

agreed that an alteration to the plan is not needed.

Submission Number 49	Submitted	Agent
	Mr Chris Williams(2), Caherateemore, Athenry, Co. Galway.	Stephen Dowd & Associates, Town Park Centre, Tuam Rd., Galway.
Issue	Settlement Strategy.	
Summary	Include Caherateemore South as a small settlement within the G.T.P.S.	
Response	<p>There are 97 settlement areas designated throughout the County. They have been designated following a detailed assessment of their facilities and levels of service and their capacity to accommodate growth.</p> <p>It is considered that they are sufficient to cater for the demand for sustainable rural village living during the plan period and beyond.</p> <p>It is not considered that Caherateemore South has a sufficient level of community services to warrant its inclusion.</p>	
Recommendation	It is recommended that an alteration to the plan is not needed.	

**On the proposal of Cllr. M. Mullins and seconded by Comh. T. Mannion it was agreed that an alteration to the plan is not needed.**

Submission Number 51	Submitted	Agent
	Martin Lavelle, Roads Section, Galway County Council,	No Agent.
Issue	<b>Development Control.</b>	
Summary	<p>Clause 5.1.1.1</p> <p>Include visibility splays and table on sight distances.</p> <p>Visibility splays for National Primary, National Secondary and Regional Roads to be determined on a site specific basis, having regard to traffic speed and road characteristics. A road/entrance/junction safety audit will be carried out in accordance with NRA standards by certified safety auditors on behalf of the applicant. The sight distance triangles shall be transferred to the Council before work commences.</p>	
Response	<p>Much debate has taken place on the applicability and the method of application of the NRA road design guidelines in particular the sight distance requirements. It is readily accepted that they are applicable and appropriate to the [National Routes and Regional routes it is not as apparent that they should apply to the Local Roads. These are substantially in excess of current practice and will significantly reduce the number of locations at which access may be gained to the road network. Their application will also require, in many cases the removal and set back of extensive lengths of road-side fencing with detrimental visual impact</p>	

unless carefully designed. On balance it is considered that although the guidelines are not statutory requirements and technically are not national policy they could be relied on in actions against the Planning Authority and they must be given serious consideration in the assessment of applications.

**Recommendation**

Sight distance:  
Include the following policy in Section 5 Development Control: "All new access points onto the National and Regional Roads network shall comply with the NRA sight distance design guidelines. Visibility splays for local roads will be determined on a site specific basis, having regard to traffic volumes, road characteristics and site safety audit"

Include a diagram and table showing sight distance requirements, for ease of reference.

**On the proposal of Cllr. M. Regan and seconded by Cllr. J. Joyce it was agreed to include the following policy in Section 5 Development Control: "All new access points onto the National and Regional Roads network shall comply with the NRA sight distance design guidelines. Visibility splays for local roads will be determined on a site specific basis, subject to traffic safety"**

**Include a diagram and table showing sight distance requirements, for ease of reference.**

**Summary**

Clause 4.5 Page 78 -Disused canal and railway lines.  
Concerned that the clause might be interpreted negatively.

**Response**

Concerns noted.

**Recommendation**

It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Mullins and seconded by Cllr. J. McClearn it was agreed to amend negative wording in accordance with policy 148 of the Draft Plan.**

Submission Number 53	Submitted	Agent
	Mr William Kavanagh, Lakeside, Annaghdown, Co. Galway.	No Agent.
<b>Issue</b>	Rural Housing Policy.	
<b>Summary</b>	Permit one-off rural housing for family Members in Annaghdown, Headford, which is an area of special landscape sensitivity and high landscape value rating.	
<b>Response</b>	Under the provision of the Draft County Development Plan essential housing need is provided for in areas from Class 1-4 of the landscape sensitivity classes. The lands referred to in this submission fall under Class 4 – which is of special landscape sensitivity. Where it can be proven that an essential rural housing need exists and no other lands are available to the applicant, then special consideration is given to family Members.	

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. McDonagh and seconded by Cllr. M. Hoade it was agreed that Section 3.1.7.6. as revised would apply.**

Submission Number 55	Submitted	Agent
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	Mr Samuel Taylor, Ardrahan, Co. Galway.	No Agent.
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**Issue** Development Control.

**Summary** Relaxation of the standards employed in the development control process because they form the reasons for refusal of an application in Ardrahan, County Galway. The standards referred to are minimum site size, building line and the provisions of SR6:1991 for septic tank installation.

