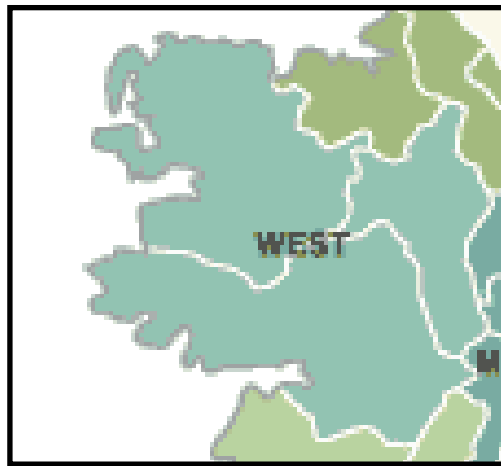


Regional Planning Guidelines for the West Region 2004 - 2016 Review

Background Issues Paper

February 2009



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Background Issues Paper

West Regional Authority Review of the Regional Planning Guidelines (RPGs) 2004 – 2016 for the West Region

1. Introduction

The present Regional Planning Guidelines (RPGs) were adopted by the Elected Representatives of the West Regional Authority on the 6th of May 2004. The Guidelines have a lifespan of 12 years and under planning legislation, the process of review must be completed no later than 6 years from the adoption of the RPGs, therefore the reviewed Guidelines must be adopted by April 2010.

The West Regional Authority area includes Galway City Council, Galway County Council, Mayo County Council and Roscommon County Council. The region also includes Planning Authorities in Ballinasloe, Ballina, Castlebar and Westport. Following the review of the RPGs for their region, planning authorities shall review the existing development plan and consider whether any variation of the development plan is necessary to comply with the reviewed RPGs.

During the initial years of the current RPGs, the region covered by the plan, has experienced unprecedented rates of development throughout. However, in the light of more conservative recent economic trends the review plan period may experience a change in this level of development & population movement.

2. Region at a Glance & Background

The West Regional Authority functional area covers 13,801 sq km. The region spans from the west coastline of Mayo and Galway to the River Shannon and Lough Ree on the eastern side of Roscommon. The main urban centres in the region are Tuam, Ballinasloe, Loughrea, Ballina, Westport, Castlebar and Roscommon. Galway City is the capital of the region and is a key national economic location.

The population of the region is 414,277 (CSO: 2006), with a density of 30 persons per square kilometre. This accounts for 10.2% of the national population.

The overall aim of the RPGs is to ensure the successful implementation of the National Spatial Strategy, People, Places and Potential 2002-2020 at the regional, county and local level. There are a number of strategic goals set out in the current Guidelines which set the vision for the region, based around the following topics;

- Promotion of the Gateway and Hubs and support of Settlement Strategy
- Put in place integrated, facilitative, sustainable & accessible transport infrastructure
- Meet the service infrastructural requirements of the Region
- Creation of good service infrastructure, and advanced education.
- Improvement of the quality of life for all citizens of the West Region
- Measures to preserve traditions, diversify & sustain the rural economy
- Expansion of the tourism sector in the West Region
- Support of a framework which creates a Western Development Corridor

- | |
|--|
| <ul style="list-style-type: none">▪ Are these strategic goals relevant to the future RPG period 2010 – 2022?▪ Should the strategic goals be changed? If so, how & why?▪ Is there a need for additional strategic goals? If so, what are they? |
|--|

3. The RPG Review Process

A notice will appear in a newspaper(s) circulating in the region the week of Monday Feb 9th – Friday Feb 13th 2009 announcing the Notice of Intention to review the existing RPGs for the West 2004 – 2016 and to prepare new Guidelines, a Strategic Environmental Assessment (SEA) & Appropriate Assessment (AA). The notice will invite written submissions and observations by **Wednesday 15th April 2009**. In addition to seeking the views of the public, a range of stakeholders, including

prescribed government departments, a number of semi-state organisations and other interested organisations will be consulted. The first public consultation period will run from Monday February 9th 2009 through to Wednesday April 15th 2009. This provides an opportunity to make submissions and include any strategic concerns of significance to the RPGs. In September 2009, the Regional Authority expects to have the Draft RPGs in place and there will be a further period when submissions on the Draft Guidelines will be invited (Monday October 5th 2009 through to Friday December 18th 2009).

