Spatial Strategy. The description of the corridor to be amended Already dealt with in Section 2:

3. **Transport Policy Statements** – The recommendations of the DOEHLG with regard to transport, particularly the protection and management of new transport infrastructure and the need to coordinate our land use priorities should be incorporated into the Draft Plan amendments. New policies to be included in Section 6.2.2 ( now 6.2.1.5) as follows:

*Policy RT18: It shall be the policy of the planning authority to protect the strategic role of the national roads through the county, including the route corridors of planned national roads, and particularly the motorway network to ensure that they continue to function as conduits of traffic in a safe and efficient manner. There shall be a general presumption against direct access to national routes from new housing developments in compliance with the Sustainable Rural Housing Guidelines and against inappropriate retail development adjacent to existing/planned national routes and interchanges as set out in the DOEHLG Retail Planning Guidelines. . In exceptional circumstances, direct access may be considered onto national routes to accommodate strategic infrastructure or regionally significant development.*

*Policy RT19:*

*National roads and strategic regional roads shall be protected from inappropriate development to ensure that they are not overloaded with local traffic more appropriately served by the local road network.*

*Policy RT20:*

*The planning authority shall have regard to any future statutory guidance that may issue from the DoEHLG, Department of Transport and the National Roads Authority on road planning, development planning and development management processes.*

*Policy RT21*

*Special attention shall be given to any development that will attract many trips and the guidance provided in the Retail Guidelines for the location of such developments within established towns and district centres shall apply.*

*Policy RT22:*

*In general, any proposed development that may contribute to the premature obsolescence or would serve to undermine the strategic transport function of national roads, including interchanges and which would be more appropriately served by the local or regional road network, will not be permitted.*

*Policy RT 23*

*The local authority recognises the importance of protecting lands which will be needed for the construction of national routes from development is needed. Proposed development in areas identified as study corridors for the route selection of national primary routes generally will not be permitted until such time as a particular route had been identified and approved.*

*Development Management Standard 16 to be amended to comply with the recommendations of the Sustainable Rural Housing Guidelines.*

4. **Economic and Commercial Development** – No changes recommended with regard to the proposal for opening up lands for business or housing development along transportation corridors. It is recommended that additional guidance/amendments be provided in relation to the strategic corridors outlined under Section 6.1.2 and in Section 4 of the CDP.
5. **Implementation of N6 Economic Corridor** – the section on the Eastern Strategic Corridor provides for the preparation of Local Area Plans to support the strategic development of this corridor. This would need to be assessed and undertaken as the need arises and resources permit. No change recommended.
6. **Master Plans and Action Plans** – Refer to the above in relation to further planning for the strategic corridors. No change recommended.
7. **Densities** – The planning authority will encourage appropriate densities at development nodes along emerging transportation corridors but will balance the need for high density with the appropriateness of same to the scale and character of the settlement. It is not proposed to set maximum densities outside of Local Area Plans. No change recommended to the Development Plan.
8. **Land Use Integration** – The reorganization of the settlement strategy and the development of the Garraun node along the rail line is in response to the desirability of integrating public transport and land use. The issue of the rail stop to serve Oranmore is still unresolved but it is unlikely to be accommodated at the site of the old station in the village because of difficulties of access and potential for expansion. Woodlawn is included in the settlement strategy and appropriately scaled growth around the rail stop would be encouraged. Ardrahan is also included as a growth node to capitalize on its rail location but growth would be restricted by the absence of water and waste water services. No change recommended to the Development Plan.

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to Roads Traffic and Parking in Section 6. Ms. McConnell outlined the following recommendations,

**Recommendation**

1. **Development at Interchanges** – It is recommended that a new policies be included in Section 6.1.2.1 to safeguard strategic economic infrastructure as follows:

***Policy RT2:***

***Seek to protect and safeguard the significant investment made in strategic economic infrastructure, in particular the network of national roads, the existing rail line, the Western Rail Corridor and major water and wastewater projects, through the promotion of appropriate development and settlement patterns and the integration of land use and transportation activities.***

***Policy RT 3 to be included to read as follows: As a general policy, the location of new means of access to the National Primary Road and National Secondary Road network, for residential, commercial, industrial or other development dependent on such means of access, shall not be permitted except in areas where a speed limit of 30-40 m.p.h. applies, or in the case of infilling, in the existing built-up areas The Planning Authority shall in the first instance, seek to channel traffic from new development onto***

*existing local roads and in this way use established access points to gain entry onto national roads.*

*The only exemptions to this general restriction shall be:*

*Developments of strategic importance which by their nature are most appropriately located outside urban centres and where the locations concerned have specific characteristics that make them particularly suitable for the developments proposed.*

*Policy RT4 as follows: In general, any proposed development that may contribute to the premature obsolescence or would serve to undermine the strategic transport function of national roads, including interchanges and which would be more appropriately served by the local or regional road network, will not be permitted.*

2. **NRA Roads Programme** – It is recommended that a new objective be included in the Draft Plan to ensure that route corridors are secured for national road developments:

*Objective RT25:*

*The local authority recognises the importance of protecting lands which will be needed for the construction of national routes from development is needed. Proposed development in areas identified as study corridors for the route selection of national primary routes generally will not be permitted until such time as a particular route had been identified and approved.*

3. **Traffic and Transport Assessments** – It is recommended that the following be deleted from Policy RT9 and include new Objective RT26 and DM Standard 22 be amended as follows

*To delete the following from Policy RT9*

~~Require all new proposed developments of a commercial or industrial nature or residential developments of 4 or more units to provide Safety Audits and, where necessary, traffic impact assessments, as part of their Planning application documentation.~~

*To add new Objective RT26*

*“Require all new proposed commercial, industrial and retail developments and all significant proposed residential developments, or where significant changes are proposed to existing commercial, industrial or retail developments, to submit Road Safety Audits and Traffic Impact Assessments as part of their planning application documentation. For large scale developments, a Transport Assessment will also be required. These assessments shall comply with the requirements as set out under DM Standard 22.”*

*To amend DM Standard 22 as follows:*

***DM Standard 22: Traffic Road Safety and Transport and Traffic Impact Assessments***

*“All significant development proposals, or those that the Planning Authority consider would pose a safety risk or traffic impact, shall be accompanied by road safety audits and transport and traffic assessments. These shall include a consideration of the cumulative impact of developments on the road network. This shall be guided by the following:*

***1. Road Safety Audits***

*All new proposed commercial, industrial and retail developments, and all proposed residential developments of 4 or more units, will be required to submit Road Safety*

*Audits. All significant changes to existing commercial, industrial or retail developments will be required to submit Road Safety Audits. Road Safety Audits shall be undertaken by a suitably qualified and independent person.*

**2. Traffic Impact Assessments**

*All new proposed commercial, industrial and retail developments, and all proposed residential developments of more than 20 units, will be required to submit Traffic Impact Assessments. All significant changes to existing commercial, industrial or retail developments will be required to submit Traffic Impact Assessments.*

**3. Transport Assessments**

*All large scale commercial, industrial, retail or residential developments will be required to submit Transport Assessments where considered necessary by the Planning Authority. This shall be guided by the provisions set out in the DTO Traffic Management Guidelines 2003 and the NRA Traffic and Transport Assessment Guidelines 2007.”*

4. Policy RT1 – No change recommended.
5. Policy RT8 – to be amended as follows: Delete “Safety features in the vicinity of schools” and insert the following “*liaison with the school authorities to ensure that the schools provide safety features as required*”.
6. Policy RT9 – Amend to read: “*Require all commercial, industrial, retail and residential developments greater than 4 units to submit a Traffic Impact Statement (TIA). DM Standard should be amended accordingly and include a requirement for Autotrack analysis at all development as necessary.*”
7. It is recommended that requirement of TTAs and RTAs in situations where there is an existing access being altered or an intensification of an access also be clarified in the Development Management Standard 22 (see above).
8. Objective RT8 be amended as follows:  
~~Construct~~ *Secure the timely completion of inner relief roads for the towns of Tuam, Loughrea, Gort, Athenry, Bearna, Claregalway, Clarinbridge, Craughwell, Headford, Maigh Cuilinn, An Spidéal, Portumna and Oughterard, all subject to funding.*
9. Objective RT12 – It is recommended that the objective be expanded as follows:  
*Continue with the strengthening and improvements of the Local Road network and to improve strategic sections on those roads servicing aquaculture/forestry/agriculture/industry and tourism. Provide additional maintenance as necessary to those local roads that are under pressure due to high traffic volumes.*
10. Objective RT17 – It is recommended that *Baile Chlair* be included under this objective.
11. Objective RT18 – It is recommended that this objective be retained as an objective. As recommended earlier, Objective RT5, RT18 and RT20 all deal with bypass routes around towns and would be more appropriately dealt with under a single objective, similar to Objective RT8 dealing with a number of inner relief roads.
12. Re-write Objective RT20 as follows; “*Construct an N59 bypass for Maigh Cuilinn as well as the Inner Relief Road*”.
13. Rephrase Objective RT 23 to include:  
*Improve and repair bridges, culverts and all roadside drainage as necessary in accordance with best engineering practices and having regard to the protected status, if applicable of any such structures that may be include in the Record of Protected Structures.*

14. New Objective RT 27 as follows: *“Develop a pilot scheme to improve the N59 from Galway to the Mayo Boundary via Leenane and the N67 from Ballinderreen to the Clare Boundary”.*

Include an Policy RT 24 *to reserve lands to provide for the option of “free flow” interchanges at 1) Glenascaul at the M6/N18 junction, 2) Parkmore at the GCOB/N17 overbridge, 3) Ballindooley at the GCOB/N84 junction and 4) Killeen at the GCOB/N59 junction.*

Include an additional Objective RT 28 *to complete the Oranhill link roads and Bealnabradan roundabout.*

Include an additional Objective RT 29 to state: *“ Facilitate the NRA, OPW & Shannon Navigation to improve the N65 Shannon River crossing in Portumna.”.*

Include an additional Objective RT 30 to state: *“Reserve the lands required for improvements on the Tubber Road in Gort and a link between a possible future Tubber Road M18 Interchange and the N18 south of Gort.”*

Amend Objective RT11 to include *Improve R333 between Headford to Tuam Hub & M17 as a Class II controlled road as this facilitates access from North West Galway to the M17.*

Include a new Objective RT 31 *to provide a pedestrian gateway overbridge on the N6 at Carrowmoneash to link Oranmore Town to the Industrial area on the N18.*

Include additional Objective RT32 Roads & Transportation *to facilitate a link road from the proposed N18 Deerpark roundabout to Garraun with extensions to the Airport and Ardaun.*

Include a New Objective RT33 *to complete the N6 Loughrea Bypass to the N66.*

Include an Objective RT34 *to complete the N6 Aghrim-Cappataggle Realignment.*

Include an Objective RT35 *to complete the N17 Castletown Realignment.*

Include an Objective RT36 *to complete the N84 Luimnagh Realignment.*

Include an Objective RT37 *to ensure that the Ballyglunin Railway Overbridge on the N63 is raised with associated road realignment to ensure adequacy of access to the M17 Interchange at Annagh Hill.*

15. **Roadworks and Drainage** – Standard conditions require developers to take due care not to discharge surface water onto public roads or adjoining property No change recommended.
16. Objective RT29 – Garraun is a term used to identify a potential location for such services to the west of Oranmore. It does not signify a particular specific location or townland. No change recommended.
17. **Speed Limits** – The setting of speed limits is a process which has no basis in the making of the County Development Plan and cannot be addressed in this document. No amendment to the Draft County Development Plan necessary.
18. **Development Proposals** – The national investment in strategic road infrastructure should not be undermined through inappropriate adjacent development. Development proposals would need to be dealt with through the development management process including consultation with the NRA where appropriate. No change recommended.
19. **Proposed RT Objective** – The upgrading of the National Secondary Route N84 is included in Objective RT19 and is subject to the provision of funding from the NRA for national routes. In the course of preparation of an Action Area Plan for this location, the road improvements necessary will be fully examined and included as actions for the Local Authority.
20. **Road Network Capacity and New Development** – The policy of the National Roads Authority is clear in seeking to protect National Roads from inappropriate development which could affect the efficiency or lifespan of major routes. This policy will be supported by the planning authority. Other non national roads projects including by-pass

proposals for some towns and villages can be critical in opening up lands for appropriate development. No change recommended to the Development Plan.

21. **Gaeltacht** – Policy RT2 (now 6) supports the new R336. Objective RT19 and RT20 provide for improvements to the N59. Policy RT8(now 12) provides for the development of a safe road network throughout the county, which would include local rural roads, and Objective RT12 specifically provides for the strengthening and improvement of the Local Road network. These policies and objectives are considered to be appropriate for the purposes of the CDP and more detailed prioritisation, etc. would need to be addressed through the Roads Programme, subject to available funding, etc.No change recommended.
22. **Roads and Transport in the Gaeltacht/Islands** – The preparation of a road safety plan for the Island – it is presumed that this is intended for Inis Mór – is worthy of consideration. Hedgerow maintenance is a function of the local authority and is undertaken during the appropriate period and for reasons of road safety on a case by case basis. The preservation of hedgerows and biodiversity is addressed in Section 9.3.2 of the Plan. The development of pedestrian and cyclist facilities on the islands is worthy of consideration in conjunction with plans which might be brought forward by local groups or tourism providers. Road cleaning and litter collection or parking facilities at piers are not matters for the Development Plan. The roads authority should consider the preparation of a Road Safety Plan for Inis Mór.
23. **Heritage and Biodiversity** – GCC welcomes the comments and observations of the Galway County Biodiversity Project Manager. Include above stated suggestions, with some refinements, for roads and transportation section as policies and objectives. **Policy RT4** covers the plans intent to seek to preserve the rural character of the roadside environment where possible.The above comments should be considered in the review of the GCDP, and stated as policies/objectives, subject to the following amendments:

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan.*

Cllr Reilly referred to shared entrances onto restricted routes and Ms. McConnell referred him to DM standard 16 subsection 1

Ms McConnell stated that the NRA will restrict development exiting onto national and other restricted roads and that the policy in the plan is only in place to facilitate farmholdings.

Cllr Cuddy referred to the restrictions on the R 339. Mr Morgan stated that there is a lot of traffic on this route with very poor sightlines and very few opportunities to overtake. He added that by putting more entrances out onto this route and increasing the level of services the more dangerous this route will get and therefore the need for restrictions. He further added that the number of restricted routes in the county is very low. Any application granted on this route will be challenged by the National Roads Authority and An Bord Pleanala.

Cllr Burke stressed that it must be possible for the Council to implement whatever policies and objectives that are being agreed on for the County Development Plan.