**Response** Development control standards are in place to ensure development is regulated in accordance with established planning principles and best practice guidelines. A minimum site size of 5 acre will be required for a single house, Section 5.4, so as to provide for adequate effluent treatment, parking, landscape open space and maintenance of rural amenity. Building lines, as set out in Section 5.1.1.1 are required in the interests of residential amenity, rural amenity, public safety and to allow for any future road widening or realignment.

New applications served by a domestic tank shall be determined in accordance with the criteria set out in the E.P.A. Waste Water Treatment Manuals, in the interests of public health and to avert the risk of ground water contamination.

It is not recommended that any change is made to the Draft Plan to permit a relaxation in the development control standards for residential.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. T. McHugh and seconded by Cllr. T. Mannion it was agreed that an alteration to the plan is not needed.**

Submission Number 57	Submitted	Agent
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	Mr John Tierney, Galway City Council, City Hall, College Road.	No Agent.
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**Issue** Compliance with National Road Policy.

**Summary** Access onto National Routes is not in accordance with National policy on access to National Routes, in that it liberally interprets the classes of persons entitled to gain access to the Primary Route network.

- Response** It is accepted that the broadening of the categories or persons permitted to construct houses with access off the National routes will reduce capacity and increase road traffic hazard. This point has also been raised in a submission from the NRA. The same recommendation applies here.
- Existing practice is well established and universally accepted. A deviation from this is not recommended because it would breach National Policy and would reduce the capacity of the Primary road network and would lead to more hazardous conditions on these roads.
- Recommendation** Re-draft Section 3.1.7.6 of the draft plan to make it sustainable and to bring it into compliance with national policy statements such as 'Development Control Advice and Guidelines' and 'Policy and Planning Framework for Roads'.

**On the proposal of Cllr. M. Mullins and seconded by Cllr. M. Connolly it was agreed that Section 3.1.7.6 as revised would apply.**

- Issue** Miscellaneous.
- Summary** It is suggested to amend Section 1.1 of the Draft Development Plan which refers to  
'...fast, uncontrolled, development in the city...' As it is felt that it portrays an untrue picture of planning in the city council.
- Response** It is not intended to portray anything but a true reflection of the plan-led approach to development within the city planning area.
- Recommendation** Amend sentence in Section 1.1 to read: 'It addresses the principal issues confronting the county and city, high pressure for development in the city, the impact of this growth on the adjoining county...'

**On the proposal of Dep. P. Connaughton and seconded by Cllr. S. Quinn it was agreed to amend sentence in Section 1.1 to read: 'It addresses the principal issues confronting the county and city, high pressure for development in the city, the impact of this growth on the adjoining county...'**

Issue **Provision of Infrastructure.**

- Summary** Concern that the policy on the location and provision of tourism infrastructure is unsustainable and seriously detrimental to the tourism industry of county and city.
- Response** The policy included in Section 3.9 means that the Planning Authority will have no effective control over the location type and scale of Tourism Infrastructure and any accommodation complexes that can be associated with that infrastructure.
- Recommendation** Section 3.9 Remove the following paragraphs.
- "The Planning Authority will permit Tourism Infrastructure development related to sailing, boating, angling, walking and pony trekking routes, pier or marina development, golf courses, adventure centres, theme parks, interpretative centres; it is acknowledged that some tourism related

developments involve the interaction of a number of the above listed activities with accommodation facilities. As not all can be located on one site the Planning Authority will facilitate such proposals where integration and linkage between tourism facilities is promoted. The Planning Authority supports the provision of tourism related developments that promote the redevelopment of existing derelict sites however, such development as with all tourism proposals must be capable of being satisfactorily screened and assimilated into the landscape. It shall not be located in areas, or close to areas, where an unsatisfactory level of visually unsympathetic development has already taken place or has otherwise been permitted".

Include the following policy statement in Section 3.9 "Tourism related developments outside settlement centres will be considered where there is proven sustainable need. The need to locate in a particular area must be balanced against the environmental impact of the development and benefits to the local community."