4. Planning & Policy

This Consultation Paper sets out a number of issues that the plan will address. Some of those are a requirement of the planning legislation but the list is not exhaustive and there will be other specific issues of local concern. A number of topics are set out in this background Issues Paper, in order to stimulate your ideas, as follows;

- Population and Future Housing
- Enterprise and Employment
- Industrial and Commercial Development
- Transportation, Including public transport
- Infrastructure - Water & Waste
- Energy and communications networks
- Community, Education and Health
- Recreation, Leisure and Tourism
- Environment, Designations & Flooding
- Achieving Critical Mass
- Rural part of the Region
- Examination of the Gaeltacht
- Built & Architectural Heritage
- Natural & Archaeological Heritage

Other matters of importance or interest should be included in your written response.

The new Guidelines must take account of a number of national strategies and guidelines. The most important of these are the NSS, the National Development Plan 2007 - 2013 (NDP) and the Planning and Development Act 2000.

5. Population and Future Housing

The population of the region increased by 8.9% between 2002 & 2006, which was just above the national average of 8.2%. If this rate of increase is sustained, the population of the region could rise to 521,400(low) or 535,700(high)¹ by 2022. This would require a substantial rise in the need for additional residential units over the period of the new Guidelines. The majority of these will be located in the Galway Gateway, the Tuam Hub, the Castlebar / Ballina linked hub and the other large urban centres.

Location	Population 2002	Population 2006	% Change '02 - '06
Galway City	65,832	72,414	10
Roscommon	5,317	5,855	10
Ballinasloe	6,572	6,620	1
*Ballina ²	9,478	10,056	6
*Westport	6,650	6,626	-.4
*Tuam	6,569	7,619	16
*Castlebar	10,287	10,665	4

Table 1. Population Data

Source: CSO Volume 1 Population Classified by Area 2006.

* Includes environs / rural areas.

Given the recent changing economic climate, there is a certain level of uncertainty in relation to future net migration trends. Recent years have shown unprecedented development, increased urban living and some rural decline and de-population. Traditionally the agriculture, fisheries and forestry sector accounted for a large proportion of the labour force within the region. However, this sector has declined in the West region from 15,202 in 2002 to 14,019 in 2006 (-7.8% change)³. During this same period Services workers in the labour force experienced a percentage increase of 38.1% and the Building and Construction worker group increased 37.1%. Unemployment in the West Region in 2006 was recorded at 14,067 persons.

The current County Development Plans within the region have identified areas for development, encouraged through the zoning of land, with the hope to providing water and sewerage in advance

¹ Projected figure: circular SP1/09 from DEHLG in January 2009.

² Ballina includes Ardnaree South Urban & Ballina Urban

³ Table 1, Broad occupational group. CSO 2006 Volume 8 Occupations.

of development. The amount of land zoned in these areas is substantial and even following the rapid period of growth the region has experienced in recent years; it is still considered that sufficient land has been suitably zoned to cater for the regions needs for the foreseeable future. A large part of the Plan area is rural with limited service provision. Considerable pressures exist for development of single dwellings therein. New housing development in the countryside is currently only available to persons with a link to the locality, which policy reflects national guidelines for rural areas.

The Local Authorities within the region have Housing Strategies in place, in addition to a 'settlement strategy' section as part of their Development Plans. These settlement strategies consolidate the concept of sustainability and a plan lead approach. Projected population growth⁴ for the region plays a significant part and forms the basis of the development framework envisaged for the overall area.

What do you consider the main housing issues? For instance:

- *Will the present population and any future population trends effect the region, from an overall settlement strategy point of view?*
- *How does critical mass (Gateway and Hubs) benefit the rural areas?*
- *What are the most important requirements for a successful community i.e. cultural, social, economic, family support, transport, education, childcare, recreation or community support? How would you rank the above in order of priority?*
- *What general direction and overall plan is to be pursued in the interest of sustainable development and overall spatial policy?*

⁴ CSO Population projections, December 2008 set out four growth scenarios for the region. These will be explored further in the coming months.

6. Enterprise & Employment

Attractiveness, in terms of job creation is crucial to fostering the growth and expansion of Gateways and Hubs, thus maintaining and developing successful balanced regionalisation. Investment must be encouraged and attracted into the main centres in order to facilitate a knock-on positive effect towards the out-lying peripheral areas of the region. Future centres proposed or created outside the Gateway and Hubs would spread employment benefits and reduce reliance on travel thus resulting in more sustainable regional employment patterns. All centres should ensure a range of employment and service activities to compliment future or proposed residential development. The West region has a relatively stable employment base and has not been largely susceptible to the loss of manufacturing jobs.