*It was proposal by Cllr Reilly and seconded by Cllr Cuddy to remove the words, ‘for the purpose of ensuring continuity on the holding’ from DM Standard 16 No 1 Housing Need Eligibility.*

A vote was taken on Cllr Reilly’s proposal and the result of the vote was as follows:

**AR SON, Cllr Conneely, Cllr. D.Connolly, Cllr M Connolly, Cllr Cuddy, Cllr Hynes, Cllr Maher, Comh. O’Cuaig, Comh O Tuairisg, Cllr Reilly, Cllr S.Walsh, Cllr Welby, (11)**

**IN AGHAIDH: Cllr Burke, Cllr Carey, Cllr Feeney Cllr Mullins, Cllr Finnerty,(5)**

**GAN VOTÁIL: Cllr. Kyne, Comh Ní Fhartharta, Cllr Willers (3)**

**The Mayor declared Cllr. Reilly’s proposal carried.**

Cllr D.Connolly referred to the status of the N6 when the new M6 is in operation in relation to access and planning applications.

Ms McConnell stated that if the road in question is downgraded planning requirements will change accordingly but downgrading of roads is not within the remit of the County Development Plan.

In relation to Public Transport, walking and cycling in Section 6 Ms. McConnell outlined the following recommendations,

### **Recommendation**

1. It is recommended to a new policy RT 28 in Section 6.3.1 as follows:  
*The planning authority and roads authority will seek to consult with and co-ordinate with the City Council with regard to traffic management into, out of and circulating within the metropolitan Gateway area, particularly with regard to the provision of bus priority lanes and park and ride facilities at strategic, suitable locations.*
2. It is recommended that Objective RT29, RT30 and RT34 be amalgamated.
3. Include an Objective RT 46 *to facilitate the dualing of the N17 from Parkmore junction to the City Boundary to provide roundabouts and appropriate junctions and QualityBus Corridor.*
4. It is recommended that Policy RT 14 (now 25) be amended as follows: “*Seek to extend the public transportation options available to the traveling public throughout the county through the pursuit of a variety of options, including new Quality Bus Corridors, commuter rail, and appropriately located park and ride facilities. Consideration should also be given, where appropriate, to the creation of additional lanes or alteration to existing lanes for Quality Bus Corridors on the N6, N17, N59, N84 and the Galway City Outer By-Pass*”.
5. **Objective RT33** –should be reworded to include the need for service providers to assist and contribute towards the cost of this infrastructure as follows  
“*The Planning Authority will support the provision seek to enhance the facilitation of new bus shelters at appropriate locations in settlement centres and at key rural locations to facilitate and complement the rural transport initiative and other such initiatives and programmes and private operators of public transportation in conjunction with service providers.*”
6. **Park and Ride** – RTPolicy29 *to consider favourably the provision of Park & Ride sites at appropriate locations on the major approaches to the Galway City area.*  
Include a new RT 47 Objective *to provide a Parkway Railway Station in Garraun in consultation with Iarnrod Eireann.*
7. **Walkways and Trails** - Include a new Objective RT48 *to work towards the provision of a coastal walkway/cycleway from Bearna to Oranmore in conjunction with Galway City Council.*

**Policy RT15 and Policy SP3 and objectives SP2 and SP3** are considered to adequately address future servicing provisions along the existing and proposed corridors within the County Development Plan .No change recommended.

8. Objective RT25 (now33) and Objective RT33 (now45) in Section 6.3 provide support for the improvement of rural transport, including the Rural Transport Initiative. No change recommended.
9. **Western Rail Corridor** – The County Development Plan supports the Western Rail Corridor and seeks to ensure integration between this strategic infrastructure and land use development No change necessary.  
**Tuam Rail Link** – It is recommended that an additional Objective RT49 be added in Section 6.3. as follows. *“The Council will investigate the potential for development of integrated transportation hubs at Tuam, at Garraun and Athenry to maximize the strategic integration of transport and rational land uses. Support the development of an Integrated Public Transport Facility in the Tuam Hub Town”*
10. **GLUAS** – The GLUAS is not an infrastructure project that is included in the National Development Plan or other Government framework for public transportation. It would be more prudent to concentrate on delivering the necessary infrastructure for improved bus based public transport and developing new nodes along the existing rail infrastructure. No change recommended.

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan except in relation to Policy RT14 ( now 25) where on the proposal of Cllr D.Connolly and seconded by Cllr Reilly it was agreed to amend Policy RT14 ( now 25) to read as follows,*

Seek to extend the public transportation options available to the travelling public throughout the County through the pursuit of a variety of options, including new Quality Bus corridors, *to improve the level of commuter rail services between Ballinasloe and Galway including Woodlawn, Attymon and Athenry;* and appropriately located park and ride facilities. *Consideration should also be given, where appropriate, to the creation of additional lanes or alteration to existing lanes for Quality Bus Corridors on the N6, N17, N59, N84 and the Galway City Outer By-Pass.*

In relation to Air Transport in Section 6 Ms. McConnell outlined the following recommendations,

#### **Recommendation**

1. **Irish Aviation Authority** – No changes necessary.
2. **Galway Airport Development** – Amend RT17 to read as follows:  
“The Local Authority will support the expansion of Galway Regional Airport and associated facilities and ancillary *and complementary* activities, *subject to normal planning requirements*”.

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to Galway Port in Section 6 Ms. McConnell outlined the following recommendations,

**Recommendation**

1. **Galway Port** – The following recommendations are made with respect to the proposals in the submission in relation to Galway Port:
  - Recommend to change the text of the Draft CDP to include *Section 6.3.4* entitled ‘*Galway Ports and Harbours*’
  - Recommend to include the following wording in the preamble:  
*Galway County Council recognizes the strategic importance of Galway Port as an amenity and important transportation link to facilitate the growth and connectivity of the Galway Region.*
  - Recommend to include a new Policy RT32 in the Draft CDP to include:  
*The Council will support the expansion of Galway Sea Port and potential benefits that can be delivered to the County through the development of rail distribution facilities at appropriate locations in the County.*
  - Change Text of CDP at end of current RT Policy Section to include Cross Referencing to *Section 10.3.2 Piers and Harbours Policies.*

*PolicyAM13: Consider the delivery of services/facilities in collaboration with Galway City Council and the Galway Harbour Company that will promote interconnectivity between Ros an Mhíl and Galway Port*

*PolicyAM14: Seek enhancement of existing electricity network at Ros An Mhíl for the promotion of tidal and wave energy and their R&D into the National Grid.*

Cross Reference to Section 7.6.1 Energy Policies (Policy IS33)

2. **Athenry Goods Transport Hub** – The following recommendations are made with respect to the proposals in the submission in relation to Galway Port:
  - Recommend to amend the text of the Draft CDP to include the following wording within Section 3.3.4 Athenry and Settlements along the Rail Corridors:  
“The location of Athenry at the eastern end of the Strategic Corridor and adjacent to the confluence of the new inter-urban routes (M6 & M18) and the junction of the existing easterly rail line with the Western Rail Corridor that it is ideally located to act as a major new growth centre *and a Goods Transportation Hub* for the county and region.”
  - Athenry should be qualified where possible as a ‘Goods Transportation Hub’ through out the text of the Draft CDP.
  - Recommend to amend text of Draft CDP within Objective SP4 to include:  
“The Council will investigate the potential for development of integrated transportation hubs at Tuam, Garraun *and at Athenry* to maximize the strategic integration of transport and rational land uses.”
  - Recommend to amend text of Draft CDP within Objective RT30 to include  
“The Council will investigate the potential for development of integrated transportation hubs at Tuam, Garraun *and at Athenry* to maximize the strategic integration of transport and rational land uses.”

- Recommend to amend text of Draft CDP within Objective RT34 to include  
“The Council will investigate the potential for development of integrated transportation hubs at Tuam, Garraun *and at Athenry* to maximize the strategic integration of transport and rational land uses.”

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to the Roads and Transportation Development Management Standards in Section 11, Ms. McConnell outlined the following recommendations,

**Recommendation**

1. DM Standard 11 to be amended with the inclusion of “ *All Petrol Filling Station applications including improvement or extension will require Autotrack analysis, TIA & Safety Audit & compliance with DM Standard 18.*”
2. **DM Standard 16** – No change recommended. No amendment necessary as multiple housing units can already be accommodated on a single access, subject to normal safety standards being met.
3. **DM Standard 17** – DM Standard 17 is necessary for the protection of a number of important objectives, including the protection of the strategic investment in national road infrastructure, the promotion of the consolidation of town and settlement centres, the avoidance of increasing dependence on private transport to access employment and commercial services and the protection of the vitality and retail primacy of existing towns and other settlement centres. No change recommended.
4. **DM Standard 18** – *DM Standard 18. No.2 should be stipulated at 90 metres unless a safety audit is submitted to justify a reduced sight distance (y value). It is recommended that DM Standard 18 is amended accordingly*

DM Standard 18.2 to be amended to include the following: *to include with planning applications 3<sup>rd</sup> Party consent letters and accompanying Land Registry Maps for Sight Distance Triangle overlooking to be included with application, if applicable.*

5. **DM Standard 19** – The current CDP provides for a setback of 35m from the existing or proposed realigned boundary wall for National Primary and Secondary routes but provided no guidance with respect to motorways. These motorways are the highest order of national roads and represent a major national investment in strategic infrastructure that needs to be protected. They will also have high levels of noise associated with high traffic levels and speeds and HGVs. These routes would need to be protected through a greater building line than that required for national primary and secondary routes to ensure their long-term protection and potential upgrading and to protect adjacent development from noise impacts. No change recommended.
6. **DM Standard 20** Clause 2 to be amended as follows “*All applications for new schools or extensions to schools will be required to prioritise access safety and will indicate safe access & egress to the school for pupils, parents and students. A Road Safety Audit will be required in all cases. Drop off facilities will be required in accordance with Department of Education & Science Guidelines. Off road parking for teachers and bus/car collection will be indicated in all cases as well as secure bicycle parking facilities.*”

7. **DM Standard 22** – It is recommended that this standard be expanded to provide greater guidance and clarity on what developments will be subject to requirements for Road Safety Audits, Traffic Impact Assessments and Transport Assessments:

***DM Standard 22: ~~Traffic~~ Road Safety and Transport and Traffic Impact Assessments***

*All significant development proposals, or those that the Planning Authority consider would pose a safety risk or traffic impact, shall be accompanied by road safety audits and transport and traffic assessments. These shall include a consideration of the cumulative impact of developments on the road network. This shall be guided by the following:*

***1. Road Safety Audits***

*All new proposed commercial, industrial and retail developments, and all proposed residential developments of 4 or more units, will be required to submit Road Safety Audits. All significant changes to existing commercial, industrial or retail developments will be required to submit Road Safety Audits. Road Safety Audits shall be undertaken by a suitably qualified and independent person.*

***2. Traffic Impact Assessments***

*All new proposed commercial, industrial and retail developments, and all proposed residential developments of more than 20 units, will be required to submit Traffic Impact Assessments. All significant changes to existing commercial, industrial or retail developments will be required to submit Traffic Impact Assessments.*

***3. Transport Assessments***

*All large scale commercial, industrial, retail or residential developments will be required to submit Transport Assessments where considered necessary by the Planning Authority. This shall be guided by the provisions set out in the DTO Traffic Management Guidelines 2003 and the NRA Traffic and Transport Assessment Guidelines 2007.*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan except in relation DM18, Subsection No 2 where it was agreed to include the following wording, “Visibility sprays should be stipulated at 70 metres unless a safety audit is submitted to justify a reduced sight distance (y value) To include with planning applications 3<sup>rd</sup> party consent letters and accompanying Land Registry Maps for Sight Distance Triangle overlooking to be included with application, if applicable”.*

*It was also agreed to include ‘In general’, at the beginning of second sentence in DM 19 and to include the words ‘and where possible’ in DM Standard 20 clause 2.*

*‘All applications for new schools and where possible extensions to schools.....facilities’*

In relation to the general submissions on Section 7 Infrastructure: Water, Waste Energy, and Telecommunications Services, Ms. McConnell outlined the following recommendations,

**Recommendation**

Include the following additional aim in Section 1: *Aim 9: To move towards a more sustainable and integrated concept of development with regard to land use, transportation, water services, energy supply and waste management over the lifetime of the Plan.*

No change recommended in relation to the 2<sup>nd</sup> proposed strategic aim.

*It was agreed to accept the above recommendations and make the necessary change to the Draft Plan*

Ms McConnell stated in relation to a submission on the SEA it is considered that Galway County Council have filled their requirements

**Recommendation**

Strategic environmental assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. The

National Guidance on the scope and content of SEA is stipulated in the SEA Guidelines 2004. It is beyond the powers of GCC to change the scope of SEA as to do so may be contrary to National and European legislation. SEA assessment was carried out in full accordance with statutory obligations and taking on board the ministerial guidance on SEA. It is considered that GCC have fulfilled their requirements in relation to SEA.

No change to SEA recommended.

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to the submissions on Water Services in Section 7 Infrastructure: Water Services, Ms. McConnell outlined the following recommendations,

**Recommendation**

No change to be made to Draft Galway County Development Plan in relation to infrastructure programmes.

Revise the number of houses allocated to the Kilcolgan settlement centre.

*It was agreed to accept the above recommendations in relation to the infrastructure programmes and it was agreed to retain the house construction allocation of 200 units to Kilcolgan.*

Ms Mc Connell explained that the maintenance of drains, etc is not a function of Galway County Council as it falls within the remit of the Office of Public Works or private individuals. The DOEHLG have guidance available for persons carrying out such maintenance works so as to protect flora, fauna and eco-systems. No change recommended to the County Development Plan.

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

**Recommendation**

Include the following additional policy IS13 under section 7.2.2 as follows:

*To promote an ecosystem approach to water and wastewater management through the integrated management of land, water and living resources and consideration for hydrological and natural processes, where appropriate.*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

Ms McConnell stated that it is considered that there is adequate guidance for the protection of water set out in the CDP and that the council affords adequate consideration for the protection of the quality and volume of water.

**Recommendation**

No change necessary.

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to sewerage problems in the Lakeview estate in Claregalway Ms. McConnell explained that Objective IS3 aims to identify, prioritise and progress the implementation of the wastewater elements of the Water Services Investment Programme.

**Recommendation**

No change necessary.

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

The plan does not state that it will provide services for all the unserviced settlements identified by the planning authority. Objective IS4 states the council's intent to plan to provide such services with particular regard to settlements targeted for strategic expansion. ABP is obliged to have regard to the relevant plan in operation for a particular area. All applications whether they are assessed by the council or ABP are assessed under the same policy. However the decision of ABP may differ to the decision of the council. It is considered that Policy IS7 encourages a system of servicing land through public and private partnerships. It is not clear what is meant by settlement study guidelines.

**Recommendation**

No change necessary.

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

The provisions of the EPA's Manual for the Treatment and Disposal of Effluent from a single house provides for minimum site sizes and dimensions/distances etc for a properly constructed treatment system. Where two or more units use a communal treatment system, issues of management companies, etc or the possibility of the planning authority being required to take such facilities in charge could arise

**Recommendation**

No change to the Draft Plan.

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

Most settlements are located within close proximity to a water source. Private and group wastewater schemes when operating efficiently do not have a detrimental impact on the

receiving water body. The implementation of municipal waste water treatment plants is a costly and lengthy procedure. It is unrealistic in the current economic climate to expect the council to develop a municipal waste water treatment plant in every settlement centre near water sources. Objectives IS3 and IS4 set out the Council's intent on addressing waste water treatment in the county and is considered adequate.