**On the proposal of Dep. N. Grealish and seconded by Cllr. T. McHugh it was agreed to remove the following paragraphs from Section 3.9**

**"The Planning Authority will permit Tourism Infrastructure development related to sailing, boating, angling, walking and pony trekking routes, pier or marina development, golf courses, adventure centres, theme parks, interpretative centres; it is acknowledged that some tourism related developments involve the interaction of a number of the above listed activities with accommodation facilities. As not all can be located on one site the Planning Authority will facilitate such proposals where integration and linkage between tourism facilities is promoted. The Planning Authority supports the provision of tourism related developments that promote the redevelopment of existing derelict sites however, such development as with all tourism proposals must be capable of being satisfactorily screened and assimilated into the landscape. It shall not be located in areas, or close to areas, where an unsatisfactory level of visually unsympathetic development has already taken place or has otherwise been permitted".**

**and to include the following policy statement in Section 3.9 "Tourism related developments outside settlement centres will be considered where there is proven sustainable need. The need to locate in a particular area must be balanced against the environmental impact of the development and benefits to the local community."**

<u>Issue</u>	<u>Rural Housing Policy.</u>
Summary	Section 3 Strategic Framework: The Settlement Strategy is going to be weakened by the rural housing policy provisions in the plan to facilitate one-off rural housing.
Response	Section 3.1.7.6 sets out the Council's approach to one-off rural housing. It is stipulated that those who are functionally dependent on the land or who support the rural economy will be facilitated. However exceptions will also be made for persons with employment in a local area, returning

emigrants, migrants and local people who are indigenous of the area but are not landowners. This will result in no limitations as to who can construct new housing in the countryside. The Draft Plan aims to facilitate those who do not satisfy the essential housing need category but yet wish to reside in a rural area through the designation of the 97 settlements throughout the county.

The point is also made that the permissive approach outlined would render the objectives of the Settlement Strategy unachievable. The strategy will be successful only if rural housing policy restricts development by those with an essential need. This is also a fundamental requirement for sustainable development.

The development plan recognises the potential benefits of planned settlements that can encourage public transport provision throughout the county. However the relaxed approach to rural housing will render this objective more difficult and create a higher dependence on private car travel.

**Recommendation** Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

**On the proposal of Cllr. M. Hoade and seconded by Cllr. J. Conneely it was agreed that Section 3.1.7.6 as revised would apply .**

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**Issue** **Settlement Strategy.**

**Summary** Section 3 Strategic Framework: The Settlement Strategy has been made subject to the provision of water/waste water services. This raises questions about the Development Plan commitment to making the Settlement Strategy work.

Further points are made that imply that the policies included in the plan will counteract the objectives of the Settlement Strategy.

**Response** The Settlement Strategy is based on the ability of the identified centres to accommodate the population assigned. It is accepted that many centres do not have waste water treatment but the advances in technology and the implementation of the EPA guidelines for Waste Water Treatment make it possible to provide water services at reasonable cost for individual schemes. In Section 3.1.7.17 of the plan the Planning Authority's commitment is given but this is undermined by the other statements.

The Settlement Strategy will be seriously undermined unless the commitment is there to make it work.

**Recommendation** Re-affirm the central position of the Settlement Strategy by removing the following references.

Section 2.3.3 Pending the provision of the necessary services to the comprehensive list villages the Settlement Strategy identified in the Draft Development Plan the Council acknowledges that some local housing

needs may not be provided for. In such cases the provision of rural housing either in cluster developments or one off developments where it can be assimilated into the landscape and environment in accordance with the proper planning and sustainable development of the area will be positively considered. Refer to the policy on housing in rural areas.

Section 3.1.7.4 Remove "Subject to the provision of appropriate services"

Section 3.1.7.6 Redraft definition of rural housing need to reflect sustainability and to support the Settlement Strategy.

Section 3.1.7.10 Remove sentence 'Furthermore, where the proposed transfer of an existing property subject to an enurement clause to an individual who qualifies for the rural housing need is sought the Council will remove the clause from the original applicant / property subject to planning permission.'

Section 3.1.7.17 and Section 3.10.1.2: Remove the following sentence because it is imprecise and undermines the Settlement Strategy. The rural housing policy will apply to developments outside the settlement zones.