However, in light of the recent slow-down of the National and International economy, the future is less certain. Improved links to the Galway Gateway have resulted in better connectivity to the region, enabling increased ease of access. There is a strong challenge to stem unemployment, maintain growth in areas of existing employment, thus creating protection of jobs and development into the foreseeable future.

What do you consider the main employment & enterprise issues in the Region? For instance:

- *What measures could be put in place to promote a variety of employment uses?*
- *Should selected employment sectors be promoted in specific areas of the region?*
- *As trading patterns change with the growth of retail and 'out of town' shopping areas, how is the character and importance of town centres to be enhanced and protected?*
- *How can we support a range of employment opportunities for local people so as to reduce commuting times and distances from homes to work opportunities?*

7. Industrial & Commercial Development

The industrial employment agencies at play in the west region are predominantly state agencies and as such have individual plans and strategies on their specific targets over a particular timeframe. The coming together of all these plans and the identification of a consolidated and common strategy is the top priority for the region for both the industrial and commercial sectors. The possible introduction and creation of Strategic Development Zones (SDZs) are tools by which this sector may develop. The management and deliverance of any objectives of SDZ's can be married to form a cohesive policy on major industrial investment in the region.

On the commercial development front, the various retail strategies published and in the progress of formulation along with the Retail Guidelines⁵ will provide an overview for the structure of retailing. The existence of such information will help the present and future needs for the sector. Local indigenous industries are to be encouraged & supported. In uncertain times it is essential to seek and promote development rather than restrain it.

What do you consider the main industrial and commercial development issues? For instance:

- *Where should industrial developments be encouraged to locate?*
- *How could the Gateways and Hub towns help promote the development of local based industry and in turn sustainability?*
- *Where should the promotion of Strategic Development Zones be encouraged and what are the issues that will be at play in the location of the SDZs?*
- *Does commercial development need to be developed further in the region?*

⁵ Retail Planning Guidelines for PAs, 2005. Government of Ireland.

8. Transportation (inc. public transport)

Internal and external access is very important for the creation of balanced regional development. Knock & Galway Airports form important access alternatives in the West. The road network has and is undergoing substantial improvements, which will result in less congestion in some towns and villages and reduced travel times. The National Roads Authority (NRA) plans and infrastructural priorities will play an important role in the future development of the National and Secondary Road programme and the overall structure of the development access of the region. The access corridors of the NSS have been the main corridors identified, including the new N6 motorway. There are ever-increasing pressures on car parking in or adjacent to the urban areas of the region. This pressure is further felt in the summer months from visitors and tourists to the towns of the region. Opportunities for additional surface car parks are limited and innovative solutions may have to be considered such as underground multi-storey car parks.

A number of improvements to the existing rail lines, in conjunction with new trains have provided an improved and increasingly efficient rail service to the west. There are plans to completely revamp Ceannt Station in the Gateway. Docks, ports and harbours are important from a fishing, trading, enterprise and recreational point of view. The government is committed to reopening the western rail corridor by early 2009 as far as Athenry and this will enable rail passengers to travel from Galway to Limerick, via Ennis, thus opening up links to the area south of the region. Bus services in the region are mainly limited to long distance routes between the large urban centres, apart from the city bus service in the Galway Gateway. There are local bus services and privately run services in the outlying areas.

It is important that the implementation of a network of Green Routes / Quality Bus Corridors and other bus priority measures in urban areas, especially in the Gateway and its environs is pursued. These should be carried out jointly by the Local Authorities and implemented as quickly as possible. Park & Ride facilities should be located

where they will be used to the maximum extent. There are models of best practice for successful P&R operations with certain characteristics which should be considered in all instances.