**Recommendation**

No change recommended.

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

The treatment and transportation of sludge is not a planning and land use issue and is regulated by EPA regulations.

**Recommendation**

No change necessary.

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

There is a strong commitment to achieving the Water Services Investment programme in the Draft County Development Plan. The funding and delivery of water and waste water infrastructure is regulated and monitored by the Department of Environment Heritage and Local Government. It would not be appropriate to include an objective to this effect.

**Recommendation**

No amendment necessary.

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

**Recommendation**

- a) Combine Objectives IS1 and IS2 as follows: ***Seek to accelerate progress on the delivery of the East Galway Main Drainage Scheme, in particular Phase 3 as a key piece of strategic infrastructure, in conjunction with the Department of Environment, Heritage and Local Government and Galway City Council.***
- b) The wording of Objective IS3 is considered adequate No change recommended to Objective IS3.
- c) A Sewerage Scheme for Cíll Rónáin is included in the Water Services Investment Programme of works and is addressed under Section 7.3.1 of the Draft Plan. No change necessary to the Draft Plan.
- d) Include a new IS5 objective in Section 7.3.1 as follows: ***Seek to secure the development of the priority waste water treatment schemes in the programme within the lifetime of the Plan.***
- e) Include a new IS1 objective in Section 7.2.2 (now 7.2.3) as follows: ***Implement Water Conservation measures in the County.***
- f) The Plan should include specific objectives for the Public Water Supplies in County Galway which are identified on the Remedial Action List..
- g) Section 7.2.2 to be strengthened to address and reflect the importance of drinking water quality and supply within the Plan area by the inclusion of
- h) A new specific policy should be included in Section 7.2.2 as follows: ***The local authority***

*shall seek to establish 'source management zones' around drinking water supply (ground and surface) sources and develop appropriate management and maintenance for same.*

- i) Amend Policy IS19 9(now22) as follows: Avoid the location of further masts in the highly scenic areas **and biodiversity rich areas** of the County or within significant views of national monuments or listed buildings.
- j) Amend Policy IS29 (now32) as follows: Facilitate the continual development of renewable energy sources having regard to residential amenities, **biodiversity** and landscape sensitivities.
- k) *No change recommended to Policy IS12*
- l) *No change recommended to Objective IS4*

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan except in relation to Policy IS12 where it was agreed to amend it as follows,***

***Plan to provide services in unserviced towns and villages and countryside., particularly those targeted for strategic expansion in the County Galway settlement strategy., so that all citizens have access to high quality services.***

In relation to the general submissions on Section 7 Infrastructure: Waste Management, Ms McConnell outlined the following recommendations,

**Recommendation:**

- a) Include new objective IS15 as follows: ***Support the provision of bottle banks and bring facilities at appropriate locations in selected towns and villages in cooperation with local communities.***
- b) A name and shame policy in relation to Waste Management Policies would be inappropriate in the CDP No change recommended.
- c) The Council seek to implement the Connaught Waste management Plan, thus all policies and objectives contained in that plan will apply to the functional area of GCC. It is considered that IS7 conveys the council's intent to provide a combined integrated management system.No change recommended.
- d) Objective IS 11 is considered adequate. Policy IS13 states the council's intent to implement the Connaught Waste Management Plan. No change recommended.
- e) Include additional objective IS 16 under Section 7.4.2 as follows: ***Have regard to the provisions of both the EPA's National Hazardous Waste Management Plan and the Connaught Waste Management plan.***
- f) Include additional waste management policy IS 19as follows: ***To assess known historical waste disposal sites and to develop appropriate remediation plans as may be necessary to reduce the environmental risk associated with such sites.***
- g) The prohibition of the burning of backyard/farmyard waste is beyond the scope of the Development Plan. No change recommended.
- h) Amend Objective IS9(now11) as follows: Support the provision of an integrated Waste Management system on the Aran Islands **and Inishbofin Island.**
- i) It is recommended to modify Section 7.4 Waste Management as follows, to delete the following,  
~~A new Replacement Waste Management Plan for the Connaught Region was adopted in 2006 and covers the period up to 2011.  
The issue of waste management can be broadly defined as covering three main areas:  
a. Prevention and minimisation of waste.~~

b. ~~Re-use and recycling of waste.~~

e. ~~Disposal of waste.~~

And include the following wording: *Waste management policies and objectives are set out in the Connacht Regional Waste Management Plan 2006-2011. Waste management services are provided by the private sector (landfill, sorting and baling stations, recycling centre, central composting, waste collection) and by the County Council (bring banks, civic recycling centres, special collections, waste prevention programme, recycling and environmental awareness programme, and regulation).*

- j) It is recommended that **Objective IS7 (now 9)** be amended as follows, to delete the following ~~Provide a combined integrated management system of segregated refuse collection, bring banks, recycling centres and civic amenity sites to increase the household waste recycling rate.~~

And to include the following *Support the implementation of an integrated waste management system for the household sector through segregated waste collection and the provision of bring banks and recycling centres.*

It was also recommended to include the following objective IS 17 as an additional objective in the waste management section of the Draft GCDP

*Support and encourage the private sector in the provision of appropriately sited and designed facilities for end of life car recycling facilities to comply with the European Parliament and Council Directive 2000/53/EC, within each electoral division.*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

*Following a proposal from Cllr D. Connolly it was also so agreed by all to include a new Objective IS7 as follows,*

*“Provide as a matter of priority organic waste separation as a requirement for waste management in the County”.*

*Following a proposal by Cllr D. Connolly it was agreed to amend Objective IS10 to read as follows ‘ Prepare and implement a Sludge Management Plan before 2010 ~~during the lifetime of the County Development Plan 2009 – 2015.~~*

Cllr D Connolly referred to the location of Telecommunications Masts near schools.

Mr Ridge stated that there were DoEHLG guidelines in relation to this issue and also referred to Policy IS20 (now 23) in the Draft County Development Plan

In relation to the general submissions on Section 7 Infrastructure: Information and Communication Technology, Ms McConnell outlined the following recommendations,

### **Recommendation**

- a) Broadband access has been facilitated on all the islands but the quality of service is a matter for the service providers. No change recommended.
- b) Investment in telecommunications is outside the control of the Local Authority However Galway County Council will facilitate the delivery of such infrastructure No change recommended.
- c) No further change recommended in Policy IS19
- d) Failure to demonstrate to the satisfaction of the PA why co-location is not possible is not a justifiable reason to refuse planning permission. No change to CDP.

- e) No change recommended to the existing telecommunications policy of the CDP.
- f) The existing Policy IS27 (now 30) is deemed appropriate No change recommended to the CDP.

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to the general submissions on Section 7 Infrastructure: Energy Ms. McConnell outlined the following recommendations,

**Recommendation**

Include new objective IS24 as follows: ***The Planning Authority shall seek to reserve a strategic corridor free from conflicting or inappropriate development as shown on Map IS2 for the purposes of providing necessary overhead electrical supply infrastructure between Galway and Screeb and other elements of the Grid Development Services.***

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

**Recommendation:**

a) It recommended to modify the 2<sup>nd</sup> paragraph in Section 7.6 as follows

The County has, in terms of alternative energy, huge potential for the development of wind, solar, biomass, geothermal, hydro and wave energy. The ***wave and*** wind resource ***is are*** among the richest in Europe. ~~and is the only one of those listed, which is currently exploited in the county.~~ ***Although some wind projects are in production in the County, an objective to maximise the sustainable alternative resources shall be a priority.***

b) Under the provisions of the current Draft County Development Plan, this area is not subject to any restrictions on rural development but is subject to the general obligations to protect the integrity and status of the designated candidate Special Areas of Conservation and the Special Conservation Area for birds located to the south of Shannonbridge. This is likely to remain unchanged by the success of the WHS status bid for Clonmacnoise No change recommended

c) Objectives IS13 (now18) and 14(now19) state the council's intent to develop wind energy in the county No change recommended.

d) Objectives IS13 (now18) is considered appropriate No change recommended.

e) Objective14(now19) sets out the Council's intent to review the wind farm potential map potential. No change recommended.

f) Objective IS15(now20) is deemed appropriate. GCC is committed to encouraging more sustainable development through energy end use efficiency in all new building projects and energy conservation measures should be incorporated into new development at a pre-design stage so maximum energy savings are yielded. With the EU Energy Performance of Buildings Directive coming into force, energy conservation measures should be implemented where appropriate and feasible. No change recommended.

g) The Council encourage the use of best practice and renewable energy technologies. This is evident in policies IS 28, 29, 30, 32, 33 and 34.No change recommended.

h) The County Development Plan is not the place to promote products in relation to improving sustainability and energy efficiency in housing. No change recommended.

i) Policy IS30 (now33) already covers the local authority's supportive policy on alternative energy developments that are consistent with other designations No change recommended.

j) It is recommended that a new DM Standard 47 Energy be included as follows:

***“Proposals for residential and commercial development to specify at planning application stage, proposals for a target percentage of electricity usage in new developments to be derived from renewable energy resources.***

***Require a performance based Building Energy Rating (BER) target for all new building developments greater than 10 dwellings or greater than 1,000m<sup>2</sup> floor area for non residential and mixed developments.***

***In accordance with the European communities (Energy Performance of Buildings) regulations 2006, the Building Energy Rating target shall require a collective (per m<sup>2</sup>) average BER rating of at least A3, effective from 1<sup>st</sup> January 2009, for all new building developments greater than 10 dwellings or greater than 1,000 m<sup>2</sup> floor area for non-residential and mixed developments.***

***Accordingly it will be a requirement that all planning applications submitted to the planning authority shall include a statement from a competent and qualified person certifying that the proposed development conforms to the energy rating outlined above”***

k) It is considered that there are adequate policies in the plan which commit to energy conservation No change recommended.

l) The use of wood as an energy source is encouraged by the Council. It is considered that Objective IS16 conveys this concept No change recommended.

m) The following sentence, *‘They are likely to include significant increases in winter rainfall resulting in increased risk of flooding, rising sea levels, an increase in storm events especially in the West of Ireland, high levels of air pollutants and pressure on the economy as fossil fuel reserves are depleted’* contributes to the context of energy in the county and is therefore necessary. No change recommended.

n) The existing Objective IS18 (now23) is considered appropriate. No change recommended.

o) Policies IS32, (now35) 33(now36) and 34(now37) set out the council’s support of renewable energy.

It is recommended that the following suggested additional text under a new heading 7.6.3 Renewable Energy be included as follows:

***“New Planning Exemptions for Solar Panels and other Micro Renewable Technology were published in 2007 by the DoEHLG. The new Planning and Development Regulations 2008 provides exemptions from planning permission for solar panels, heat pumps, wind turbines and wood pellet burners subject to certain conditions. It should be noted that that where an individual wishes to install any class of micro-renewable technology that does not fall within exemptions they are required to apply for planning permission. Small scale hydroelectricity and its potential impact on water sources is not considered exempt development and such developments will require planning permission. Also the existing restrictions on exempted development as set out in Article 9 of the Planning and Development Regulations 2001 still apply. The carrying out of particular development, notably, where there is an impact on sites or objects of archaeological, geological or historical interest shall not be exempted development. Particular attention should be given to the condition limiting the application of the exemption in an ACA. In these circumstances, where an individual wishes to install any of the renewable technologies that are otherwise exempt, they must apply for planning permission.”***

p)It is recommended that in **Section 7.6 Energy** the suggested additional text be included between the first and second paragraphs as follows: ***Climate change is now recognised***

*as the most significant and threatening global environmental problem. In response to this the Kyoto Protocol has imposed targets on Ireland's greenhouse gas emissions. The National Climate Change Strategy 2007-2012 highlights the need for a radical strategy to meet the climate change commitments made in the Kyoto Protocol. Galway County Council recognizes that it can make an important and positive contribution towards initiating climate change action in land use planning, transport, services planning, housing provision energy planning and awareness raising.*

q) It is recommended to modify Policy IS28 to achieve improved energy efficiency as follows, to delete the following,

~~Promote energy conservation measures and facilitate innovative building design that promotes energy efficiency and use of renewable energy sources,~~ and include the following ***Promote more sustainable development through energy end use efficiency, increasing the use of renewable energy, and improved energy performance of all new building developments throughout the County***

r) It is recommended that an additional development management standard 47 and policy IS 38 referring to Building Energy Rating targets as follows: ***Require a performance based Building Energy Rating (BER) target for all new building developments greater than 10 dwellings or greater than 1,000m<sup>2</sup> floor area for non residential and mixed developments***

s) It is recommended that Policy IS34 (now 37) be modify to maximise energy efficiency through design and layout of new developments by deleting the following ~~Take a positive and encouraging position on the integration of green energy initiatives in the construction of new development throughout the County.~~

And including the following new wording as follows: ***Encourage planning applications for developments which maximize energy efficiency through their location, layout or design or which make appropriate use of energy conservation techniques, provided the development would not have a detrimental impact on the amenities of occupiers of nearby properties, or the amenities of the area.***

t) It is recommended to amend Objective IS18 (23) by deleting the word 'commercial'

u) It is recommended that Policy HL32 be removed from Section 9.3.2 and positioned under section 7.6 Energy as Policy IS39

v) . ESB and Eircom should address faulty lines and plan for the undergrounding of services. This is beyond the scope of the County Development Plan and is outside the powers of Galway County Council. No change recommended

w) The local authority encourage the undergrounding of all services in scenic areas but it is acknowledged that this may not be appropriate in locations where ground conditions or cost factors are disproportionate to the visual impact of same. The importance of providing adequate service is paramount. No change recommended.

x) The Council's support of development of electricity power lines is as outlined in Policy IS25 (now 28) No change recommended.

y) DM Standard 28 affords protection to the Landscape in relation to Telecommunications Masts. No change recommended.

z) It is premature to identify any element of what might be accommodated at Garraun, Ardaun or the general Eastern Environs until further Planning Studies and/or masterplans have been prepared No change recommended to Section 3.3.4.

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

### **Recommendation**

The broadly supportive policies and objectives as set out in Section 7.6 of the Draft County Development plan and specifically Objective IS13 set out the Council's commitment to facilitating new green energy sources and providing better guidance to prospective developers of such facilities. IS14 contains an undertaking to review the areas of windfarm potential within the lifetime of the Development Plan. No amendment is recommended at this time.

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

**Recommendation**

The objective to undertake a review of the locations for Windfarm Potential will take into full account, all the environmental designations and particular sensitivities of the areas of the county together with windspeed mapping and landscape designations. No amendments necessary to the Draft Development Plan.

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

**Recommendation**

The development of a more detailed wind energy policy and areas of wind energy potential, taking full account of environmental designations and landscape sensitivity is a stated objective of the Plan – Objective IS13(now 18) and IS14(now19). Such a review is the most appropriate way to balance these objectives in a rational and fact based manner. No change necessary.