"Development up to 300m to 500m from the edge of the village will be considered where services and amenities are located on approach roads rather than in central locations. Where lands within this area are not available for development (either through commitment to an existing use or insufficient services) the Council will allow natural extensions to the existing settlements in the interests of ensuring that the overall

**On the proposal of Cllr. J. McClearn and seconded by Dep. N. Grealish it was agreed that Section 3.1.7.6 as revised would apply .**

Issue	<b>Strategic Environmental Assessment</b>
<b>Summary</b>	The Draft Plan does not contain a Strategic Environmental Assessment, which is a statutory requirement.
<b>Response</b>	A Strategic Environmental Assessment was prepared prior to the amendments inserted at pre-draft stage. The impact of the amendments made the Strategic Environmental Assessment as prepared redundant. A Strategic Environmental Assessment based on the policies adopted by the Members will be prepared and put on public display. This will require a certain amount of redrafting of the text in order to separate the policies and the objectives in the plan. It is preferable that this await agreement on the final text meanwhile the original SEA can be circulated development objectives of the Council's Development Plan and its Settlement Strategy are not limited where appropriate development
<b>Recommendation</b>	Standards can be attained". Redraft the text of the plan, in order to separate the policies and the objectives with a view to preparing a Strategic Environmental Assessment and making the plan more accessible to the general public. (Meanwhile the original SEA will be circulated.)

**On the proposal of Cllr. T. McHugh and seconded by Cllr. T. Mannion it was agreed that standards can be attained". Redraft the text of the plan, in order to separate the policies and the objectives with a view to preparing a Strategic Environmental**

**Assessment and making the plan more accessible to the general public.**

<b>Issue</b>	Town Plans\Local Area Plans.
<b>Summary</b>	Concern raised about planning policy compatibility at the boundary of the City and County.
<b>Response</b>	There is no incompatibility between the draft plan policies and the City policies.
<b>Recommendation</b>	Deal with as part of the preparation of a town plan\local area plan.

**On the proposal of Cllr. J. Conneely and seconded by Comh. C. Ni Fhatharta it was agreed to deal with as part of the preparation of a town plan\local area plan.**

Submission Number 59	Submitted	Agent
	Mr Desmond Byrne, Cnoc na Greine, Forbachan, Spideal.	No Agent.
<b>Issue</b>	Development Control.	
<b>Summary</b>	Requests that planners consult with owners of Rights Of Way prior to the granting of any planning permissions.	
<b>Response</b>	It is recommended no change be made to this section as the issues surrounding rights of ways and planning permissions is dealt with at development control level.	
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.\	

**On the proposal of Cllr. T. McHugh and seconded by Cllr. M. Connolly it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Miscellaneous.
<b>Summary</b>	Requests that the plan recognises the existence of two churches in Furbo. One being the Baptist Church and the second one the Roman Catholic.
<b>Response</b>	It is unclear what the purpose of recognising the churches would be. If this point relates to Section 3.1.7.17, '...from what the Planning Authority consider to be the centre of gravity of the village', then it is an issue that will be dealt with at Development Control level. However the Roman Catholic church has been examined as part of an inventory undertaken by Galway County Council, of County Architectural Heritage and those buildings that are deemed to be of sufficient merit are proposed for inclusion the Record of Protected Structures. Any



additional buildings, for example the Baptist Church will be inspected at the earliest opportunity.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. S. Gavin and seconded by Cllr. J. Conneely it was agreed that an alteration to the plan is not needed.**

**Issue** Rural Housing Policy.

**Summary** Requests that special consideration be given to the needs of landowners' family.

**Response** This provision is already in place as the draft permits those functionally dependant on the land and those who support the rural economy to locate outside settlement centres where it is demonstrated that it is essentially necessary to do so.  
This provision in the plan is considered to be unsustainable and recommendations.

**Recommendation** Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

**On the proposal of Cllr. T. Rabbitt and seconded by Dep. N. Grealish it was agreed that Section 3.1.7.6 as revised would apply .**

**Issue** Settlement Strategy.

**Summary** Furbo be designated as a village.

**Response** Furbo is identified as a small settlement in the Settlement Strategy for the G.T.P.S. area. One of the factors taken into consideration is the existing settlement size in terms of population and households. The remaining criteria is outlined in Section 3.1.4. It is within these areas that development is promoted and encouraged. The development is promoted and encouraged. The designation of village status is not within the provisions of the County Development Plan.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Comh. C. Ni Fhatharta and seconded by Comh. P. O'Foighil it was agreed that an alteration to the plan is not needed.**

**Issue** Settlement Strategy.

**Summary** Requests that centre of village is designated at the offices of Udaras na Gaeltachta and encompasses an area 800m in each direction.

