

Minutes of the Meeting of the Municipal District of Tuam meeting  
held on 15<sup>th</sup> JANUARY 2018

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**MINUTES OF MEETING OF MUNICIPAL DISTRICT OF TUAM HELD  
AT TUAM COUNCIL OFFICES HIGH STREET TUAM ON MONDAY  
15<sup>th</sup> JANUARY 2018 AT 2.30 P.M.**

***I LÁTHAIR:***

***BAILL:***

Cllr Donagh Killilea

Cllr Tom McHugh

Cllr Shaun Cunniffe

Cllr Pete Roche

Cllr Des Joyce

Cllr Peter Keaveney

Cllr Mary Hoade

Cllr Billy Connelly

Cllr Karey McHugh

***OIFIGIGH:***

Mr Michael Timmins, A/Director of Services, Planning and Environment Unit

Mr Jim Cullen, Director of Services, Infrastructure and Operations Unit

Mr Derek Pender, Senior Executive Engineer, Municipal District of Tuam

Ms Rachel Lowe, Executive Engineer, Tuam West

Mr John Coyle, A/Executive Engineer, Tuam East

Mr Brian Barrett, Administrative Officer, Community, Enterprise and Economic Development

Ms Nuala Heffernan, Administrative Officer, Roads, Transportation, Marine and General Services Unit

Ms Valerie Loughnane Moran, Senior Planner, Planning and Environment Unit

Ms Hazel Fox, Assistant Planner, Planning and Environment Unit

Ms Bernie Treacy, Assistant Staff Officer, Municipal District of Tuam

**Confirmation of Minutes of Meeting of Municipal District of Tuam on 13<sup>th</sup> November  
2017.**

**MDT18001**

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On the proposal of Cllr T McHugh, seconded by Cllr Keaveney the minutes of the meeting of the Municipal District of Tuam held on the 13<sup>th</sup> November 2017, were agreed and adopted.

## **Matters Arising from the Minutes**

Following a discussion on the replacement of the railway bridge at Ballyglunin, Cllr Roche enquired if there was any response from Minister Shane Ross regarding the request, from the members of the Municipal District of Tuam, for him to provide details on the up to date position. Ms Heffernan informed the members that Minister Ross had acknowledged the request and had advised that a further reply would issue as soon as possible. Cllr Killilea said it would be advisable to wait for Minister Ross' response before discussing the issue any further.

Cllr Hoade welcomed the Village Enhancement Scheme that has just commenced in Headford and thanked Mr Pender, Senior Executive Engineer, Tuam Municipal District and Ms Lowe, Executive Engineer, Tuam West for engaging with the local Community on the scheme.

In response to a query raised by Cllr Hoade, Mr Timmins informed the members that funding is to be provided by Transport Infrastructure Ireland for an overlay on a section of the N84 from Galway to Shrule and also on the realigned section from Headford to Shrule in 2018.

## **Declaration of Roads to be public roads, Tuam Municipal District – Section 11 of Roads Act 1993** **MDT18002**

**Road commencing at junction with local road LS6218 (129820m; 241646m) in the townland of Luimnagh East and extending North for a distance of 263 metres in the townland of Luimnagh East and finishing at Patrick Collins' Field Gate E129754; N241885 in the townland of Luimmagh East.**

On the proposal of Cllr Connelly and seconded by Mary Hoade the road was declared public

## **Draft Tuam Local Area Plan**

**MDT18003**

Ms Fox introduced herself, outlining that she is currently working on the Tuam Local Area Plan. She explained she had previously sent an email to the Tuam Municipal District Councillors inviting them to have a consultation with her before the publication of the Draft Tuam Local Area Plan. She gave a brief summary of where the draft plan currently was, she explained that there will be an ad in the Connacht Tribune and Tuam Herald this week advising the public that the Draft Local Area Plan along with the reports will be on public display from Friday 19<sup>th</sup> January 2018 to Friday 2<sup>nd</sup> March 2018.

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Cllr Killilea asked what was the procedure if someone wished to make a submission and what was the time frame for same. Ms Fox explained that if someone wishes to make a submission or observation on the Draft plan they should provide as much information as possible and can submit same by emailing forward planning directly, or alternatively could post, or drop of, a written submission to the Forward Planning Section, she advised that the closing date for submissions or observations is Friday 2<sup>nd</sup> March 2018 at 4.00pm. Ms Fox also explained that there will be a public consultation drop in session held on Thursday 8<sup>th</sup> February 2018 from 2.30pm-7.30pm in the Tuam Library for anyone that wishes to drop in and speak to staff members in relation to the plan.