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

**Recommendation**

It is unclear what is intended by an energy review for the county. However, in fulfilling objectives IS13 (now 18) to IS18 (now23) inclusive, the planning authority is giving clear indications of its positive attitude to renewable energy projects and to the provision of clear guidance on areas of wind energy potential in the county.

No change recommended.

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

**Recommendation**

GCC promote renewable energy technologies in Policies IS28 (now31), 29(now32), 30(now33), 32(now35), 33(now36) and 34(now37) and Objectives IS 15(now20), 17(now22) and 18(now23). It would be inappropriate to oblige new homebuilders to incorporate a specific renewable technology (over any other renewable technology) into their house.

No change recommended.

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

**Recommendation**

a) DM Standard 26 is appropriate No change recommended to CDP.

- b) Existing wording of DM Standard 27 is considered adequate, No change recommended to CDP.
- c) Existing DM Standard 27 is deemed appropriate. No change to CDP.
- d) It is recommended to include the following additional wording in subsection 3 of DM Standard 28: *Access roads shall be permitted only where essential. Where provided, they should not scar the landscape on which they are located. Roads should follow the natural contours of the site in order to minimise their visual intrusion, and should be bordered with shrubs after construction.*
- e) It is recommended that Section 11.3, DM Standard 3 item 10 – include the additional text as follows: *There must be adequate provision for storage of segregated waste (biowaste / dry recyclables /residual waste) pending collection. Suggested heading for section: ‘Waste Storage’.*
- f) It is recommended that Section 11.4, DM Standard 10 item 5 and DM Standard 14 item 3 include the additional text as follows: *There must be adequate provision for storage of segregated waste (biowaste / dry recyclables / residual waste) pending collection. Suggested heading for section: ‘Waste Storage’.*
- g) It is recommended that DM Standard 24 and DM Standard 25 be amalgamated under one Standard entitled *‘Effluent Treatment Plants’*. The initial sentence should be amended as follows: *The suitability of a site for the treatment of wastewater shall be determined in accordance with the criteria set down in the EPA Waste Water Treatment Manuals (1999, 2000) or any revision or replacement of these manuals or any guidelines issued by the EPA concerning the content of these manuals.*
- h) It is recommended to *include* a new development management standard DM 47 for energy efficiency as follows: *In accordance with the European communities (Energy Performance of Buildings) regulations 2006, the Building Energy Rating target shall require a collective (per m<sup>2</sup>) average BER rating of at least A3, effective from 1<sup>st</sup> January 2009, for all new building developments greater than 10 dwellings or greater than 1,000 m<sup>2</sup> floor area for non-residential and mixed developments.*  
*Accordingly it will be a requirement that all planning applications submitted to the planning authority shall include a statement from a competent and qualified person certifying that the proposed development conforms to the energy rating outlined above.*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

**Recommendation:**

It is recommended that an additional map be included to illustrate the location of significant energy infrastructure (such as gas pipelines, electricity transmission lines and winfarms) throughout the county.

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

*On the proposal of Cllr Carey and seconded by Cllr Kyne it was also agreed to add to the amended Policy IS 28 (now 31) the following:*

*“Galway County Council shall investigate the potential of LED and Solar technology as a more cost effective and energy efficient alternative to traditional public lighting”*

Cllr Welby also suggested that a seminar be organised in relation to energy providers .He added that there is huge potential in this area but that there is a major problem with the designations as per the EU Habitats Directive.

In relation to the general submissions on Section 8.3 An Gaeltacht Ms McConnell outlined the following recommendations,

**Recommendation**

1. Section 8.3 to be amended by including at the end of the 3<sup>rd</sup> paragraph the following text: *'The 2006 Census indicates a total of 29,447 people over the age of 3 living in the Gaeltacht, with a total of 22,377 or 76.8% recorded as Irish speakers. This is the most populace Gaeltacht with the 3<sup>rd</sup> highest percentage of Irish speakers of all the counties with official gaeltacht designated areas. This is an increase in overall population over the age of 3 in the Gaeltacht area since the 2002 census (27,281) but displays a small decrease in the percentage of Irish speakers over the period from 21,171 or 78.3%. However, the overall number of Irish speakers over the age of 3 has increased in actual numbers to 22,377.'*
2. No change to the provisions of the Gaeltacht Local Area Plan. The Gaeltacht Local Area Plan is the detailed expression of the general policies of the Council with regard to the protection and development of the cultural, linguistic, social and economic heritage and tradition of the Gaeltacht region, including the Islands.
3. Amend Policy CS2 (now 4) to read as follows: *"Implement the policies and objectives, including the land use zoning objectives, of the Local Area Plan for Gaeltacht na Gaillimhe"*.
4. Include a new objective in the Section 2 – Spatial Strategy to *"Consider the preparation of an Action Area plan for the off-shore Islands of County Galway"*.
5. Amend Section 8.3.3.(now 8.3.3.1) to include the following new policy CS2 *"Galway County Council is committed to working closely with all the statutory development agencies, especially Údarás na Gaeltachta, to achieve sustainable development in the Galway Gaeltacht while protecting and promoting the Irish language as the first community language of the area."*
6. An additional Policy CS1 to be included in Section 8.3.1 (now 8.3.1.1)as follows: *"The council is committed to the provisions, policies and objectives as set out in the Gaeltacht Local Area Plan 2008 and to the full implementation of the measures contained therein to protect and encourage the social, cultural and linguistic heritage of the Gaeltacht whilst seeking to realise the economic and development potential of the Gaeltacht in a balanced and sustainable manner over the lifetime of the Plan."*
7. The integration of the planning system and the rich linguistic and cultural traditions of the Gaeltacht are critical to achieving sustainable development in the Gaeltacht area and is one of the statutory obligations of making a Development plan. It is not the view of the local authority that the protection and promotion of the Irish language has been a hindrance to the development potential of the area for tourism or outdoor pursuit enterprises No amendment necessary.
8. Include new Policy CSXX in Section 8.3.59 as follows: *"In the Gaeltacht area, all signage displayed on business premises, and at locations where the signage is visible from the public roads, shall be in Irish or bilingual, with Irish being the prominent language on the signage. Elsewhere in the county, businesses will be encouraged through the development management process to use Irish in their signage"*.

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan except in relation to the last policy referring to signage in Gaeltacht areas it*

*was agreed not to include this in the County Development Plan as it was already in the Gaeltacht Plan.*

In relation to the general submissions on Section 8.4 Community Facilities and Services Ms McConnell outlined the following recommendations,

### **Recommendation**

#### **Burial Grounds.**

Include a new sub section of Section 8.4 (now 8.4.2) Burial Ground Policies and include Policy CS21 as follows: *“The planning authority will seek to acquire lands where the extension of public burial grounds in the ownership or charge of the Council are likely to be necessary during the Plan period”.*

#### **Community Facilities**

No change to this plan based on issues relating to ‘Bearna model’

Include a new Policy CS16 as follows –*“Favourable consideration should be given to projects throughout the county and particularly on the county’s offshore islands that integrate services for elderly and children. Capital funding should be provided, where available, for the development of high quality, multi-purpose centres which support a range of services, including childcare services”.*

#### **Creche and Childcare facilities**

Include a new policy CS17as follows: *“The planning authority will seek the provision of crèche facilities in mixed use/residential developments in accordance with the ministerial guidelines for Planning Authorities on Childcare Facilities published in 2001”. The Planning Authority shall encourage the development of a broad range of childcare facilities, i.e. part-time, full daycare, after-school care, etc., including those based in residential areas, in employment areas and in areas close to where users of such facilities live. In general, childcare facilities outside of established settlements shall only be permitted adjacent to or in close proximity to existing educational or social facilities (national schools, rural shops/post offices, etc).*

DM Standard 3 to be amended by the insertion of the following paragraph:

*For new housing areas, an average of one childcare facility for each 75 dwellings would be considered appropriate. The threshold for provision shall be established on a case by case basis having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of the area in which the development is proposed. The provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc may also be considered. The provisions and recommendations of the Guidelines for Planning Authorities on Childcare Facilities (2001) shall apply.*

#### **Library Services**

The submission relating to Library services referred exclusively to the Hardiman Library at NUIG. The County Council has no role in this regard. Policies CS11 (now13) and CS12 (now14) cover the policy of the local authority regarding the library service.

No amendment necessary.

### **Community Forum**

No amendment necessary. It would be inappropriate to mention the Community Forum specifically in policies or objectives as there are other groups and forums of equal value which represent communities and community interests throughout the county.

### **Schools**

Recommend to include **Policy CS18, CS19 and CS20 in Section 8.4.1** of the Draft County Development Plan as follows

*CS 18 “Site reservations for primary and post primary schools shall be implemented in consultation and in accordance with the Department of Education and Science guidelines and recommendations proposed during the Local Area Plan process, and ensuring that an appropriate site is reserved for a new stand alone post primary school in Tuam Hub. The Planning Authority shall consult with the Department of Education with regard to specific sites identified at Local Area Plan stage”*

*CS 19 “Facilitate where possible, the development in future proposals of site reservations as close as possible to community facilities such as sports facilities, libraries etc so that these can be shared between the school and the community. The Planning Authority shall also consider multi-campus school arrangements e.g. 2/3 primaries side by side or a primary and a post primary school sharing a site, subject to appropriate assessment of specific sites, in order to reduce the land take requirements for school development”.*

*CS 20 “Co-operate with Ballinasloe Town Council in facilitating the development and expansion of educational facilities to serve the town, particularly in relation to any proposals at the interface areas between the Town and County areas”*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to the general submissions on Section 8.5 Recreation and Amenity Ms McConnell outlined the following recommendations,

### **Recommendation**

#### **Walkways and Cycleways**

1. The extension of CS15(now23) to hill walkers is implicit in the term “walking” and does not warrant special mention No change to CS15(now23) in the Draft County Development Plan
2. Any proposals to carry out works by the Local Authority along riverbanks, etc would be subject to the consent of the relevant landowner. In general, river walks, etc are only proposed in the context of Local Area Plans or otherwise through amenity works proposed by local groups and funded through the other sections of the Authority. Any such objectives, if included in a Draft Local Area Plan, would be subject to full public consultation. No change necessary to the Draft Plan.
3. Include new Policies CS29 and CS30 as follows:

*CS 29“Support cycling and walking groups and local community groups in promoting their disciplines and developing routes throughout the county, including the islands”*

*CS 30“Support and help promote national programmes to develop walking and cycle routes including the Irish Trails Strategy and the Cycle Strategy for the Western Region”*

4. Include new Objective CS10: ***“Support and plan for the provision of a coastal path from Oranmore to Bearna. All development along this route shall be encouraged to facilitate this amenity path.”***
5. Include new Objective CS11: ***“Support the provision of an inter-county coastal path, linking Mayo, Galway and Sligo”.***
6. Amend Policy CS18(now26)as follows: ***Discourage Prohibit*** the intrusion of development along ***public*** walking routes ***and public rights of way, particularly those in scenic areas, the sea coast and along inland waterways.***
7. No change to issues regarding Public Rights of Way.
8. Include new Policy CS28 on developing a walkway along the Clifden Rail Line. ***“The Council will seek to protect the alignment of the Clifden Railway Line as a cycle and walkway”***

### **General Issues**

- 1 The preamble to Section 8.5 contains the 3<sup>rd</sup> paragraph of 10.13 of the County Development Plan 2003-2009. . No change necessary to the Draft Plan.
2. Include new Objective CS 12 as follows: ***“Consider the provision of a playground or play area on Inis Mór at or close to Cill Rónain”.***
3. The introduction of contributions for public amenity is the most appropriate way to have new development fund the provision of new recreation and amenity facilities. The Development Control standards as set out in the Draft County Development Plan and in all the Local Area Plans throughout the county specify the responsibility of the developer in providing the necessary recreational and open space for their particular development. Through the development of the Bearna Local Area Plan process, the options for the delivery or funding of necessary recreational, sporting, social and amenity infrastructure has been expanded and it is the intention of the Planning Authority to extend this model to all new Local Area Plans and the review of all existing Local Area Plans at Review stage No change
4. The zoning of lands should be dealt with in the relevant Local Area Plan. No zoning objectives included in this plan. No change
5. The form or development elements of Ardaun or Garraun cannot and should not be specified at this stage and it would be premature to include any sort of supporting policies for projects at these locations pending the development of Masterplans and/or Local Area Plans for these areas. No change recommended.
6. The suggestion for a marina at Kinvara is unsupported by any evidence of a need or suitability of such a facility at this location. No change recommended
7. Include the following Policy CS 31  
***“Facilitate the development of integrated tourism proposals at appropriate locations throughout the County inter alia, golfing and sporting complexes and including the development of associated accommodation and/or leisure facilities.”***
8. Access to Connemara National Park is outside the remit of GCC. No change recommended.
9. The Planning Authority notes that there are no specific provisions within the Draft Plan in relation to noise generating sports. It is recommended that we await the findings of the Recreational Needs Study. No change recommended

### **Recreation and Tourism**

Section 8.5 Recreation and Amenity of the Draft CDP 2009-2015 contains a number of policies and objectives that will also augment the tourist sector through sports and culture. The plan includes an Objective to consider the drafting of a Sports, Recreation and Play

policy for the County within the lifetime of this Plan as part of GCC Recreational Needs Study as indicated within Objective CS4. No change recommended

### **Sports Facilities**

No change to policies or objectives with regard to lands at specific locations. Objective CS5 to be amended to provide support for appropriately located facilities as follows:

Develop sport, recreation and amenity facilities *in appropriate locations* in the County in partnership with local community and sports groups and maximize revenue from the Sports Capital Programme for investment in local facilities.

It is recommended that Objective CS4 of the Draft Plan be amended as follows:

To develop and implement a *sports*, recreation, *amenity* and play policy for the County within the lifetime of the Plan based on the recommendations of the Recreational Needs Study ~~been~~ *being* undertaken by Galway County Council. *The policy will have regard to the needs and aspirations of local communities, the potential for mutual benefits between the County and City areas and the Galway City Recreation and Amenity Needs Study 2008.*

### **Allotments**

**Include a new objective CS13**

*“To consider positively the provision of, or permission for, the development of allotments within rural and agricultural areas where they are accessible from the built-up area of the County to be available to the community. The demand and feasibility of allotments should be considered in the Recreation Needs Study being undertaken by Galway County Council.”*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan.*

*Following a proposal from Comh O’Tuairisg it was also agreed to delete Section 8.3.4 Language Impact Statement and Section 8.3.5 Language Impact Statement Policies from the Draft Plan.*

In relation to the general submissions on Section 9 Social Heritage, Landscape and Environmental Management Ms McConnell outlined the following recommendations,

### **Recommendation**

It is recommended that Appropriate Assessment should be prepared at an early stage in the CDP preparation process. The appointment of an ecologist is beyond the scope of the County Development Plan.

The Planning Authority (PA) are awaiting advice from the Department and in the meantime it will continue to investigate the potential and options available to carry out a meaningful Appropriate Assessment of the agreed amended Draft CDP. The PA will implement the findings of the Appropriate Assessment and any other recommendations from the Department of Environment Heritage and Local Government and the Development Applications Unit.

