

COMHAIRLE CHONTAE NA GAILLIMHE

Galway County Council

Ceantar Bardasach Bhaile Átha an Rí Órán Mór

Municipal District of Athenry Oranmore.

Minutes of the Meeting of the Municipal District of Athenry Oranmore held in the Council Chamber, Áras an Chontae, on Monday 16th July, 2018.

I LATHAIR:

BAILL: Cllr. F. Kearney (Cathaoirleach)
Cllr. G. Cronnelly
Cllr. J. Cuddy
Cllr. P. Feeney
Cllr. M. Kinane
Cllr. M. Noone
Cllr. J. Charity

OIFIGI: Mr. M. Owens, A/Director of Services,
Ms. P. Higgins, Senior Executive Engineer,
Mr. J. Russell, Senior Executive Planner,
Ms. M. Creaven, Senior Staff Officer,
Ms. G. Cooley, Asst. Staff Officer,
Ms. G. Smyth, Clerical Officer,
Ms. G. Healy, A/Administrative Officer.

Item No. 1: To confirm Minutes of the Athenry Oranmore Municipal District Meeting held on 19th June, 2018

AOMD 1827

On the **PROPOSAL** of Cllr. Kinane and **SECONDED** by Cllr. Charity, the Minutes of the Athenry Oranmore Municipal District Meeting held on 19th June 2018, were **AGREED**.

Arising from the Minutes, Cllr. Charity asked if a review of flooding issues at Gortcloonmore had been carried out and Ms. Higgins said she would revert to Cllr. Charity with an update in this regard.

Item No. 2. Strategic Housing Development Application to An Bord Pleanála – 212 houses at Moneyduff and Oranhill

AOMD 1828

The Cathaoirleach welcomed staff from the Planning Department of the Council to the Meeting and he invited Mr. Russell, Senior Executive Planner, to present an overview of the application to An Bord Pleanála for a Strategic Housing development of 212 houses at Moneyduff and Oranhill to the Members.

Mr. Russell gave an overview of the application to the Members as follows:

- Mr. Russell said that an application had been received on 2nd July 2018 by An Bord Pleanála for a housing development in Oranmore for 212 units.
- It is located between the SAC (marsh land Galway Bay Complex) to the west of the site and a housing development, granted in 2009 to the east of the site.
- The site is landlocked.
- Pre-application consultation with An Bord Pleanála was held with Galway County Council and it recommended an increase in the 2-bed unit provision.
- He said that the views of the Oranmore/Athenry Municipal District Members were now being sought.
- Part V of the Planning & Development Act 2000 applies to this development - 21 units are proposed.
- There is also a crèche proposed for 25 children.
- There are 2 zonings on the site residential and open space (the zoning objective of open space provides a buffer with the adjoining SAC).
- Public consultation is for a period of 5 weeks with the closing date for submissions being 31st July 2018 at 5.30pm.

Mr. Russell said that Galway County Council will send a report to an Bord Pleanála following the closing date of the public consultation period incorporating comments made by the Members.

Cllr. Kinane said that An Bord Pleanála officials had informed her that the Council should send in as much information as possible as the Board cannot seek any additional information. She said it is critical that any observations be included. She welcomed the development but must take into account that there is no community gain. Oranhill residents are fighting a battle with the Council due to the lack of amenities. She said that vehicular access needs to be constructed before the construction of the houses. There also needs to be a footpath on L1043, which was requested by the Oranhill residents. It needs a traffic management plan, a playground as a priority, an outdoor play area and pitches. The crèche with 25 places is welcomed but very small. It needs a Community Room a safe space for children and young adults. It also needs traffic calming measures. Oranhill residents have been looking for these since 2006. A lack of basic amenities can lead to anti-social behaviour. If the development goes ahead without these it shows scant respect for the residents. Referring to the amount of 2 Bed units, she queried if this is student accommodation under another name.

Cllr. Cuddy queried if the number of houses contained in the proposal is at odds with Council policy. He stated that he was disappointed that there was no community gain. He also queried how the development is to be accessed from the Limerick or Maree Road. He said that the Maree Road is already heavily trafficked. He asked if the 2 Bed units would be apartments.

Mr. Russell advised that they are duplex houses and that he would clarify with An Bord Pleanála the closing date for submissions and let the member know the same. He advised the meeting that open space amounted to 27% of the total site and when compared with other developments this is large.

Cllr. Cuddy said that the Part V aspect for social housing is in an area of low demand and questioned if this will be in compliance with Galway County Council housing policy and Mr. Russell advised that it would be in compliance.

Cllr. Cuddy asked if it is in compliance with the Department of Housing, Planning, Community & Local Government (DHPCLG) requirements. He stated that it is important that access is not off the Maree Road. He asked if there were shopping unit included.

Mr Russell said that it is a private development. There is 27% public open space, the normal is 15% but there are no playing pitches.

Cllr. Cuddy asked if a Council Planner could put in pre-conditions. He said that playing fields must be included. Mr. Russell said that the Council can make recommendations and this would affect the density.

Cllr. Charity said that he endorsed the sentiments of Cllrs. Kinane and Cuddy. He stated that it was unfortunate that there is a lack of community gain in the proposal. The provision of a crèche and link road is a gain but advance works need to happen and there needs to be specific traffic calming measures. He raised concerns regarding the number of 2-bed units as he said this is not family friendly. He said there is a lack of amenities and a playground is needed and unless amenities are provided now it will be difficult for residents to change it at a later date because of the SAC. The Council are buying up stock in other areas of the county, he said.