Cllr Roche referred to previous Tuam Local Area Plans and asked if it would be similar zoning, for example if land was previously zoned as commercial could that now be changed. Ms Fox explained that as part of the draft plan the existing zoning was looked at and also looked at what developments are in situ already and what developments could come forward depending how sites were zoned, she explained everything has to be taken into account.

Cllr Hoade queried if it was proposed to reduce some land boundaries. She highlighted that the previous Headford Local Area Plan was changed by the Department after all the work the Council had done on same, she queried if this could possibly happen again. She made comment that in making the plan now need to have a long term vision for same and be very careful that the plan would not be changed again. Ms Fox explained that the guidelines from the department were taken into account. She highlighted that R1 lands have to be zoned in line with the core strategy.

Cllr K McHugh raised concerns if it was envisaged that lots of lands would possibly now fall under floodplains. Ms Fox explained that there had not been a significant increase on previous plans re flooding areas.

Cllr T McHugh outlined that there are a high volume of houses within a 15/20 minute walk of Tuam town and feels that there will be further houses built in Tuam due to house prices rising so much in Galway City. He highlighted that more families are choosing to move to Tuam due to the price difference in houses. He explained that for this reason the life of this plan should see a significant requirement for more houses in Tuam and agreed with Cllr Hoade that we need to be careful that the plan would not be changed again by the Department.

Cllr Cunniffe queried if Councillors would be getting a copy of the draft plan today or would they be getting the plan the same time as the public. Ms. Fox confirmed that from Thursday all Councillors would have access to the draft plan the same day as the public. She explained that meetings were made available previously so Councillors could come in and feed in to the process and she acknowledged that Cllr Cunniffe did avail of same. Cllr Cunniffe explained

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that he was very impressed with the level of detail which had gone in to the plan. He stated that the plan is pivotal to the town at present with the new motorway. He stated it would be nice to see a new group set up by the retailers in the town so they could feed in to plans like this. He also pointed out that there is no cycling facility in Tuam at present and asked that this would be looked at to improve the infrastructure so people could cycle safely around Tuam, would need to identify safe routes. He queried if it could be included as a strategic objective that all footpaths must be finished correctly and be safe to cycle on.

Cllr Killilea made comment that he hoped the plan would show extended town council boundary as things have improved in the town and everyone should be included in the process. He explained he was looking forward to seeing the draft plan and suggested that a special meeting be facilitated in the future to allow everyone present to discuss the plan further when it comes off display. This was proposed by Cllr Killilea and seconded by Cllr Roche.

Cllr Hoade asked for clarification of the statutory deadlines re the plan. Ms Fox explained that after the consultation period the forward planning section has 6 weeks to create a managers report, this will firstly go before the Municipal District meeting and then the May Council meeting. Ms Loughnane explained that during the consultation period if anyone wished to call in to the Forward Planning Section to clarify anything or discuss any concerns they may have then same could be facilitated, she highlighted that 34 pre-draft consultation submissions had already been received.

Cllr Joyce made comment that there should be enough land zoned commercial as he felt businesses will want to come to Tuam now with the addition of the new motorway. Ms Loughnane explained that comments and advice were taken from as many people as possible to fed in on the background work for this plan, it had to be taken into account what was in the town at present and what possible businesses might come in the future.

Cllr Roche queried if flood prevention measures which had been carried out locally, would the plan allow for this. Ms Fox explained that same would not be taken into account. Ms Loughnane pointed out that there would be supporting documentation available with the plan showing findings as to why specific land was zoned a flood risk.

Cllr Hoade pointed out that there was similar issues in Headford, particular land was zoned as a flood risk but residents living there for 80+ years had never seen these specific lands to ever flood and queried why local knowledge like this was not taken into consideration. Ms Loughnane explained that the report was scientifically based, she pointed out that in relation to this Local Area Plan there was no major changes to land being zoned as a flood risk. She also highlighted that if anyone had any concerns they could raise same during the planning consultation and same could be addressed.