Include an additional policy HL43 within S9.3.5 regarding the implementation of Article 6(3) of the EU Habitats Directive and the undertaking of an Appropriate Assessment as follows:

*“It is the policy of the Council to implement Article 6(3) of the EU Habitats Directive, and to subject any plan (including County Development Plan, Local Area Plans) or project likely to impact Natura 2000 or European Sites (SACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, to an Appropriate Assessment in order to inform decision making. A plan or project may only be authorised after the competent authority has made certain, based on scientific knowledge, that it will not adversely affect the integrity of the site; in the case of derogations, authorisation must be pursued under Article 6(4)”.*

Recommend also to include **Cross Reference to –**

- **DM Standard 38: European and National Designated Environmental Sites (as amended below)**
- **S. 9.3 Mitigation Measures of the Environmental Report on the SEA of the Draft Plan.**

Recommend to make the following **amendments to DM Standard 38:**

**DM Standard 38: European and National Designated Environmental Sites**

The following measures shall be applied in respect of designated environmental sites:

~~Planning applications where part or all of the subject site lies within a zone that extends from the boundary of any designated (or candidate) ecological site to the next field boundary or to a distance of 50 metres, whichever is closer, must be accompanied by an eco-hydrological assessment. This must comply with Section 18 of the European Communities (Natural Habitats) Regulations 1997 and identify and evaluate the direct and indirect effects, which the development would be likely to have upon the designated site, ecological connectivity and drainage.~~

~~The need for eco-hydrological assessments for planning applications outside this zone shall be decided upon on a site-by-site basis, depending on local ecological and drainage conditions and other factors as appropriate. In such cases the applicant should consult with the Council’s Planning Department about the need for such an assessment.~~

**Appropriate Assessment:** *Screening for appropriate assessment and / or appropriate assessment will be required with all applications where it is considered that the proposed development may impact (directly or indirectly), or in combination with other projects, on a Natura 2000 designated site i.e. a Special Area of Conservation (SAC) or a Special Protection Area (SPA), to inform decision making. The need for an appropriate assessment should be discussed with the Planning Section prior to the submission of an application. The appropriate assessment shall be carried out in accordance with Article 6 of the Habitats Directive and Section 18 of the European Communities (Natural Habitats) Regulations 1997 and shall identify and evaluate the direct and indirect effects, which the development would be likely to have upon the designated site.*

**Ecological Assessment:** *Ecological assessment will be required with all significant planning applications, where it is considered that the proposed development may impact (directly or indirectly), or in conjunction with other projects, on a National designated site or a proposed National designated site i.e. Natural Heritage Area (NHA) or a proposed Natural Heritage Area (pNHA), to inform decision making. The need for an*

*ecological assessment should be discussed with the Planning Section prior to the submission of an application. The assessment should include consideration of impacts in relation to biodiversity, ecological linkages, water quality and drainage. GCC will generally require ecological assessments for developments proposed within a notional zone between the boundary of a national designated site to the next field boundary or to a distance of 50 metres, whichever is greater.*

Cllr Welby stated that there was no scientific basis in the identification of the designations under the EU Habitats Directive.

Mr Ridge stated that very detailed discussions had taken place between the Planning Authority the National Parks and Wildlife Services and the Department of Environment Heritage and Local Government in relation to the EU Habitats Directive and added that the Local Authority have no option but to comply with the directive.

Cllr M.Connolly referred to the issue of the Galway City Outer bypass and added that these designations need to be resisted in whatever way possible He also added that property owners were never notified of the designations. Cllr Cuddy added his support to Cllr M.Connolly

*On the proposal of Cllr Welby and seconded by both Cllr Cuddy and Cllr M.Connolly it was agreed that the official or representative that submitted the proposal from the Department of Environment Heritage and Local Government in relation to SACs and designated sites would come to the Council Chamber of Galway County Council to explain to the Elected Members of Galway County Council the process of the designation and information in relation to the Scientific Designations and how the science was compiled and identify the areas where all scientific information was initially gathered. This is the minimum that the Elected Members of Galway county Council are entitled to so that they can make an informed decision on the County Development Plan.*

Cllr O'Tuairisg queried if there was a reference to the Battle of Aughrim in the Draft Plan. Ms. McConnell confirmed that Objective CS8 of Section 8.5.2 of the Draft Plan made reference to the battlefield site of the Battle of Aughrim.

*It was agreed to accept the above recommendations in the Manager's Report and make the necessary amendments to the Draft County Development Plan*

### Recommendations

1. The PA considers that the existing Map HL1 is appropriate and does not recommend any changes to the Draft at this time. GCC as part of the Mitigating Measures recommendations as contained within the Environmental Report on the Strategic Environmental Assessment of the Draft GCDP 2009-2015 (Section 9.3.1: Biodiversity and Flora and Fauna), shall make available resources and funding for the undertaking of the recommended Habitat Mapping. The initial phase of this survey shall focus on wetland habitats in the county. It would be inappropriate at this stage to outline all of the above sites and to cross correlate them with land designations (including any revisions of site boundaries as indicated by the DoEHLG) including the flora and fauna on which they are based in the absence of a full and thorough Habitat Survey been undertaken. The results to this survey shall be used to inform the above methodology. The Environmental Report on the SEA Assessment of the Draft GDP 2009-2015 is available as a separate document and referenced within the Draft Plan under **Section 12: Appendices**. The PA considers that changes to **Map**

**HL1** is premature at this stage and shall await the results of the Habitat Mapping Survey as it progresses. No change to Map HL1 as contained within the Draft GCDP at this stage.

2. The PA notes that Map HL2 appears cluttered especially to the western portion of the Map. This is because the majority of Focal Points/Views are physically located in this area. The eastern portion of the County has less views and so the Map in this area doesn't appear as cluttered. The listing on the Map Legend contains 122 views throughout the County, the majority of these are located in the Connemara Area of the County. No change recommended to MapHL2

3. The PA agrees that no reference has been made to Map HL5 Preliminary EcoNet on Page 78 of the Draft. Recommend to amend the Draft to include the following words-

Map HL2 shows the Focal Points/Views, Map HL3 shows the Landscape Value Rating, Map HL4 shows the Landscape Sensitivity and Character Areas *and Map HL5 shows the Preliminary EcoNet Map.*

Amend text of Draft CDP to include reference to Map HL5 as shown above

4. Include 2 New Maps in relation to Flood Risk Management and Assessment.

*Map HL6 Recorded Flood Events*

*Map HL7 Elevation Map*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to submissions on Section 9 Social Heritage, Landscape and Environmental Management Ms. McConnell outlined the following recommendations,

### **Recommendations**

1. Amend the text within the Preamble to include the word "social" when referring to heritage. Also include the words "*physical and social* heritage" in the 3<sup>rd</sup> paragraph. Amend text of the Draft CDP.

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to submissions on Section 9 Heritage Policies Ms. McConnell outlined the following recommendations,

### **Recommendations**

1) Amend text within Policy HL1 as follows:

"Conserve, protect and enhance the special character of the County as defined by its natural heritage and biodiversity, its built environment, landscape and ~~culture in co-operation with the Department of the Environment, Heritage and Local Government, the Heritage Council and all relevant agencies, bodies, etc~~ *cultural, social and sporting heritage..*"

Amend text within **Policy HL3** as follows:

"Take cognisance, in assessing planning applications and preparing development plans, of the *policies and data collected in the "Galway County Heritage Plan 2004-2008" and the Draft 'Galway County Heritage Plan 2009 – 2015' when adopted, and to the 'Galway County Biodiversity Action Plan'*

**Policy HL4:** The PA considers that the existing wording within Policy HL4 is appropriate. Many of the off shore and the islands within the lakes are unoccupied and

have neither cultural nor built heritage associated with them. The differentiation of island types is therefore not warranted within this context No change recommended to the Draft CDP 2009-2015

**Heritage Trails:** Amend text of Draft Plan to include additional Policy HL6 follows:

*“Facilitate the improvement and development of the National Programme of Way-Marked Ways including the Beara Breifne- Hymany Way, The Western Way and The Suck Valley Way within the County. Continue to support the Architectural Walking and Ecclesiastical Driving Tours within Galway County”.*

- 2) Amend text to include additional **Policy HL7** as follows:  
*“Engage with all relevant stakeholders (and in particular local communities) in matters relating to the protection of natural and built heritage.”*
3. Galway County Council notes the support of the OPW with respect to Policies and Objectives in relation to Heritage. No change recommended.
4. Amend **Policy HL5** to include the following: *Map HL5 shows the Preliminary EcoNet Map.*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan except in relation to Policy HL6.*

*On the proposal of Cllr D Connolly and seconded by Cllr Finnerty it was also agreed to amend the proposed additional Policy HL6 in Section 9 as follows”*

*“Facilitate the improvement and development of the National Programme of Way- Marked Ways including the Beara Breifne- Hymany Way, The Western Way, The Suck Valley Way and traditional walking ways in Ballinasloe to Clontuskert Abbey and Poolboy within the County. Continue to support the Architectural Walking and Ecclesiastical Driving Tours within Galway County.”*

It was proposed by Cllr. Welby, seconded by Cllrs. Cuddy and M. Connolly and agreed that “the official or representative who submitted the proposals from the Department of Environment in relation to S.A.C and designated sites would come into the Chambers of Galway County Council to explain to the elected representative of County Galway the process for the designation and information in relation to the Scientific Designation and how the science was compiled and identify the areas where all scientific information was initially gathered. This is the minimum that the Elected Representatives of Galway County Council are entitled to so that they can make an informed decision with the County Development Plan”.

In relation to submissions on Section 9 Architectural Heritage Policies and Objectives Ms McConnell outlined the following recommendations,

**Recommendation**

1. As the buffer zone associated with the Clonmacnoise site has minimal impact on lands in County Galway, it is unlikely that its designation will have any additional consequences for development in the future.

It is recommended that a new Policy HL 14 to be included in **Section 9.2** to recognise the unique character of Clonmacnoise site and its zone of influence extending into County Galway.

*“Recognise the unique cultural significance of Clonmacnoise as a heritage site and support the Department of Environment, Heritage and Local Government’s bid for UNESCO World Heritage Site Status for Clonmacnoise.”*

It was also recommended that Objective HL1 be amended as follows:

“Undertake architectural heritage inventories of historic towns, villages and settlements, which shall have regard to the *guidelines and recommendations of* the National Inventory of Architectural Heritage

It is recommended to include a new **Objective HL 6** within S9.2.3 (9.2.1.2) Architectural Heritage Objectives

*“Co-operate with neighbouring Local Authorities in establishing a common protection strategy for important heritage sites at Clonmacnoise and the Burren.”*

2. Architectural Surveys will be carried out in the context of any new Local Area Plan for Kilcolgan. The Architectural Inventory of Ireland is in the process of surveying all the counties of Ireland and it is anticipated that Galway will be commenced in A Local Area Plan should be prepared for Kilcolgan in the lifetime of the GCDP 2009 - 2015 as set out under Objective SS2 of the Draft GCDP. 2009 An amendment to the Draft GCDP is not necessary.
3. Requests for reports on architectural heritage impacts are dealt with through the development management process and would need to be tailored to the specific circumstances of each application. It is therefore considered inappropriate to specify particular requirements in the CDP. This is an issue that may be further considered under the proposed **Extractive Industry Policy within S.4.6.1** of the CDP. No change recommended to the Draft County Development Plan.

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to submissions on Section 9 Protected Structures Ms. McConnell outlined the following recommendations,

**Recommendation**

Policy ED 43 was included (supporting the conservation and to raise awareness of historic sites and monuments of tourist interest) within the Section **.4.7.1** under Tourism Policies **S.4.7.1**. An amendment to the Draft GCDP is not necessary.

It is recommended that a Local Area Plan be prepared for Kilcolgan in the lifetime of the GCDP 2009 - 2015 as set out under Objective SS2 of the Draft GCDP.

During the lifetime of the County Development Plan 2009-2015 consideration will be given to the addition of other structures to the list of Protected Structures No change to the Draft CDP

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to submissions on Section 9 Architectural Conservation Areas Ms. McConnell outlined the following recommendations,

**Recommendation**

It is recommended to include the following in Section 9.2.3.2 (now 9.2.3)

*“Investment in the county’s historic building fabric shall be encouraged and promoted; in its buildings and civic spaces, in order to help secure physical, cultural and economic regeneration for the benefit of those living, working and visiting in the county.”*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to submissions on Section 9 Vernacular Architecture, Policies and Objectives Ms McConnell outlined the following recommendations,

**Recommendation**

Section 9.2.3.3 (now 9.2.4) Vernacular Architecture has a number of Policies and Objectives to identify, revitalise and re-use the vernacular heritage within the County including thatched cottages. No changes recommended to Draft CDP

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to submissions on Section 9 Archaeological Heritage, Policies and Objectives Ms McConnell outlined the following recommendations,

**Recommendations**

1. No change recommended. Zoning for community purposes in settlements within Local Area Plans will address the reservation of lands for graveyard purposes.
2. The PA considers that the existing content of Policy HL23 is sufficient; some traditional walking routes to archaeological sites which may not be in state ownership may traverse over private lands held in private ownership. The issue of right of way would have to be addressed with the landowners. **Objective HL17** of the Draft GCDP Plan deals with Zone of Archaeological Potential or their settings. No amendments required.  
Objective HER OBJ 8 in the Meath County Development Plan is considered the same as Objective HL18 within the Draft Galway County Development Plan. No amendments required.  
No amendment is required to this policy HL24 (now 27): to amend the word “consult for the words, ‘Seek and accept advice from’ The usual phraseology is ‘consult’. No change required to this Policy.  
It is recommended to amend in Policy HL25 (now 28): the word ‘architectural’ to read ‘*archaeological*’.  
It is considered that the existing Archaeological Heritage Policies within the Draft Plan are sufficient.  
It is considered that employing a **Field Monuments Adviser** is outside the remit of the CDP process.
3. It is recommended to amend DM Standard 36.1 (now 35.1): be amended as follows:  
*Compliance with the provisions and guidance, as appropriate, contained within Section 261 of the Planning and Development Act 2000 (as amended), the DoEHLG Quarries and Ancillary Facilities Guidelines 2004 and the EPA Guidelines for Environmental Management in the Extractive Sector 2006. Where extractive developments may impact on archaeological or architectural heritage, regard shall be had to the DoEHLG Architectural Conservation Guidelines 2004 and the Archaeological Code of Practice 2002 in the assessment of planning applications. Reference should also be made to the Geological Heritage Guidelines for the Extractive Industry 2008.*
4. **Archaeological Heritage**

It is recommended that Section 9.2.4 (now 9.2.5) of the Draft Plan be amended as follows: Definition of Archaeological Heritage be included as follows:

*“The archaeological heritage of Co. Galway includes structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts, and moveable objects, situated both on land and underwater. It is comprised of:*