What do you consider the main transport issues? For instance:

- *What are the key National Primary and National Secondary routes requiring improvement?*
- *Should we be encouraging the development of the railway network in tandem with the road network or are they separate issues?*
- *How can we promote future development of the airports in the region?*
- *How can we encourage better use of the public transport system and promote alternative / healthy modes of transport?*
- *How do you consider the development of a network of “green routes” comprising cycle ways, bus & taxi priority corridors promoting more efficient work, school and recreational journeys?*
- *Should there be more promotion of park and ride / park and stride facilities?*

9. Infrastructure –Water & Waste

Efficient, comprehensive and fully potable water supplies in addition to high standards in waste water facilities are a basic requirement, however in many instances are currently inadequate. Policies and funding to bring about this upgrading need to be put in place to ensure that an adequate and consistently good water supply is provided. The necessary infrastructure with regard to the supply of water and waste water facilities is of foremost importance to any possible investment in the gateway, hubs, towns and other urban centres in the region. Waste disposal is a challenging issue facing the region. All citizens have a role to play in the disposal of waste and introducing innovative methods of reducing, reusing, recycling and

minimising vast amounts of waste produced. The *Connaught Waste Management Plan (CWMP) 2006-2011* provides useful research and analysis of waste disposal.

The notion of sustainability and the need for the installation of such treatment facilities is essential to the plan led approach promoted by the Planning and Development Act 2000 and the NSS 2002 – 2020. Recent growth in the region has put a strain on water and wastewater disposal. Many sources of water supply in the region are groundwater sources and therefore vulnerable to pollution, especially in recent years, following high levels of development in the catchment areas of such water sources. Many wastewater treatment works throughout the region need improvements. The disposal of waste material is an important issue. Limited landfill capacity is an issue for the future of waste management.

What do you consider the main infrastructure issues? For instance:

- *How can we ensure adequate potable water and drainage facilities to cope with future growth in the Region and how can we facilitate infrastructure to enable key developments to progress in a sustainable manner?*
- *What significance can a policy on water supply and wastewater facilities have on the strategic development of the spatial planning framework for the region?*
- *What are the results on the ground of inadequate water & wastewater facilities?*
- *How can we promote waste reduction?*
- *With the existence of the CWMP 2006-2011, what additional structures could be put in place to achieve a successful conclusion to the waste management crisis nationwide?*
- *Are there issues associated with thermal treatment, landfill locations and the “polluter pays” principle around the region?*

10. Energy & Communication networks

Rising energy costs and the government's commitment to reducing greenhouse gas emissions (mainly carbon dioxide) calls for increased energy efficient buildings and greater usage of Renewables.

Electricity is the main energy demand in the region, largely met by the main energy supplier; in addition more wind energy providers are connecting to the national grid. Overall, upgrading of the electricity network is required, ensuring support of future investment. An improved communication network is required. The Metropolitan Area Network (MAN) schemes are in place in selected towns in the region. Investment is required for other towns and rural areas. Opportunities exist within the region to develop sustainable energy in designated areas. The installation of the gas pipeline to the Corrib Gas Field is under construction, which will offer an alternative energy source to parts of the region.

What do you consider the main energy and communication issues? For instance:

- *What measures are necessary to provide an adequate energy supply in the west region?*
- *What measures could be put in place to promote greater energy efficiency?*
- *Are there issues regarding communication network provision in the region?*
- *Is there a need for more consolidated approaches to the provision of these services given that they differ greatly in some areas?*
- *How do we ensure an adequate regional service in terms of current telecommunications infrastructure?*
- *Identify areas suitable for renewable energy infrastructure in the region?*

11. Community, Education and Health

The provision of services is essential to regional sustainability. Improved educational,

health and community based facilities are required to fulfil balanced regional development as set out in the NSS and is necessary to developing the Gateway and Hubs. Towns and villages of the region require boosted facilities also, in terms of nominated development centres, revitalisation of declining areas, especially where schools and local services are diminishing. Community planning, urban village renewal schemes and other enhancement measures of the rural setting are innovative concepts in attracting new development with associated services.

What do you consider the main issues with regard to community facilities? For instance:

- *Where should the emphasis on services concentration lay? In the Gateway and hubs? Or should there be a greater spread to the wider community?*
- *Is it important to ensure that smaller settlements maintain their independence from a service point of view given that sustainability is the overall philosophy?*
- *Are the strategies outlined in the County strategies a template from which the regional strategy should emerge?*
- *Should there be greater sharing of infrastructure services between closely sited villages, thus sharing resources?*

12. Recreation, Leisure and Tourism

The recent years of a buoyant economy has resulted in increased interest in recreational activities. Healthy travel alternatives and the promotion of healthy living is increasing demand for increased pedestrian routes and cycle ways throughout urban centres, villages and the wider rural areas of the region. In addition to these access routes, there are also demands for public open spaces within the urban centres. Tourism is very important to the economy of the West Region, with visitors arriving by road, rail, air & sea. There are many popular scenic visitor destinations ranging from coastal, lake and upland areas including Connemara and the off-shore Islands. Opportunities exist within the region to develop tourism in designated areas.