**Response** In the case of smaller settlements for which no specific plans are available, development shall be confined to within a radius of 300m-500m from

what the Planning Authority considers to be the centre of gravity of the village. This issue will be further examined in detail in the proposed Local Area Plan for the Gaeltacht.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. T. McHugh and seconded by Cllr. M. Hoade it was agreed that an alteration to the plan is not needed.**

Submission Number 61	Submitted	Agent
	Mr Ray Gilboy, Director CIF Western & Midland Region, Construction House, 8 Montpellier Terrace, The Crescent, Galway.	No Agent.
<b>Issue</b>	Development Control.	
<b>Summary</b>	Section 5.18, limiting infill development in street locations to a plot ratio not exceeding 1.0 is regarded as being too low. Reference should be had to the plot ratio of adjoining premises.	
<b>Response</b>	Most villages have small-scale development and the scale of any new development should be in keeping with what already exists. The indices quoted are reasonable. It is accepted that reference should be had to adjoining development.	
<b>Recommendation</b>	Insert statement to the end of Section 5.18 as follows " Reference will be had to the plot ratio of immediately adjoining property or to the existing plot ratio on the site in determining the appropriate plot ratio."	

**On the proposal of Cllr. T. McHugh and seconded by Cllr. M. Connolly it was agreed to insert the following statement –“ In the case of infill street locations reference will be had to the plot ratio of immediately adjoining property or to the existing plot ratio on the site in determining the appropriate plot ratio”**

<b>Issue</b>	Development Control.
<b>Summary</b>	Impossible to achieve a plot ratio close to 1.5 with site coverage of 60% in relation to commercial developments.
<b>Response</b>	It is believed that for modest sized enterprises in smaller settlements, these parameters are suitable. The larger towns have their own plans, which will specify their own plot ratios.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. Conneely and seconded by Cllr. M. Fahy it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Development Control.
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- Summary** In relation to industrial development it is recommended that site coverage of 80% is more appropriate as industrial buildings are generally single storey.
- Response** The point is not accepted.
- Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Comh. P. O’Foighil and seconded by Cllr. M. Fahy it was agreed that an alteration to the plan is not needed.**

- Issue** Holiday Homes.
- Summary** Relax policy on holiday homes in Section 5.15 and attach a condition in relation to holiday home developments that each owner must become a member of management company.
- Response** Experience has shown that these villages are best maintained by single company ownership. A change in out policy is not considered desirable from a planning and development control perspective.
- Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Connolly and seconded by Cllr. M. Fahy it was agreed that an alteration to the plan is not needed.**

- Issue** Landscape Assessment\Land Use Zoning.
- Summary** More facilitative policies for small scale industrial and enterprise startups in non zoned areas.
- Response** Lands specifically zoned for industrial development in the various town plans the policies in the Settlement Strategy adequately cater for these Enterprises.
- Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Sen. U. Burke and seconded by Comh. P. O’Foighil it was agreed to include the following objective –“ Identify Commercial Rural Enterprise Centres consistent with emerging identified demand.”**

- Issue** Settlement Strategy.
- Summary** Identify Development Boundaries/Areas for those settlements, which do not have their own Development Plans.
- Response** Section 3.1.7.17 sets out the Council’s settlement location policy whereby smaller settlements which do not have specific plans, development shall be confined to within a radius of 300m – 500m from what the Planning Authority considers to be the centre of gravity of the

village.

Many of these smaller settlements with populations of less than 500 will not require land-use zonings simply because the development pressures may not arise during the life-time of the plan.

However the settlements with a greater population will require plans. The implementation of the Draft Settlement Strategy will necessitate the need to devise a schedule for the making of town plans.

**Recommendation**

Insert the following statement in the plan. 'There is a need to make plans for centres identified in accordance with their placement on the settlement hierarchy. It is recommended that the Council prepare a brief to examine the preparation of plans to implement the Settlement Strategy. When the plans are in place the development boundaries of any settlement for which a local plan has been prepared will be the boundaries as adopted in that plan.'

**On the proposal of Cllr. J. Conneely and seconded by Dep. N. Grealish it was agreed that Section 3.1.7.6 as revised would apply .**

Submission Number 63	Submitted	Agent
	Mrs John Grealy, Trean Laur, Maree, Oranmore.	No Agent.
<b>Issue</b>	Rural Housing Policy.	
<b>Summary</b>	Requests that all farm families are granted planning permission in Trean Laur, Maree, Oranmore.	
<b>Response</b>	Provisions are included in Section 3.1.7.6 of the plan, to facilitate '...the actual and proven needs of rural families on family lands in area and locations, where development would not otherwise be permitted'.	
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.	