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## **Strategic Housing Application – Tuam Town**

**MDT18004**

Ms Loughnane advised that there is currently an application with An Bord Pleanála for the construction of 128 number dwellings at Ballygaddy Road, Tuam. A pre consultation meeting was held on the 13<sup>th</sup> October 2017, the application was lodged to An Bord Pleanála on the 22<sup>nd</sup> December 2017, closing date for submissions is the 5<sup>th</sup> February 2018 and the decision due date is the 23<sup>rd</sup> April 2018. Ms. Loughnane explained that Galway County Council has to prepare a report and submit same to An Bord Pleanála therefore will be taking any comments from members at today's meeting in relation to same. She outlined that the application is available for viewing at the Planning Department until the 5<sup>th</sup> February and submissions can be lodged to An Bord Pleanála until that date but any comments anyone would like to provide today will be included in the report by Galway County Council, as this is a requirement under legislation.

Cllr K McHugh firstly complimented the An Bord Pleanála website on the level of information provided on same, she stated she was very impressed to see this kind of development coming to the town. She queried if the public lighting would be energy efficient. She asked for clarification on what passive surveillance meant in relation to the application. She pointed out that the layout of the green area looked really well but in relation to the lower right hand side could this be better utilised. She made comment that she hopes the board would look in favour of this development.

Cllr Cunniffe welcomed this development to Tuam. He stated he was surprised to see so many 4/5 bed houses being applied for, he queried if there was a need for such larger houses. He highlighted that under Part 5 it is proposed to have 13 units for the council, he queried if these will be available for Social Housing. He raised concerns in relation to the traffic at Ballygaddy Road, Tuam. He explained that traffic coming down Ballygaddy Road had increased since the motorway opened, in this regard he stated that the developers had submitted a Traffic Impact Assessment which was done in May 2017, therefore before the bypass had opened. He made comment that a more up to date Traffic Impact Assessment may be required in order to take the current traffic into account. He pointed out that there are 256 proposed car spaces at this new development, therefore he feels this will add to the traffic issues. He summarised that he does welcome this development to the area but wants to be certain that the road will be able to take the current and future increase in traffic. He asked what the bond on the development is. He also pointed out that there is a requirement for cycle lanes in the town which needs to be brought to the attention of developers in order to start the process.

Cllr T McHugh welcomed the development and in particular the company involved in same as they previously worked in the town and the estate they worked on is a great example of how developments should be done. He explained he would welcome this development to the town and feels it would be completed to a very high standard.

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Cllr Killilea also welcomed the development to the town and highlighted that it was a very good company applying for same. He thought it was an ideal location for the development.

Ms Loughnane confirmed that all the above comments would be taken into account and provided in the report to the board. For clarity on the questions raised she provided the following information:

- In relation to the public lightening – there would be a standard condition re energy efficiency.
- Passive surveillance normally means houses overlooking open space.
- Number of 4/5 houses – on the original plans there was a lot more 4 beds, this was reduced as there had to be a good mix of houses.
- The Traffic Impact Assessment provided with the plans takes in to account projected traffic up to 2035, they took into account pre and post motorway.
- 7000 euro per dwelling is the bond for Galway County Council, which would make a bond of 896,000 euro for this development. However the board may not take this bond into account and may suggest a different figure.
- Part 5 agreements are made with the developer and the Housing Department prior to the planning application.

Ms Loughnane summarised that all comments would be taken into consideration and also the roads department will be feeding in to the report for Galway County Council.

Cllr Killilea summarised that based on what had been heard at this Municipal District meeting, as a group are in favour of seeing this development going ahead in the town.

Ms Loughnane confirmed that a decision will be issued on the 23<sup>rd</sup> April 2018 in relation to the proposed development.

## **Municipal District of Tuam Cathaoirleachs Business**

**MDT18005**

Cllr Killilea welcomed the funding of €110,000 provided for Tuam Stadium and expressed concerns that the Brownes Field issue has not been sorted yet and asked if the Law Agents Department could expedite matters.

Cllr T McHugh thanked Minister Brendan Griffin, Minister of State at the Department of Transport, Tourism and Sport, for awarding the grant aid to the stadium and hoped that additional funding would be provided in the future. He said that would like to see the work commence on the site as soon as possible.

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Cllr Connelly said that he wished to acknowledge the role of Minister Griffin in providing the funding and also the contribution made by Minister Sean Canny in securing the funding.