What do you consider the main issues with regard to recreation, leisure & tourism? For instance:

- *Is there enough public open space to meet the needs of a growing population?*
- *Do we need to encourage more tourists into the region and what would achieve this?*
- *Do we need to provide more walking and cycling routes and if so, where?*
- *Should 'Green Areas' be designated around towns to conserve natural flora & fauna and limit spreading urban areas, providing a distinction between town & country?*
- *How best can improved access to recreational and tourist activities be achieved?*

13. Environment, EU Designations & Flooding

Preservation and protection of the natural environment are very important, in terms of enshrining the underlying principle of sustainability as set out in the Planning and Development Act 2000. The West Region has a rich natural, architectural and archaeological heritage, as reflected in the extent of protective designations at national and European level. Sites and species that are so designated under European Directives are protected. There are SACs, SPAs and NHAs scattered throughout the region and their protection is vital in terms of preserving the landscape, archaeology, architecture and natural heritage. These hidden and uncovered treasures in the natural landscape are linked to the tourism interest in the region, as they are unspoiled areas and therefore should remain so.

A Strategic Environmental Assessment (SEA) including an environmental report on the likely significant effects on the environment of implementing the new RPGs will be carried out as part of the review process. The SEA Regulations will apply. SEA will inform the

review process by raising awareness of the significant environmental issues in the West Region; ensure that environmental issues are addressed within the capacity of the planning system and the decisions made in the Guidelines are informed by the likely significant impacts on the environment. It will also ensure that the significant impacts are monitored through measurable targets and indicators over the lifetime of the Guidelines.

The review will also be assessed in accordance with the Habitats Directive in relation to the management and integrity of Natura 2000 sites, that is, Special Areas of Conservation and Special Protection Areas.

Since the current RPGs were prepared the issue of flood risk management has emerged. As part of the review a 'Strategic Flood Risk Assessment' SFRA of the region will be carried out and will comprise part of the SEA. Rising sea levels due to climate change may affect development patterns in future. Mitigating measures may be possible in the short / medium term; however the long term may prove detrimental on development in such areas.

What do you consider the main issues in relation to the environment & associated designations? For instance:

- *Is more information required in the public domain to heighten the awareness of the natural heritage and unique settings?*
- *Is more legislation required to protect the present status of the SACs, SPAs, NHAs?*
- *Should the region be promoting a longer tourist season in an overall framework?*
- *How can we reconcile development pressure with the need to maintain flood storage areas?*
- *What do you think are the 'big' environmental issues in the Western Region?*
- *What national or international policies do you think have the most significance for the Region?*

- *Are there any environmental objectives which should be included in the SEA?*

14. Achieving Critical Mass

The achievement of Critical Mass emerged as a strong over-arching theme in the NSS. The spatial policies of the NSS aim to achieve balanced national growth through the designation of Gateways throughout Ireland, namely Galway in the West Region. Galway's 'critical mass', could be defined as its increasing population, coupled with services such as hospitals, the university, Institute of Technology, its strong employment base and vibrant tourism sector. These factors have led Galway to become a sustainable strong urban centre, serving the wider region. Concentration of urban functions is seen as a benefit to building a strong core for the region, serving the wider dispersed areas throughout the region.

In support of this, there are two hubs designated in the West Region, Tuam and the Ballina/Castlebar Linked Hub, which are towns seen to have linking capabilities between the Gateways and other areas.

Other surrounding towns in the region are important in providing services for the outlying rural areas. These are supported by the Gateways and Hubs and hold importance in the regional sense, contributing to the balanced regional development of the West Region. However, such vibrant towns now face a number of challenges for the future because strong population growth is not a definite given, as it had proven to be in the recent past.

What do you consider the main issues with regard to critical mass? For instance:

- *Do the Gateway and Hub designations benefit the region and if so, in what way?*
- *How should the critical mass of the Gateways and Hubs be maintained and secured?*
- *In addition to the designated towns, do the other towns in the Region have an*

important role to play in balanced regional development?

- *Are there challenges facing the designated Gateway and Hub towns in the West Region at present?*

15. Rural part of the Region

The rural part of the region covers an extensive area, containing small settlements, residential clusters and expanses of open countryside. Many of these areas of development have no main drainage or proper services. Therefore new development is somewhat limited to individual dwellings or small scale developments with a single treatment system. Opportunities for new development in the open countryside are limited to people with connections to the local rural area. This is in-line with national and county policies throughout the region, aiming to concentrate new housing in serviced centres.