**On the proposal of Cllr. T. Rabbitt and seconded by Cllr. J. Conneely it was agreed that Section 3.1.7.6 as revised would apply.**

Submission Number 64	Submitted	Agent
	Fidelma Healy - Eames,	Gabriel Dolan & Associates, Architects, Engineers, Surveyors, Main Street, Craughwell, Co. Galway.
<b>Issue</b>	Landscape Assessment/Land Use Zoning.	
<b>Summary</b>	Request that zoning be downgraded in order to construct a dwelling house on lands rated high scenic amenity.	

**Response** Section 4.1.1.3. The landscape sensitivity rating is allocated in accordance with the ability of the landscape to accommodate change or intervention without suffering unacceptable effects to its character and values. Landscape rating is a function of the landscape itself. The plan contains provisions to facilitate substantiated cases for housing subject to compliance with the development plan provisions. It is therefore a matter for development control. Section 3.1.7.6 sets out the qualifying criteria for Essential Rural Housing Need.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. T. Mannion and seconded by Cllr. J. McDonagh it was agreed that Section 3.1.7.6 as revised would apply .**

Submission Number	Submitted	Agent
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65	Councillor Ulick Burke, Eagle Hill, Abbey, Loughrea, Co. Galway.	No Agent.
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**Issue** Rural Housing Policy.

**Summary** The elimination in rural areas of the concept of 'ribbon development', as outlined in Section 7.2.1.

**Response** Ribbon development is defined in the current County Development Plan, 1997-2002 as 'a group of 5 or more closely sited existing or permitted developments which have a frontage on an existing public or non-public road'. The purpose of this definition is to provide clarity to those implementing the development Control objectives within this section. It should be noted that the elimination of the concept of ribbon development is also contained in the "Sustainable Development: A Strategy for Ireland" which is national policy.

There is no specific policy in the current development plan regarding ribbon development.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Sen. U. Burke and seconded by Comh. P. O'Foighil it was agreed that Section 3.1.7.6 as revised would apply .**

**Issue** Rural Housing Policy.

**Summary** Elimination of the concept of ribbon development within the one and a half mile restriction zone from the planning boundary or the 40 mph speed limits of several towns throughout the county.

**Response** This restriction has been replaced in the Draft Plan with the Settlement Strategy. This strategy aims to create balanced spatial development by encouraging high quality residential development within designated towns and villages throughout the county.

One-off development outside these settlements will be confined to those who fill the requirements of the Essential Rural Housing need category in

Section 3.1.7.6. The broad definition of housing need must be addressed to ensure that it does not counteract the aims of this strategy.

**Recommendation** Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

Mr Ridge stated that he regretted that the one and a half mile rule was gone, as land will now be eaten up with housing development.. Dep P. Connaughton stated that there may not be the same concentration of development outside of settlement centres.

**On the proposal of Cllr. M. Mullins and seconded by Cllr. J. Conneely it was agreed that Section 3.1.7.6 as revised would apply .**

**Issue** Rural Housing Policy.

**Summary** To include provision for person who have become part of the community through their work and commitment to community involvement. Also to recognise where land has been given as a gift to a person who then requires planning permission.

**Response** This adds more categories to those contained in Section 3.1.7.6, a section considered to be unsustainable.

**Recommendation** Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

**On the proposal of Sen. U. Burke and seconded by Cllr. T. Walsh it was agreed that Section 3.1.7.6 as revised would apply .**

Submission Number	68	Submitted	Agent
		Mr Micheal O'Conghaile, Runai Coiste Pobal Bhearna, Freeport, Barna , Co. Galway.	No Agent.
<b>Issue</b>		Rural Housing Policy.	
<b>Summary</b>		Welcomes 5.1 Roads and reduction on enurement clause.	
<b>Response</b>		Section 5.1 is generally regarded as unsustainable. No limit to the time duration is suggested.	
<b>Recommendation</b>		Delete last paragraph from Section 3.1.7.10 regarding enurement clause.  Add policy to the effect that the wording of the enurement clause in Gaeltacht areas be revised to include specific reference to the Irish language.	