Cllr. Noone stated that regulations are too stringent and it is now not profitable for contractors to build houses. He said that the SAC is a big concern. He queried if amenities and playing fields could be included in 27% open space provision

Cllr. Cronnelly enquired if there is provision under the Affordable Housing Scheme for local people to be accommodated and Mr. Russell replied that there is no provision in this proposal for an Affordable Housing Scheme element.

Cllr. Cronnelly queried whether the builder will make a contribution to Galway County Council for services.

Cllr. Cuddy queried whether there will be public consultation and Mr. Russell replied that the Board do not intend to hold a public consultation but receive submissions from the public on the development. It is up to the Board's discretion if they want to hold an Oral Hearing.

Cllr. Kinnane said that regarding the bus route she is liaising with Bus Éireann regarding getting the 404 bus route extended. They are agreeable to extending the route but they have to circle their bus as they cannot reverse. They would need access to the Oranhill roundabout.

Mr. Russell advised that 21 units would be provided for under the Part V requirement. In relation to the contribution by the builder, he said that if there was a recommendation to grant permission, a bond and development contribution will be conditioned detailing the amounts to be paid per unit.

Cllr. Cronnelly expressed the view that under the *Re-Building Ireland* Scheme some of the 4 beds would not qualify.

Mr. Owens stated that the development is subject to Part 5 with 10% of units for social housing which represents 21 properties and the affordable Housing Scheme does not apply. He outlined the finance options available from the local authority. He stated that local authorities do not compete with first time buyers and that DPCLG policy is clear on same.

Cllr. Kearney questioned if the area on the map on the Maree side is all SAC or subject to flooding or could it be utilised for amenities and Mr. Russell said it would not be suitable as it is subject to flooding and restricted by SAC.

Cllr. Kearney asked if the road from the Dublin Road is only for the new estate or will it also be a commuter road and Mr. Russell said it will become a public road eventually with access from the roundabout. The access will be built first.

Cllr. Cuddy said if the social housing allocation is a reserved function, what is the function of the Members.

In reply to Cllr. Cuddy, Mr. Owens said that the Housing Allocation Scheme was a Reserved Function and was adopted by the Members in May 2017. He said he would circulate the Scheme to the Members. He said that individual allocations of houses was a matter for the Housing Section, based on the Housing Allocation Scheme, under the following priorities:

- Homelessness
- Unfit Accommodation
- Disability
- Overcrowding
- Sharing Involuntarily
- Medical Reasons
- Inability to Meet Housing Needs.

Cllr. Kinane asked if there would be traffic calming on the public road and Mr. Russell said there was provision on the application and that the Planning Authority can recommend conditions to be included on the report to be sent to An Bord Pleanála.

Cllr. Kinane said that there should be safe vehicular access and footpaths. She asked that these be considered as a recommendation and Mr. Russell replied there was provision for same.

Cllr. Kearney thanked Mr. Russell for his presentation and said that he welcomed the application for 212 units as there is a major housing need in this area.

Item No. 6. Municipal District Director's Business & Correspondence

AOMD 1829

Mr. Owens said that no correspondence had been received.

Item No. 7. Cathaoirleach's Business

AOMD 1830

Cllr. Noone requested that a special speed limit or the installation of ramps or other traffic calming measure be installed at Ruanemore, Claregalway, adjacent to the new GAA pitch, due to the speed of traffic travelling on that road.

Cllr. Kearney said that the GAA club had issued directives asking people using the pitch not to travel at speed on this stretch of road.

Ms. Higgins said she would revert to Cllr. Noone on this issue.

Cllr. Charity asked for an update on the safety works at Baunmore and in particular what traffic calming works were taking place at this location, as another accident occurred there at the weekend.

Ms. Higgins replied that the trees at the area were knocked, the wall was being built and that the Contractors in charge of the road surfacing was due to commence work at that location shortly. She said that Mr. Kevin Connaughton of Road Safety was contacted in regard to reducing traffic speed at that location and she said that traffic near the school will be taken into consideration in a review.

Cllr. Cuddy asked if the Minister had signed the order recategorising the N17 and N18 to date and also asked about the status of the speed limit review.

In reply, Ms. Higgins said that the Minister had not signed off on the N17 or N18 yet, and that the speed limit review was in progress.

The Members welcomed the cutting of the verges at junctions, but asked when the hedgecutting would commence in the Municipal District, given that there is a new order being signed off on allowing hedgecutting to commence from the 1st August.


In reply to Cllr. Kinane, Mr. Owens said that the matter of funding for new and existing Playgrounds would be discussed at the September Meeting of the Housing, Culture & Recreation Strategic Policy Committee. He also said that he was aware that a report would be prepared for the July Meeting of Plenary Council in relation to applications under the various funding schemes available.

In reply to Cllr. Feeney, Ms. Higgins said that tenders have been invited for the works at Cross St, Athenry, which would incorporate the works at the New Line. However, in regard to the Tuam Road Junction end of the New Line, she said that a safety inspection has been requested for this location.

Ms. Higgins also said that a Consultant has visited the town and will prepare a report on his findings by mid August.

The Cathaoirleach referred to the Schedule of Meetings for the Municipal District which had been agreed by the Members at the Annual General Meeting held in June and stated that the next Meeting of the Municipal District would be held on Monday 10th September, at 9.30am. Following a discussion, the Members agreed that the Meeting time be changed from 9.30am to 10.00am.

Criochnaigh an Cruinniú Ansin

SIGNED: 
CATHAOIRLEACH

10th September 2018
DATE.

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