Opportunities for employment related development are currently limited to activities with a rural connection (e.g. agriculture, forestry, other natural resources). The rural areas within the region have limited local facilities, serving their communities, including schools, churches, shops, retail fuel outlets, post offices and pubs.

What do you consider the main issues with regard to its rural area? For instance:

- *Do we need to provide wastewater treatment facilities in our small settlements to increase the opportunity for small-scale housing development to take place?*
- *How should development be dealt with in the country without developing suburbia?*
- *Do you consider the maintenance of local services an issue the RPGs should address?*

16. Examination of the Gaeltacht

There are Gaeltacht areas in both counties Galway and Mayo in the West region, in which Gaelic is still spoken as a community language. The maintenance of the language and Gaeltacht areas is very important to our culture. This, our native

tongue should be fully facilitated to evolve naturally in the current modern setting. The Gaeltacht is important as a landscape in which people can be tutored in the language, thus becoming the cornerstone in the building of a bilingual society in Ireland.

What do you consider the main issues with regard to the Gaeltacht? For instance:

- *Should the development of the Gaeltacht be integrated into the overall region or dealt with at a sub-region given its uniqueness?*
- *What measures would preserve and ensure the continued use of the Gaelic language?*
- *What project types are most suitable to this area? Should particular sectors of employment be prioritised in this area?*
- *Is the unique language and culture promoted in the best way possible, within the region and externally?*

17. Built & Architectural Heritage

The West Region has an important built heritage. Many buildings of merit are listed under the Protected Structures list, defined as being of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. These include town and country houses, railway stations, churches, bridges, etc. Archaeology includes Recorded Monuments listed under the National Monuments legislation. Parts of the streetscapes of many of the towns and city in the region contain groups of buildings which make an important contribution to the streetscape. These significant areas of the built environment have been designated Architectural Conservation Areas (ACAs).

What do you consider the main issues relating to the built environment? For instance:

- *Do you consider that current policies in the Guidelines strike a balance between*

conserving & protecting heritage alongside accommodating development pressure needs?

- *How should we respond to development pressures in heritage rich areas?*

18. Natural & Archaeological Heritage

The region has a varied landscape including rivers, floodplains, lakes, woodlands, forestry, shoreline, sandy beaches, mountainous areas, peat land, rolling farmland characterised by small fields enclosed by hedges or stone walls and occasional outcrops of rock. Our natural heritage landscapes are a major asset, which need to be managed carefully and sensitively. The natural heritage and diversity of a number of areas in the region is protected by national legislation. These include National Heritage Areas (nature and geological heritage conservation), Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) under the Habitats and Birds Directives.

What do you consider the main issues relating to the natural heritage & landscape? For instance:

- *How should natural habitats of flora and fauna be preserved and conserved?*
- *How should we respond to development pressures in areas of high amenity; in relation to our natural heritage generally?*

19. Conclusion

The purpose of this background Issues Paper is to inform those interested parties of the emerging issues associated with the formulation of the Regional Planning Guidelines. The format is designed to give a very brief overview followed by a number of what is hoped are thought provoking questions on the individual topics. The overall intention is to commence the challenge of forward thinking through the NSS on what is the template for the progress of the West Region to the end of the lifetime of the Guidelines.

THE WEST REGIONAL AUTHORITY

REGIONAL PLANNING GUIDELINES FOR THE WEST 2004 - 2016 REVIEW

WRITTEN REPRESENTATIONS OR OBSERVATIONS ON THE REGIONAL PLANNING GUIDELINES FOR THE WEST 2004 - 2016 REVIEW TO BE RECEIVED BY WEDNESDAY 15TH APRIL 2009.

OBSERVATIONS AND REPRESENTATIONS

You are invited to make comments concerning any issues that have a bearing upon the planning and sustainable development of the West region.

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Please use separate sheets if necessary and remember that for legal reasons we cannot accept submissions made after Wednesday 15th April 2009.

Name

Address.....

Telephone no. / E-mail.....

PLEASE SEND IN TO
Review of the Regional Planning Guidelines,
The West Regional Authority,
1st Floor, Woodquay Court,
Woodquay,
Galway.
Queries, please call 091 563842 Or Email westrega@eircom.net