



Councillor Joe Byrne

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County Development Plan- Stage 1 Submission

Notwithstanding the Statutory and Legislative requirements for the preparation of the 2022-2028 County Development Plan, I submit hereunder a number of aspects which I would like to be considered as part of the overall process. For simplicity purposes I relate my submission to the current 2015-2021 County Development Plan, Table of Contents. I look forward to a proactive consultation over the coming months to ensure the outcome of the new Plan meets the requirements of the people of Galway and importantly, implemented in a fair with a joined up thinking approach.

Spatial Strategy (2.2.2)

- Review of the Galway Transportation and Planning Study Area (GTPS), how is it functioning against the objectives when adopted in 2003. It is time to amend this strategy to meet current issues.

Settlement Hierarchy (2.6.1)

- We must prepare a Planned Schedule for agreeing timeframes for preparation of LAP,s, eg, Kinvara has expired since 2011 and is not mentioned in the 015-2021 Schedule of Status.

Single Houses in the Countryside (3.7)

- We must get this right !!
- A fundamental question must be asked and it is "do we want to close down our National Schools in years to come due to our aggressive planning requirements for One Off Housing in the GTPS areas". We must discuss this issue, and in this regard, we should carry out a Review of the Galway Transportation and Planning Study Area which was last updated in 2003, before we commit to our new County Development plan.
- We must review Landscape Categories 3,4,5.

Rural Housing Objectives (RHO)

- We must clearly define what are "Rural Links", at present it is too subjective and nearly at the discretion of the Planner to decide.
- We must clearly define "Substantiated Housing Need" as for the same reasons above.
- We must redefine the criteria of "Urban Fringes" as they are seriously penalising members of a family, who meet substantiated housing need but whose family home is outside the Urban Fringe.
- Enurement Clauses should be reduced to 5 years, and there must be criteria / derogation introduced for families who are forced to sell due to marriage break-up, etc.
- Family members who meet Substantiated Housing Need but whose only family lands are in Landscape Category 4/5 must not be refused permission to build a one off house.

- Substantially Completed Single Dwelling must be defined in event where Planning Permission has expired, eg, wallplate level, foundations in etc. What is the definition of "Substantial Completion"
- We must better define and give examples of Design Guidelines (RHO 9) , it is far too subjective at present which is leading to inconsistencies with Planners decisions.

Economic, Tourism & Retail Development

- This Plan must see the development of the Cranmore Airport Site and we must engage with Galway City Council to change the rationale behind purchasing which was to stimulate economic development, as since the purchase there has been no progress other than Reports !
- I refer to the submission of The Burren Lowlands which I support
- Implement an Objective that the Burren Lowlands area of South Galway is included in the Burren & Cliffs of Moher Geopark, which was an objective of the 2015-2021 Plan but it did not materialise
- Galway Co Council include an objective that Dunguaire Castle in Kinvara be taken in charge by The OPW to ensure we maximise the economic benefit of this Heritage Site.

Roads & Transportation

- Develop a Public Carpark in Kinvara (a Village on the wild Atlantic Way with no public facilities)
- Develop the Quiet Man Greenway Route.
- Develop a Cycle Route on the Hard shoulder of the N67 between Oranmore and link to the new N67 Road Realignment project at Toureen, Ballinderreen.
- Develop a plan for the improvement of Piers in South / East of Galway City, from Renville to Parkmore, in Kinvara

Water, Wastewater

- We must develop plans for Waste Water Treatment Plants (WWTP,s) in our small towns, eg, Clarinbridge, Craughwell.
- Develop a Plan so that Private WWTP,s may be constructed in towns, villages with no Public System. Introduce a Bond type arrangement of say 12 years for Developers, to ensure plants are properly maintained. (At present Planning Permissions are effectively stalled in these locations)

Energy

- Develop a Policy that large scale Bio- Energy Plants are prohibited within the environs of our towns and villages.
- The 2015 Plan had a Plan to develop Gort as an energy Hub, what progress was made in this regard? And how do we actually deliver on this Objective.
- Prioritise the rollout of the Rural Broadband Plan in conjunction with the State.

Climate Change & Flooding

- Implement a Climate Change Action Plan and support the role of the new Strategic Policy Committee
- We must carry out a detailed analysis of Flood Risk in our LAP,s as some lands are identified as in Flood Plains whereas local knowledge would say otherwise.

- Update Objective FI-4 to be more specific in determining if Flood Risk Assessment Reports are required for one off houses.

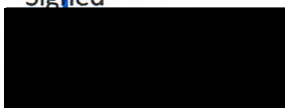
Heritage, landscape & Environmental Management

- We must review the landscape sensitivity ratings within the county to ensure that we do not penalise local people from building in Sensitivity areas 3,4,5. The last such assessment was carried out in 2003. Can you confirm if we carried out Objective LCM4 (have we reviewed the County Landscape Character Assessment)?
- Identify Limestone Pavement by using a recognised mapping system, at present there is no such information available to members of the public.
- Carry out an assessment of all Burial Grounds in the County to determine the life span of existing Grounds (CF 6).
- Make available public lands and support the development of sporting facilities for those sports who demand lands to be made available. (CF4)
- Support the development of the Quiet Man Greenway and others during the lifetime of the Plan (Recreation and Amenity Objectives)

Development Management Standards & Guidelines

- For Residential developments of greater than 15 units, or where phasing is required, we must develop procedures for the completion of the works to taking in charge standard, on a phased basis, which would include completion of roads, paths, public lighting, open spaces, operational and maintained WWTP,s
- DM Standard 4 : Implement our Standard that Granny Flats must be linked directly to the family home.
- DM Standard 5 Rural Housing- Amendment proposed that any family living in an area for a period of at least 10 years would be deemed to have met one of the criteria of Rural Housing Need.
- DM Standard 18 – Access on to National and Restricted Regional Roads. We must have far better defined criteria and ensure it does not become a subjective issue.
- DM Standard 20 – For Local Roads of 4 m width or less, the sightline should be measured to centre of road, and not the nearest edge of road. Develop a “legal” document for adjoining property owner to sign, in event that adjoining boundary wall is required to be set back to meet required sightlines.
- DM Standard 23 – Control of Signage on Public Roads. Galway Co Co to implement rigidly its licencing system.
- DM Standard 28 – Where a private well is required to service a single house, a planning condition should be included that in advance of construction the details of the borehole, chemical, bacteriological and yield results are submitted, rather than carrying out same as part of the Planning application process.

Signed



Councillor Joe Byrne

8th September 2020