- *Recorded sites and features of historical and archaeological importance included in the Record of Monuments and Places as established under section 12 of the National Monuments (Amendments) Act 1994,*
- *Major sites of archaeological importance in State Ownership or Guardianship*
- *National Monuments which are the subject of preservation orders in Co. Galway.*
- *Previously unknown archaeology that is brought to the attention of the authorities (e.g. through ground disturbance, fieldwork or the discovery of sites underwater).”*

It is also recommended that a new policy, Policy HL30 be included in section 9.2.4 as follows:

*“It will be the general policy of Galway County Council to apply the following principles to the archaeological heritage of the county:*

- *To protect and enhance archaeological monuments and their settings.*
- *To facilitate appropriate guidance in relation to the protection of the archaeological heritage of the area.*
- *To provide guidance to developers and property owners regarding the archaeological implications of proposed developments through the development management pre-planning process and through the heritage forum and various publications and projects as set out in the Heritage Plan 2004-2008.*
- *To promote public awareness of the rich archaeological heritage of the area”.*

It is also recommended that new objectives **HL20 and 21** be included in section 9.2.4 as follows

*It shall be an objective of the planning authority to seek to conserve the integrity of existing archaeological monuments and their settings.*

*It shall be an objective of the planning authority to seek to ensure that development in the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing.*

It is recommended that Objective HL16 (now 17) to be amended as follows:

*“the planning authority will, within the lifetime of this Plan, seek to identify ~~and protect~~ important archaeological landscapes as part of any landscape character assessment of the plan area or part thereof, and protect these archaeological landscapes from inappropriate development, ~~in-cooperation~~ consultation with the appropriate Government ~~agency~~ Agencies and state bodies”.*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to submissions on Section 9 Natural Heritage, Ms McConnell outlined the following recommendations,

**Recommendations**

The terms “natural” and “semi-natural” are used in bio-diversity to distinguish between those areas of relatively untouched identifiable habitats and areas which display a greater level of human or other interference i.e. regenerating clearances or scrub. Their omission does not serve any purpose

No change recommended to 9.3 – Natural Heritage

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to submissions on Section 9 Natural Heritage and Biodiversity Ms McConnell outlined the following recommendations,

**Recommendations**

Amend text to Preamble of S 9.3.1 of the Draft CDP 2009-2015 to include additional text as follows

***“Ireland has ratified a range of International Agreements in relation to our archaeological and built heritage. Such agreements place legal obligations on the State in relation to the conservation and management of our archaeological and built heritage, which are given effect through the National Monuments Acts 1930-2004 and the Planning and Development Act, 2000.”***

Include the following additional wording to end of Section 9.3.1 as follows:

***“Galway County Council have prepared a Tree and Hedgerow Survey as part of a number of actions (1.36, 3.15, and 3.22) outlined in the Galway County Heritage Plan 2004 – 2008. The primary purpose of this survey was to raise awareness on the significance of hedgerows in Galway and to identify ways to conserve Galway’s hedgerow heritage.”***

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to submissions on Section 9 Natural Heritage and Biodiversity Policies Ms McConnell outlined the following recommendations,

**Recommendations**

1. No change is required to Policy HL29 (now 33) of the Draft Plan, part of Policy 146 from the 2003 CDP has already been used within Policy HL29. The preamble contains wording such as ‘ecological networks’, ‘corridors’ and ‘stepping stones’. It is considered that the additional policy from Mayo CDP is unnecessary. : No change is required to Policy HL29 (now 33) of the Draft Plan

It is recommended to amend **Policy HL30 and Policy HL 31** as follows:

Policy HL 30 Protect and conserve in so far as is practicable, and in consideration of the strategic aims of this Plan, ~~the geological and geomorphological system, sites and~~

~~features from inappropriate development that would detract from their heritage value and interpretation sites from inappropriate development where those sites demonstrate geological and geo-morphological features of heritage value~~

**Policy HL 31** Encourage and support the protection, enhancement of, and access to, the geological and geo-morphological system, ~~sites and features in the County through the planning system where feasible~~ *features of heritage value.*

It is recommended to include 2 additional Policies in Section 9.3.2 (now 9.3.1.1)

**Policy HL36:** *Support national agencies, local and community groups in protection, conservation and enhancement of the landscape and wildlife habitats*

**Policy HL37** *Recognise that nature conservation is not just confined to designated sites and acknowledge the need to protect non-designated habitats and landscapes and to conserve the biological diversity of the County.*

2. The importance of geological heritage is recognised in the Draft CDP in Policies HL30 and HL31 and Objective HL19.

It is recommended to amend DM Standard 36: to include an additional sub section No 12 regarding heritage and biodiversity:

**DM Standard 36.12 Heritage and Biodiversity;**

Amend DM Standard 36 to include additional text within **DM Standard 36. Sub section 9 EIS**

*“An EIS should ensure that all impacts in relation to heritage, environment, biodiversity, groundwater protection, etc. are clearly addressed and appropriate mitigation measures are included.”*

3. It is recommended to Amend Draft to include additional text within the Preamble to S.9.3.1 (2<sup>nd</sup> Paragraph) to include the following text - *The concept of Ecological networks should be considered for inclusion in all future Development Plans and Local Area Plans.*
4. Amend Policy IS32 within S. 7.6.1 Energy Policies as follows, “Facilitate the continual development of renewable energy sources having regard to residential amenities, *biodiversity* and landscape sensitivities”.
5. It is recommended to include an additional policy HL38 to protect fisheries habitats as follows:  
*“The Local Authority shall seek comply with the Habitats Directive and Natura 2000 recommendations, including the protection of fisheries habitats*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to submissions on Section 9 Natural Heritage and Biodiversity Objectives Ms. McConnell outlined the following recommendations,

**Recommendations**

It was recommended to amend the wording within Objective HL19 as follows:

Prepare an inventory of the geological *geo-morphological* heritage sites in County Galway *and protect them from inappropriate development*

It is recommended to amend the Draft to add the following Objectives under Section 9.3.3 Natural Heritage and Biodiversity Objectives

**Objective HL\_24\_:** *The Council will avail of opportunities that may arise to create or promote new features of biodiversity in the context of new developments.*

**Objective HL25:** *Discourage the felling of mature trees to facilitate development and encourage tree surgery rather than felling. All works to be carried out in accordance with the provisions of the Forestry Act 1946.*

**Objective HL22:** *The Planning Authority will promote the planting of broadleaf woodlands where such planting is environmentally acceptable*

**Objective HL23:** *Consider the contents of the Tree and Hedgerow Surveys in planning applications in conjunction with Development Management Standard 11. Landscaping and Screening of the CDP.*

It is also recommended to include the following new Section 9.3.2 Eskers and 9.3.2.1 Esker Objectives as follows:

### **9.3.2 Eskers**

*Eskers are glacial features composed of narrow ridges of sand and gravel. Eskers are important because of their cultural, geological and natural heritage qualities. The glacial soil of eskers provide a habitat for many rare plants and for species-rich dry calcareous grassland of a type listed, with priority status, on Annex 1 of the EU Habitats Directive. In ancient times they were used as roadways. In more recent times they have been excavated as a source of sand or gravel. Galway County Council recognises that there is a need to balance the requirements of aggregate extraction with the requirement of conservation of these important landscape features.*

#### **9.3.2.1 Esker Objectives**

*HL 29 Assess applications for quarrying activity in proximity to eskers, with respect to the importance of the esker to the landscape, scientific value or amenity value of the esker*

It is also recommended to include the following new objective HL 28

*It is the policy of the Council to support the implementation of the National Biodiversity Plan*

Not a matter for the County Development Plan. No change to the text of the

Draft CDP.

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to submissions on Section 9, Designated sites, Habitats and Species Ms. McConnell outlined the following recommendations,

### **Recommendations**

#### **1. Natural Conservation in the wider countryside-**

Include **new Objective HL30** under S.9.3.4 (9.3.3.1) Designated Sites, Habitats and Species as follows:

*“Promote the conservation of biodiversity outside of designated areas, while allowing for appropriate development, access and recreational activity.”*

#### **Local Nature Reserves-**

Include **new Objective HL31** under S.9.3.4 Designated Sites, Habitats and Species as follows:

*“It is an objective of the Council to conduct a study to see if any areas would be suitable for designation as Local Nature Reserves.”*

2. Section 9.2.3.3 of the Draft Plan contains appropriate Policies and Objectives regarding Vernacular Architecture within the County. No change to Draft Plan.
3. **The Environmental Report** accompanying the Draft Plan is not a statement of policy but a reflection of the likely impacts of policies and objectives of the Plan on the receiving environment. The discussion of designation of EU or National Sites of Environmental interest is not a matter for Local Authority and the report has been drawn up in accordance with the guidance available from the DoEHLG, EPA and in consultation with statutory bodies. The report findings should influence the policy making at the time of adopting the plan and it is not a case of omitting elements which are the point of debate in another forum. No change recommended.
4. It is recommended to replace, within Section 9.3.4 (paragraph 2) "~~*The Heritage Service*~~" with "*The National Parks and Wildlife Service*"
5. The provision of more detailed maps outlining clear boundaries in relation to SPAs, SACs, NHAs and Protected Views in each respective settlement is a matter for Local Area Plans and the Development Management process. No change necessary to the Draft CDP.
- 6 A Local Area Plan should be prepared for Kilcolgan in the lifetime of the GCDP 2009 - 2015 as set out under Objective SS2 of the Draft GCDP. An amendment to the Draft GCDP is not necessary.

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to submissions on Section 9, Designated sites, Habitats and Species Policies Ms. McConnell outlined the following recommendations,

**Recommendations**

1. No change to the policy of any applicant for planning permission for a rural house in a restricted area as defined in the County Development Plan having to establish intrinsic links to an area in which they are seeking to build.
2. It is recommended to modify Policy HL35 (now 42) as follows;  
~~Seek to have protected~~ ***Protect*** and conserve habitats ***and Species***; ~~which have been identified in the~~ ***designated under the*** Habitats Directive, Birds Directive, Wildlife Act, 2000 ~~and the~~ Flora Protection Order, ***National*** Nature Reserves, Conamara National Park, Ramsar Sites and any other Directives, Acts or Policies which may be issued during the lifetime of this Plan.
3. It is recommended to modify Policy HL33 (now 40) as follows.  
Have regard to any impacts developments may have on ***or near*** existing and proposed, Natural Heritage Areas, Special Protection Areas and Special Areas of Conservation, Nature ~~r~~***Reserves***, Ramsar Sites, ***Wildfowl Sanctuaries***, Conamara National Park and any other designated sites ***including any future designations***  
No change necessary to Policy HL34 in relation to the word "consult"  
It is recommended to include an additional policy HL43 as follows  
***"It is the policy of the Council to implement Article 6(3) of the EU Habitats Directive, and to subject any plan (including County Development Plan and Local Area Plans) or project likely to impact Natura 2000 or European Sites (SACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, to an Appropriate Assessment in order to inform decision making. A plan or project may only be authorised after the competent authority has made certain, based on scientific knowledge, that it will not adversely affect the***

*integrity of the site; in the case of derogations, authorisation must be pursued under Article 6(4). Refer to Section 9.3 Mitigation Measures of the Environmental Report of the SEA and DM Standard 38”*

4. It is recommended to include a new Policy 44 to read as follows:  
*“It shall be the policy of Galway County Council to ensure that development in Galway and the provision of services take into account the relevant Management Plans (if any) for SACs and SPAs in the county”.*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to submissions on Section 9, Coastal Zone and inland Waterways Ms. McConnell outlined the following recommendations,

**Recommendations**

It is recommended to amend text of S.9.3.6 (9.3.4) to include additional wording as follows, .....These elements also function as ecological “corridors” or “stepping stones” that connect *related habitats and* designated sites ~~and~~ which enable species to move from place to place. ....there are several *important / rare / interesting* species of flora and fauna

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to submissions on Section 9, Coastal Zone and inland Waterways Policies Ms. Ms. McConnell outlined the following recommendations,

**Recommendations**

1. While the PA plays a direct role in the protection of these amenities, it does not perform this duty in isolation to other Governmental Departments, State Agencies and other statutory and non statutory bodies. The PA therefore considers the existing wording is appropriate and does not recommend any changes to the Draft Plan The Planning Authority considers that the existing policies as contained within Section 9.3.7 Coastal Zone and Inland Waterways Policies, in conjunction with the Development Management Standards and Guidelines as contained within Section 11 the Draft Plan and including the Council’s Design Guidelines for the Single Rural House are appropriate to inform the development management for the Islands. No change required to the content of Policy HL47.

It was recommended to amend text of Draft to insert cross referencing between S9.3.7 and S.10.3.2.

2. It was recommended to amend Policy HL40 (now49) as follows:  
“Seek to have protected and *to* enhance the natural heritage and landscape character of river and stream corridors (*together with immediate* floodplains and valleys *of streams and smaller rivers*); to maintain them free from inappropriate development, and to provide for public access where feasible and appropriate. “
3. It was recommended to include a new policy HL59 within S. 9.3.7(now 9.3.4.1) as follows:  
*“The Local Authority shall seek to seek to comply with the requirements of the Bathing Water Directive”*

It was recommended to include a new policy HL39 within S. 9.3.2(now 9.3.1.1) as follows.

*“The local authority shall seek to protect fisheries habitats, in particular those listed in the Annexes of the Habitats Directive and specifically for the Freshwater Pearl Mussel and the White Clawed Crayfish.”*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to submissions on Section 9, Coastal Zone and inland Waterways Objectives Ms. McConnell outlined the following recommendations,

### **Recommendations**

**1.** Amend text within **HL21(now32)** to include reference to the offshore islands

*“Consider the preparation of integrated coastal zone management plans for specific areas of the county’s coastline **and off-shore Islands** as the need arises, based on identified zones of vulnerability such as shellfish farming areas or expanding harbours”*

It is recommended to include an Additional Objective HL 35

*“Promote and support the development of an inter-county Coastal Path (with the consent of local landowners) linking Galway, Mayo and Sligo.”*

xxxxx

**2.** Amend text within Objective **HL21** to include reference to the offshore islands. This was dealt with earlier under point 1 above.