Cllr Killilea expressed his thanks to Mr Tommy Varden and his colleagues for their enduring efforts in bringing this project forward.

## **Municipal District of Tuam Directors Business**

**MDT18006**

Cllr Killilea welcomed Mr Jim Cullen, Director of Services for Infrastructure and Operations to the meeting. Mr Cullen said that there was a great structure in place to facilitate the workings of the Municipal Districts and that he intended to visit all Municipal Districts in the immediate future.

Mr Michael Timmins advised that he would continue in his role as Manager of the Municipal District of Tuam.

Cllr Hoade welcomed Mr Cullen, Director of Services, Operations & Infrastructure, to the meeting.

Cllr Hoade issued a vote of sympathy to the Morgan family on the death of John who died on the 10<sup>th</sup> January 2018. She said that she had had many dealings with John in his role as Director of Services of Roads Unit and that he was always courteous and accommodating to the approaches of elected representatives. Cllr Tom McHugh concurred with these sentiments and said that John was a proactive and accessible Director. He said that he was a great servant to Galway County Council and would be a great loss to his wife and family.

Mr Timmins thanked the members for their kind words.

## **Any Other Business**

**MDT18007**

Cllr Roche acknowledged the amended proposal Ms Lowe has submitted to the Office of Public Works under the minor works flood mitigation scheme for Feagh North. In response to queries raised by Cllr Roche, Mr Timmins informed the members that the Department of Transport, Tourism and Sport would provide funding for the Low Cost Accident Scheme in 2018, and that between five and ten such schemes would be funded countywide. He stated that the residual signage off the Motorway is scheduled to be completed in a few months. He said that the improvement scheme in relation to the N63 east of Abbeyknockmoy is at the preliminary design Stage. He confirmed that the speed limit review for County Galway is progressing.

Cllr Roche acknowledged the cleanup that had been carried out in Cloontue by the Environment Section and the Community Wardens. He said that the place is now relittered and asked if CCTV can be provided, or otherwise clean ups are no longer feasible. Mr Timmins

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informed the members that the Housing Department has entered into a joint arrangement with the Environment Section to provide CCTV in the Cloontue /Tirboy areas .

Cllr Hoade said that there are severe issues with dumping in Ballyfruit, Headford. She noted that funding was provided for a cleanup and two days after the clean up was completed, the dumping had reoccurred. She said that it is not possible to install CCTV in all areas and suggested that an endorsement on the driving licence of a person convicted of littering, by the courts, could be an option. Mr Timmins informed the members that there is a very proactive approach taken by the Council towards dumping.

In response to a query raised by Cllr K McHugh, on the recalculation of rents that was undertaken in the last quarter of 2017, Mr Timmins said he would revert back at the next meeting in relation to the Housing Rent Review.

Cllr Cunniffe highlighted the illegal dumping at the railway bridge on the Athenry Road and following a meeting of the subcommittee of the Joint Policing Committee and Iarnród Éireann, it was agreed that Iarnród Éireann would have to carry out the clean up.

In response to queries raised by Cllr Cunniffe, Mr Timmins informed the members that works on the N83 at Abbeytrinity are at the design stage and will be carried out in 2018. He said that a Section 85 is in place with the City Council in relation to the N83 bus corridor and that information on its progress will be provided to the plenary Council.

Cllr Joyce asked if the sign for Baile Chláir on the Motorway on the approach to the Annagh Hill junction could have the English version of Claregalway included on the sign. Cllr K McHugh queried why bilingual signs could not be included as standard. Mr Timmins informed the members that Baile Chláir is the official name and, as it is in a Gaeltacht area, that the name Claregalway cannot be included on signage, as per the Languages Act 2003.

In response to a query raised by Cllr Joyce, Mr Timmins informed the members that the gritting of the roads is based on a computerised weather forecasting system, known as “Ice Cast”. The system forecasts the temperatures and notifies the relevant staff when salting should be undertaken. The salting of the roads is based on this system and delivered in accordance with our Winter Service Plan.

It was noted that the next meeting of the Municipal District of Tuam would be held in February 2018, the date of which would be dependent on the notification of the roads grant allocations.

## CRÍOCHNAIGH AN CRUINNIÚ ANSIN

Approved by: \_\_\_\_\_

**Cllr Donagh Killilea**

**Cathaoirleach**

**Municipal District of Tuam**