It is recommended to include an additional Objective HL 36 as follows:

*“Seek the protection of the biodiversity of the islands off the coast and including the islands within the inland waterways “*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to submissions on Section 9, Flood Risk Management and Assessment Ms. McConnell outlined the following recommendations

### **Recommendations**

A new subsection to be inserted together with policies as follows

#### ***9.3.8.1(Now 9.3.5) Flood Risk Management and Assessment***

*“Flooding is generally a natural process and can happen at any time in a wide variety of locations. It constitutes a temporary covering of land by water and presents a risk only when people and human assets are present in the area which floods. Different types of flooding include river flooding, coastal flooding, poor surface water drainage, and malfunctioning infrastructure. Rivers with a low gradient are very susceptible to flooding at any time of the year.*

*Galway has many sources of surface water and ground water. The protection of surface water and in particular groundwater, as it is generally a non-renewable resource, is of strategic importance. Flooding can pollute water and cause significant damage to the local economy, local biodiversity and local public health.*

*The Water Framework Directive (WFD) and the Water Policy Regulations allocate the responsibility for implementation of the WFD to the Environmental Protection Agency (EPA), Local Authorities and relevant Public Authorities. The Local Authorities acting jointly within each river basin district are given the primary responsibility for the*

*development and implementation of the statutory River Basin Management Plans. The Western and Shannon River Basin District Management Plans will be adopted in 2009. The Strategic aim of the Directive is to protect and restore all waters to good status by 2015.*

*The Council shall also implement the provisions of The Planning System and Flood Risk Management Draft Guidelines 2008 in the carrying out of their development management functions.*

#### ***Flood Management Strategy***

*The Council shall adopt a comprehensive risk-based planning approach to flood management to prevent or minimise future flood events. Flood management should have regard to surface water, groundwater, drinking water supply, flood plains and water and wastewater infrastructure. It is the strategy of the council to manage flood risk at source with appropriate consideration to the catchment area of the water source.*

*The Flood Management Strategy shall have regard to the Western and Shannon River Basin District Management Plans when adopted. The Council, in consultation with the Office of Public Works, will identify those areas of the county susceptible to flooding which must be reserved for flood protection. The Western River Basin District Management Plan will be implemented in 2009 and GCC will work with other authorities to best manage the water bodies in the Western River District.*

*The Council shall seek to prepare flood zone maps for all zoned lands within the county, all future Local Area Plans shall prepare Flood Risk Zone Areas.*

*In addition the Draft CDP has prepared a number of Flood Maps including Map HL\_\_ Record of Flood Events, Map HL7 Elevation Map.*

#### ***9.3.5.1 Flood Risk Management and Assessment Policies***

*Policy HL60 It is the policy of the Council to restrict inappropriate development in areas at risk of flooding (whether inland or coastal), erosion and other natural hazards (Refer to Development Management Standards: Section 11.6 Standards for Infrastructure and Services: DM Standard 23.4 Surface Water Drainage and Flooding).*

*Policy HL61 It is the policy of the Council to require all significant developments proposed in the settlements identified in the County Settlement Strategy to incorporate SuDS as part of the development proposals where appropriate.*

*Policy HL62 It is the policy of the Council to seek to prevent inappropriate risks of flooding. Development will not normally be permitted in flood risk areas unless appropriate flood protection and mitigation measures can be put in place to ensure that the site can be safely developed and occupied and flood risk as a result of the development is not increased elsewhere.*

*Policy HL63 It is a policy of the council to require flood studies with all planning applications proposed in flood risk areas to ensure that the development does not increase the flood risk in the relevant catchment. Generally a Flood Impact Assessment will be required with all significant developments and a certificate (from a competent person*

*stating that the development will not contribute to flooding within the relevant catchment) will be required with all small developments of areas of 1hectare or less (see Development Management Standards).*

***Policy HL64****It is the policy of the Council to require all significant developments proposed in the settlements identified in the County Settlement Strategy to incorporate SuDS as part of the development proposals where appropriate”*

It was also recommended in the Manager’s Report to reposition objectives HL 24(now37) and 25(now38) from Coastal Zone and inland Waterway objectives to Flood Risk Management and Assessment objectives amend objective HL 24 as follows and insert two new objectives, Objectives HL 39 and 40

### **Flood Risk Management and Assessment Objectives**

**Objective HL 37:** Carry out Flood Risk Management in accordance *with The Planning System and Flood Risk Management Draft Guidelines 2008* and with the approach as adopted by the OPW where there is potential risk of flooding within the County.

**Objective HL38:** Adopt appropriate zoning of lands and restriction of use in areas liable to flooding to avoid increased risk of flooding of the lands either within or adjoining the zoned areas.

**Objective HL39:** *The Council shall implement the provisions of The Planning System and Flood Risk Management Draft Guidelines 2008 in the carrying out of their development management functions.*

**Objective HL40:** *Seek to carry out Flood Risk Assessments in a timely fashion within the lifetime of this CDP, subject to the availability of information from the OPW on flood risk areas in the county.*

It was also recommended that DM Standard 23 be amended as follows (under subsection 4):  
~~Flood Risk Areas~~**Assessment**

***Where flood risk may be an issue for any proposed development, a flood risk assessment should be carried out that is appropriate to the scale and nature of the development and the risks arising. This shall be undertaken in accordance with the DoEHLG Flood Risk Assessment Guidelines.*** This shall include proposals for the storage or attenuation of runoff/discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchments. Applicants are requested to refer to the OPW National Flood Hazard Mapping Website prior to submitting proposals for development. ~~A Flood Impact Assessment must accompany applications for planning permission for development of areas exceeding 1 hectare. The Council shall request a certificate, in respect of planning applications for the development of areas of 1 hectare or less in flood risk areas, from a competent person, demonstrating that the development will not contribute to flooding within the relevant catchments area.~~

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to submissions on Section 9, Natural Water Systems, Ms. McConnell outlined the following recommendations

**Recommendations**

1. Flood risk assessment and flood plain policies address the issue of development in flood prone areas. A blanket ban on development in flood plains is not recommended. Recreation and play policy is being developed by GCC. No amendment to the Draft Development Plan is necessary.
2. Amend text within S9.3.9 (now9.3.6), 1<sup>st</sup> paragraph to make reference to water systems of the east of the County (Shannon River catchment, River Suck and NE portion of Lough Derg) as follows, Modify Paragraph 1 of Section 9.3.9(now9.3.6), as follows:  
‘The increase in population, development pressures and intensification of agriculture over recent decades has led to increased risk of environmental pollution, particularly of our natural water systems. These include groundwater and surface water systems (rivers and lakes, estuarine and coastal waters.) The Corrib catchment area, which includes all the land that drains to Loughs Corrib, Mask and Conn together with the associated rivers Clare, Blackwater, Robe *and* Owenbreac *is are* part of a complex interlinking system of groundwater and surface water, vulnerable to pollution. *Also in the east of the county, the Rivers Suck and Shannon as well as a network of lakes and turloughs are vital wildlife habitats and fishing and leisure areas and particularly sensitive to agricultural runoff and groundwater pollution.* These ~~Western lakes~~ water bodies must be protected from any further degradation and maintained as high quality water bodies’.
3. Amend text within S.9.3.9 (now9.3.6), paragraph 3 as follows:  
*“The EU Water Framework Directive 2000 provides the legal framework for managing the protection of natural waters. The Directive sets out a comprehensive and integrated approach to management and protection of natural waters, with an objective of achieving ‘good status’ by 2015. Natural waters include groundwater, rivers, lakes, estuarine, and coastal waters”.*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan except in relation to the new text inserted into Section 9.3.9(now9.3.6).It was agreed to delete the following words form the piece of text inserted into Section 9.3.9 (now9.3.6),”agricultural run off”*

*It was also agreed to include the word “significant” in Objective 26(now 42) as follows, “The Planning Authority shall have regard to the Landscape Sensitivity Classification of sites in the consideration of any **significant** development proposals and, where necessary, require a Landscape/Visual Impact Assessment to accompany such **significant** proposals.”*

In relation to submissions on Section 9, Natural Water Systems, Policies, Ms. McConnell outlined the following recommendations

**Recommendations**

1. It is recommended to amend **Policy HL51** to include the word ‘**Plan**’ after ‘River Basin District Management’ and to include the word ‘**District**’ after ‘Western and Shannon River Basins.  
It is not recommended to change Policy HL55.

2. Consider the above points and comments in the amendments to the Draft County Development Plan.

It is recommended to remove Policy HL59 and to replace Policies HL60 and HL61 with a new policy HL 74 as follows,

***“Protect and maintain the quality of bathing waters and bring back to good status any substandard bathing waters”.***

It was recommended amend the wording in Policy HL66 (now 79) by replacing the words

‘River Basin Drainage Plans’ with the following words ***“River Basin District Management Plans”.***

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to submissions on Section 9, Invasive Species and Policies, Ms. McConnell outlined the following recommendations

### **Recommendations**

Amend text the Preamble of S. 9.3.11(now 9.3.7) as follows,

~~The continuing spread of invasive species, both invertebrate and plants can have a serious impact on the water quality and on the native flora and fauna of a water system. The control of such species is imperative if the status of our water systems as both water sources and as rich ecological and tourism resources is to be maintained.~~

***Non-native invasive species, both invertebrate and plants, can represent a major threat to local, regional, national and global biodiversity. Terrestrial and aquatic habitats can be negatively affected, resulting in significant damage to conservation and economic interests, such as agriculture, forestry and civil infrastructure. Occasionally public, animal and plant health may also be threatened.***

Include new Objective **HL41** as follows.

***“Support initiatives that reduce the risks of invasions, by non-native species, help control and manage new and established invasive species, monitor impacts, raise public awareness, improve legislations and address international obligations”.***

Amend Policy HL69( now 82) as follows, ***The local authority will have regard to best practice with respect to minimising the spread of invasive species in the carrying out of its own development in the county and shall encourage private developers to have regard to same.***

Include additional Policy HL 83 as follows

***“It is a policy of the Council to support measures for the prevention and eradication of invasive species. This will include the dissemination of information to raise public awareness, consultation with relevant stakeholders, the promotion of the use of native species in amenity planting and landscaping and the recording of invasive/native species as the need arises and resources permit.”***

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to submissions on Section 9, Landscape Character, Ms. McConnell outlined the following recommendations

**Recommendations**

1. The PA considers that the existing format of **S. 9.4.1 Landscape Character** is more appropriate. The preamble within this section describes the landform, land cover and the visual units which are attractive in it including human interaction with it. It is considered that the existing title is more reflective of character. No change to the title is required in the Draft Plan

**Section 9.4.2 Landscape Assessment** is a more appropriate title here as this section describes classification requirements and assessment considerations.

The Planning Authority concurs with the present format within the Draft Plan and that the existing titles for both sections are retained as each section deals with a different issue. No change required to the Draft Plan.

2. The existing wording within S9.4.1 (4<sup>th</sup> paragraph) proposed National Heritage Areas (pNHAs) is the correct representation. The word 'proposed' is normally presented as a lower case letter and not a capital letter as requested within this submission.. Existing representation remains - 'proposed National Heritage Areas. No amendments required to the Draft County Development Plan.

3. It is recommended that no change is necessary to Section 9.4.1

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to submissions on Section 9, Landscape Assessment, Ms. McConnell outlined the following recommendations

**Recommendations**

Amend the Draft to include additional text into the Preamble of S. 9.4.2 as follows,  
***The Draft Landscape and Landscape Assessment Guidelines (2000), although not yet finalised in statutory form propose that Planning Authorities will establish a policy response in relation to the varying degrees of landscape sensitivity within the County.***

***An assessment of the landscape of County Galway was undertaken in 2003 under the CDP process and indicated the landscape character rating, landscape value rating and landscape sensitivity rating. These are described in detail in Section 2.2 of the Landscape Character Assessment Report 2003. The Draft CDP 2009-2015 has in-corporate the findings of this report into the Draft CDP Plan.***

***Planning legislation and national guidelines, such as the Draft Guidelines on Landscape and Landscape Assessment (DoEHLG) 2000, indicate that conservation of the landscape in all its contexts must now be integrated into all aspects of planning policy. Galway County Council will comply with the provisions of the European Landscape Convention as ratified in 2002.***

***The Draft Landscape and Landscape Assessment Guidelines (2000) require a classification of landscapes as to:***

- (1) Character
- (2) Values

(3) Sensitivity

Amend text of Draft CDP to cross reference S. 9.4.2.3 Landscape Conservation & Management Objectives with S.11: Development Management Standards and Guidelines in relation to

DM Standard 3;

DM Standard 27 and

DM Standard 28.

It is also recommended to amend DM Standard 3 to include a requirement for appropriate “visual impact assessment” as follows,

***“The requirement for appropriate “visual impact assessment” will be requested for proposed development with the potential to impact adversely, in particular, on landscapes categorised as Highly Sensitive, Unique or Special or Protected focal points or views. The requirement will apply to all significant and/or visually obtrusive developments or as considered necessary by the local authority and will, include telecommunications structures”.***

]

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to submissions on Section 9, Landscape Values, Ms. McConnell outlined the following recommendations

**Recommendations**

Amend Section 9.4.2.2 to read as follows:

***“These are responses of the perceptions that communities have of the landscape they inhabit. The perceptions arise from intrinsic attributes such as visual beauty, ecology, archaeology, social history religious sites, and mythology and traditional settlement patterns and community values.”***

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to submissions on Section 9, Landscape Conservation and Management Policies and Objectives, Ms. McConnell outlined the following recommendations

**Recommendations**

- 1.** The Planning Authority considers that Policy HL71 (now 85) of the Draft Plan to be appropriate, the last sentence shall remain in place to facilitate the strategic aims of the GCDP. No change required
- 2.** There is no change recommended to the policies and objectives as contained in Section 9.4.2.3 Landscape Sensitivity
- 3.** The development of a more detailed wind energy policy and areas of wind energy potential, taking full account of environmental designations and landscape sensitivity is a stated objective of the Plan – Objective IS13 (15) and IS14(16). It would not be appropriate or in the interest of sustainable development to give one particular land use or industry precedence over other national and international designations with regard to environmental or scenic issues. The Landscape Character Assessment provides an assessment of the landscape value and sensitivity of the entire County and has identified those areas as ‘unique’ that are the most valuable and sensitive and which require the highest level of

protection. It is essential that these areas are protected from visually intrusive development and Policy ED14 (16) is considered an appropriate approach in this regard. No change recommended to the Draft Plan.

4. It is recommended to amend Policy HL70 (now 84) as follows:

“The consideration of Landscape Sensitivity Ratings shall be an important factor in determining development uses in areas of the County. ***In areas of high Landscape sensitivity, the design and the choice of location of proposed development in the landscape will also be critical considerations.***”

It is also recommended to amend Policy HL71(now 85) to read:

“Preserve ***and enhance*** the character of the landscape where, and to the extent that, in the opinion of the Planning Authority, the proper planning and sustainable development of the area requires it, including the preservation ***and enhancement, where possible,*** of views and prospects and the amenities of places and features of natural beauty or interest. This shall be balanced against the need to develop key strategic infrastructure to meet the strategic aims of the Plan”.

It is not recommended to amend **Objective HL26** as minor developments can have significant visual impact, either singularly or cumulatively

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to submissions on Section 10, Agriculture, Ms. McConnell outlined the following recommendations

#### **Recommendation**

A new policy ED15 to be included in Section 4.5.3 – Retail Development Policies as follows:

***“The Planning Authority recognises the inefficient use of land that many marts located in prime town centre locations represent. Existing marts and livestock co-ops that seek to re-locate to edge of town locations thus allowing for the expansion of the town centre/core area will be considered positively, subject to normal planning requirements and development control standards. Where two or more such marts or co-ops seek to consolidate their activities at appropriate edge of town locations, this will be given positive consideration”***;

Include a policy ED 41 to encourage alternative rural tourism, agri-tourism, etc in the rural county areas to read as follows:

***“Encourage and facilitate the development of alternative, appropriately scaled rural tourism products, including agri-tourism projects in the rural areas of the county experiencing economic decline in the traditional agricultural sector”***.

#### **Recommendation**

Policy No ED 17, ED 19 and ED23 of the Draft County Development Plan all provide support for appropriately sited, scaled tourism developments

**No amendment necessary**

#### **Recommendation**

It is recommended that Objective CS4 of the CDP be amended as follows:

“To develop and implement a ***sports***, recreation, ***amenity*** and play policy for the County within the lifetime of the Plan based on the recommendations of the Recreational Needs

Study ~~been~~ *being undertaken by Galway County Council. The policy will have regard to the needs and aspirations of local communities, the potential for mutual benefits between the County and City areas and the Galway City Recreation and Amenity Needs Study 2008*".

**Recommendation**

Zoning for Agriculture is not being considered in the CDP. However zoning could be considered in the relevant Local Area Plans where appropriate. **No change necessary to the Draft County Development Plan.**

**Recommendation**

- a) No change recommended to the title of Section 10 of the Draft County Development Plan, it is considered that the wording of the title is sufficient.
- b) No change recommended in relation to obligating farmers to act as custodians of the country side, this is beyond the scope of the County Development Plan.
- c) No change recommended Policy AM 4
- d) The Draft Plan recognises this pastime, rough grazing land and has already addressed the issue of access to the countryside within Section 8.5 Recreation and Amenity. Access to private lands is at the discretion of the landowner/farmer. Rough grazing lands may be in private ownership. No change recommended to the Draft Development Plan.
- e) It is considered that Policy AM2 is appropriate as it promotes sustainable development of the countryside, acknowledges that the diversification of uses on rural landholdings maybe necessary in order to ensure the continued viability of agricultural ways of life and that cross subsidisation between uses and activities may be necessary in order to make rural farm holdings viable. It is also considered that Section 9.3 Natural Heritage of the Draft Plan deals adequately with biodiversity and natural habitats.No change recommended

It is recommended to include the following Policy: AM 6

***"Have regard to S256 of the Planning and Development Act 2000 when assessing intensive agricultural developments"***.

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan with the exception of the last sentence of Policy ED is which was amended as follows "Where such marts or co-ops seek to consolidate their activities at appropriate edge of town locations, this will be given positive consideration"***.

***On the proposal of Cllr D. Connolly and seconded by Cllr Hynes it was also agreed to amend Policy AM3 as follows,***

***"Provide infrastructural services to facilitate the production and sale of **local** organic and **local** specialty foods **and crafts** to meet the increase in demand for such products"***.

In relation to submissions on Section 10, Forestry, Ms McConnell outlined the following recommendations

**Recommendation**

- a) It is considered that Policy AM7 is appropriate and is in adherence with national policy while ensuring that no pollution or injury is caused to natural waters, wildlife or conservation areas. No change recommended
- b) The PA considers that Policy AM8 (now AM9) of the Draft Plan is appropriate No change recommended
- c) Include additional objective AM1as follows,  
***"Promote mixed species forestry and selective rather than clear felling"***.

- d) The Heritage Plan 2004-2008 Action 1.35 page14 seeks the meaningful involvement of local communities in the development of the Indicative Forest Strategy for County Galway No change recommended
- e) The Galway Heritage Plan 2004-2008, Action 1.32 (p.14) encourages the planting of native tree species in suitable locations through the Native Woodland and other suitable schemes. Action 1.33 requests the Government to channel sufficient funding for the Native Woodland Scheme for County Galway. The PA considers that this is outside the remit of the CDP. The Galway Council Heritage Forum, the Forest Service and the DoCMNR are the appropriate agencies. No change recommended
- f) The Planning Authority considers *access through private forestry* to be outside the remit of the County Development Plan process. No change recommended
- g) The issue of upland walks and rights of way has already been addressed under the new Policy AM9 above. No change recommended
- h) The Planning Authority considers clear felling to be outside the remit of the CDP process
- i) It is the policy of the Council to protect lake and coastal SACs and SPAs and to avoid adverse effects on marine habitats, and species in general, in co-operation with relevant Government departments and other relevant agencies. The PA considers that Section 9.3.7 of the Draft Plan has already responded to the issue of protection of the coastal landscape No change recommended
- j) The PA has already amended the text of the Draft Plan to include reference to a coastal path under Section 9.3.7 Coastal Zone and Inland Waterways Policies and has inserted an additional Policy specifically referring to this in Policy HL50. No change recommended
- k) It is considered that *identifying existing Rights of Way and established walking routes before planting commences* is outside the remit of the CDP process, Policy AM8(now9) is appropriate as it seeks to identify areas of forestry that could be developed or protected as amenity areas. The Heritage Plan 2004-2008 Action Plan 1.34 on page 14 requests Coillte to develop heritage trails in their forests No change recommended
- l) The harvesting of forestry is beyond the scope of the Planning Legislation and as such, the Planning Authority has no role in this matter No change recommended

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to submissions on Section 10, Marine Resources, Ms. McConnell outlined the following recommendations

**Recommendation**

Amend the 3<sup>rd</sup> paragraph of Section 10.3 to include the following words:

.....The Aran Islands and Inishbofin are very popular tourist destinations and a number of ferries service the islands on a daily basis. Fishing, fish processing, transport, ***seaweed harvesting and processing***, aquaculture and related activities generate significant employment in the county planned for the port

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to submissions on Section 10, Piers and Harbours Policies, Ms. McConnell outlined the following recommendations

**Recommendation**

- a) It is premature to identify any element of what might be accommodated at Garraun, Ardaun or the general Eastern Environs until further Planning Studies and/or masterplans have been prepared. No change recommended
- b) There is no evidence that there is demand a Marina in Kinvara. The existing quay provides mooring and combined with the designation of the area as a Special Area of Conservation – Galway Bay Inner No change recommended.
- c) Change Rosamhil to “Ros an Mhil in AM9(now 10)”
- d) Suggested additional policy AM15: ***Improvement to piers and harbours should be carried out in such a way as to avoid or minimise disturbance to wildlife, damage to habitats or other adverse effects on the land and seascapes.***
- e) Policy AM11 sets out the intent to continue improvement works to piers in conjunction with the relevant government departments No change recommended.
- f),g) and h) Policy AM12 (now16) and AM15 deal with very similar issues and it is recommended that they be incorporated into a single Policy AM 16 as follows:  
“Facilitate the provision of infrastructure, which is necessary for the development of the fishing, seaweed and Mari-culture industry. ***The provision of infrastructure, which is necessary for the development of the fishing and Mari-culture industry, should be located in proximity to established landing facilities***”  
No further change recommended.
- i) Recommend to cross reference between Section 9.3.7 Coastal Zone and Inland Waterways Policies and Section 10.3.2 Marine Policies.  
***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to submissions on Section 10, Tourism Policies, Ms. McConnell outlined the following recommendations

**Recommendation**  
**Tourism Policies**

- a) It is premature to identify any element of what might be accommodated at Garraun, Ardaun or the general Eastern Environs until further Planning Studies and/or masterplans have been prepared No change recommended.
- b) The development of high quality and environmental sensitive amenity areas will depend on funding availability and on public demand. The implementation of a comprehensive plan for managing the fishing potential and stocks of waterways is not a consideration within this Plan Policy ED 25 – No change to be made to Draft County Development Plan
- c) Existing wording is deemed appropriate for Policy ED 29 – No change to be made to the Draft County Development Plan
- d) Existing wording is deemed appropriate for Policy ED 33 - No change to be made to the Draft County Development Plan
- e) It is considered that there are adequate polices to develop maritime resources in the Draft County Development Plan. No change recommended
- f) Amend Policy ED35 (now 38) to include ***“facilitate the development of sustainable and green tourism which draws on the cultural, linguistic, archaeological, marine and ecological wealth of the islands.”***

***It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan***

In relation to submissions regarding Athenry as a Goods Transportation Hub, Ms. McConnell outlined the following recommendations

**Recommendation**

**Athenry as a Goods Transportation Hub**

- Recommend to amend the text of the Draft CDP to include the following wording within Section 3.3.4 Athenry and Settlements along the Rail Corridors-  
“The location of Athenry at the eastern end of the Strategic Corridor and adjacent to the confluence of the new inter-urban routes (M6 & M18) and the junction of the existing easterly rail line with the Western Rail Corridor that it is ideally located to act as a major new growth centre *and a Goods Transportation Hub* for the county and region”.
- Athenry should be qualified where possible as a ‘Goods Transportation Hub’ through out the text of the Draft CDP.

- **Recommend to amend text of Draft CDP within**

- Objective SP4 to include**

- The Council will investigate the potential for development of integrated transportation hubs at Tuam, Garraun *and at Athenry* to maximize the strategic integration of transport and rational land uses.

- It was recommended to omit Objectives RT29, RT30 and RT34 as these will be included in a new Policy RT49 as follows:

- “The Council will investigate the potential for development of integrated transportation hubs at Tuam, Garraun and Athenry to maximize the strategic integration of transport and rational land uses. Support the development of an Integrated Public Transport Facility in the Tuam Hub Town”*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to submissions on Section 10, Galway Port, Ms. McConnell outlined the following recommendations

**Recommendation**

- Recommend to include a new section entitled in the Draft Plan :**Section 6.3.4 Galway Ports and Harbours’**
- Recommend to include the following wording in the preamble of Section 6.3.4  
*“Galway County Council recognizes the strategic importance of Galway Port as an amenity and important transportation link to facilitate the growth and connectivity of the Galway Region”.*
- Recommend to include a new Policy RT32 in Section 6.3.4 of the Draft CDP as follows:  
*“The Council will support the expansion of Galway Sea Port and potential benefits that can be delivered to the County through the development of rail distribution facilities at appropriate locations in the County”.*

- Include Cross Referencing to **Section 10.3. Marine Resources** as follows:

*Refer to S. 9.3.4 Coastal Zone and Inland Waterways and to S. 6.3.4 Galway Ports and Harbours.*

Include the following additional policies within Section 10.3

**PolicyAM13:** *Consider the delivery of services/facilities in collaboration with Galway City Council and the Galway Harbour Company that will promote interconnectivity between Ros an Mhíl and Galway Port*

**PolicyAM14:** *Seek enhancement of existing electricity network at Ros An Mhíl for the promotion of tidal and wave energy and their R&D into the National Grid.*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

In relation to submissions on the Development Management Standards associated with Section 10, Ms. McConnell outlined the following recommendations

**Recommendation**

- a) The PA considers that the existing text of the Draft Plan within DM Standard 29.4: Rural Landscape is appropriate. No change recommended.
- b) It is considered that DM 29: Agricultural Buildings, Part 4: Rural Landscape and its content are appropriate. No change recommended
- c) Replacing the word Agriculture with the word Rural would change the intent of DM Standard 33 (now 32). No change recommended.
- d) The following should be included in DM Standard 34(now33) as follows;

*“The introduction of large-scale forestry areas can have significant negative impacts on an area if they are not in context with the surrounding environment. Forestry activities must be appropriate in terms of nature and scale with the surrounding area, so they are not visually intrusive on the landscape or cause damage to important habitats or the ecology of the area”*

And also the following as subsection 3 in DM Standard 34(now33) as follows;

*“3. Diversity of Species: In order to avoid acidification of our soils and water course from coniferous plantations and to promote bio-diversity in so far as it is possible, the Council shall encourage a diversity of species in afforestation proposals. This shall require a proportion of all new forestry development to consist of native hardwood species in order to extend the range of potential end uses and to reduce the potential for adverse impact on the landscape and biodiversity resulting from monoculture”*

- e) Include the following additional DM Standard as “DM Standard 48: Mariculture. *The following details shall be required as part of a planning application where appropriate with respect to coastal management and protection:*

- *the capacity of the shoreline to absorb its onshore facilities*
- *access roads*
- *car parking*
- *scale of traffic and size of vehicles using facility*
- *turning space required,*
- *impact of traffic on public road*
- *waste disposal i.e. reject produce*
- *slipways*
- *moorings*
- *lighting*
- *cranes*
- *amenities in the area and*
- *any visual aids necessary to measure the impact.”*

- f) DM Standard 31 – Agri-business buildings would include bulk feed silos, co-op buildings, etc. There is no restriction on agri-buildings used in connection with local farm activity or on farm uses. No change recommended.
- g) *It is recommended that DM Standard 32.2 (now 31.2) be amended to read “In general, new buildings shall be proximate to the existing farmhouse”.*

*It was agreed to accept the above recommendations and make the necessary changes to the Draft Plan*

*On the proposal of Comh O’Tuairisg it was also agreed to amend Development Management Standard 6 Permissible Rural Housing as follows*

“Subject to development management provisions and the policies of this Plan, it will be permitted to develop in rural areas and lands described under the Class 1 to Class 3 5(inclusive) of the Landscape Sensitivity areas. In areas Class 3, ~~and 4~~ **and 5** the Council shall require applicants to provide a substantiated housing need to reside in such areas and may require the applicant to provide a visual impact assessment of their development where the proposal is located in an area identified as “Focal Points/Views” in the Landscape Character Assessment of the County. In Class 5 areas, subject to development management provisions and the policies of this Plan, rural housing will be only be permitted to accommodate local housing needs in accordance with the terms of the Rural Housing Policy specified in Sections 4.8 and 4.9.....”

*On the proposal of Comh O’Tuairisg and seconded by Cllr S Walsh it was to amend DM Standard 7 as follows,*

All permissible buildings should avoid locally *obtrusive* elevated locations and should be located on mid slopes or lower slopes of rising ground. Development should seek to preserve traditional field patterns and established hedgerow and woodland. Any permissible housing development shall have regard to the *Design Guidelines for the Single Rural House*.

*On the proposal of Comh OTuairisg it was agreed to amend Subsection 4 of DM Standard 26(now 25) as follows,*

“Avoid *where possible* interconnecting with the electricity grid either overground or underground across the landscape where sensitivity rating is Class 5 – Unique”

*On the proposal of Comh OTuairisg it was agreed to amend Subsection 1 of DM Standard 28(now 27) as follows,*

“*In general*, masts shall not be permitted in landscape sensitivity Class 5 – Unique.”

*On the proposal of Cllr S. Walsh it was agreed to amend the preamble of DM Standard 19 as follows,*

“A setback of buildings is required in the interests of residential amenity, rural amenity, public safety and to allow for any future road widening or realignment. *In general*, the following minimum building lines are necessary for the various routes:”

Cllr Reilly suggested a need for a policy relating to the height of headstones. Ms McConnell stated that the Environment Section has policies in relation to this and that it was not appropriate to include it in the County Development Plan.

*On the proposal of Cllr Mullins and seconded by Cllr Hoade that having considered the Draft County Development Plan, the SEA and the Managers Report on the submissions received it was agreed to put the Draft County Development Plan with the agreed amendments back on public display.*

*Ms. McConnell stated that the Material Amendments to the Draft County Development Plan 2009-2015 will be back on public display within the next three weeks for a four week period.*

**Criochnaigh an Cruinniú Ansin**