**On the proposal of Comh. P. O'Foighil and seconded by Cllr. J. Conneely it was agreed that Section 3.1.7.6 as revised would apply .**

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	Supporting the provisions of 3.1.7.6 throughout the GTPS area and facilitate second rural family dwellings where need is proven to exist. Support for inclusion of the Essential Housing need category Section 3.1.7.6 (a) - (e).
<b>Response</b>	Section 3.1.7.6 is unsustainable and it is recommended that it be
<b>Recommendation</b>	Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

**On the proposal of Comh. P. O'Foighil and seconded by Dep. N. Grealish it was agreed that Section 3.1.7.6 as revised would apply .**

Submission Number 69	Submitted	Agent
	Colm O'Cinnsealla, Cnocan An Bhodaigh, Na Forbacha, Gaillimh.	No Agent.
<b>Issue</b>	Settlement Strategy	
<b>Summary</b>	This submission expresses a wish not to have Furbo designated as a settlement.	
<b>Response</b>	Furbo has been identified in the county's Settlement Strategy in the 4th tier of the G.T.P.S. hierarchy. It is identified as a small settlement with the development potential to accommodate a household allocation of 880 between the 27 settlements specified.	
<b>Recommendation</b>	Recent settlement patterns and population projections were among some of the criteria use to identify the settlement areas, the remaining are outlined in Section 3.1.4. It is recognised that a unique settlement pattern exists in the Gaeltacht. This will be further examined in detail in a proposed Local Area Plan for the Gaeltacht.	
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.	

**On the proposal of Cllr. T. Mannion and seconded by Cllr. McClearn it was agreed that Section 3.1.7.6 as revised would apply .**

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	Section 3.1.7.6 (d) – Requests that the term indigenous is expressed using the term – ‘Local people who have been reared or spent a proven substantial part of their lives in an identified rural locality’.

- Response** Section 3.1.7.6 (d) states, 'Local people who are indigenous of the area...' It is believed that this adequately illustrates the point being made as it means people who were born and reared in the area. The category provides for those who have spent a proven substantial part of their lives, as the term indigenous requires definition.
- Recommendation** Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

**On the proposal of Cllr. T. Mannion and seconded by Cllr. J. McClearn it was agreed that Section 3.1.7.6 as revised would apply .**

Submission Number	Submitted	Agent
70	Colm O'Cinnsealla, Runai Coiste Forbartha na bhForbacha, Cnocan An Bhodaigh, Na Forbacha, Gaillimh.	No Agent.
<b>Issue</b>	Settlement Strategy.	
<b>Summary</b>	Submission states that majority of the community do not wish to have Furbo identified as a small settlement.	
<b>Response</b>	Furbo has been identified in the county's Settlement Strategy in the 4th tier of the G.T.P.S. hierarchy. It is identified as a small settlement with the development potential to accommodate a household allocation of 880 between the 27 settlements specified.	
	Recent settlement patterns and population projections were among some of the criteria use to identify the settlement areas, the remaining are outlined in Section 3.1.4. It is recognised that a unique settlement pattern exists in the Gaeltacht. This will be further examined in detail in a proposed Local Area Plan for the Gaeltacht.	
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.	

**On the proposal of Comh. P. O'Foighil and seconded by Cllr. J. Conneely it was agreed that an alteration to the plan is not needed.**

Submission Number	Submitted	Agent
71	Mr Michael Naughton, Consulting Surveyors & Engineers, Cushmaigmore, Furbo, Co. Galway.	No Agent.
<b>Summary</b>	Consideration and policies relating to rural sustainability to be introduced in recognition of the traditionally well populated south Conamara area and its spread out characteristic.	
<b>Response</b>	It is recognised that there is a unique settlement pattern in the Gaeltacht	



that relates to local town lands. This issue will be further addressed in detail in the proposed Local Area Plan for the Gaeltacht. The Settlement Strategy aims to strengthen local communication through balanced development and aims to counter balance the outgoing growth of the city at the expense of parts of rural County Galway.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Comh. P. O'Foighil and seconded by Cllr. J. Conneely it was noted and agreed that this submission had been dealt with by An Comh. P. O'Foighil's submission.**

**Issue** Gaeltacht

**Summary** Inclusion of full details of what is required for a linguistic assessment.

**Response** This is a development control matter and is best dealt with by regulations external to the plan.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Comh. P. O'Foighil and seconded by Cllr. J. Conneely it was noted and agreed that this submission had been dealt with by An Comh. P. O'Foighil's submission.**

**Issue** Quality of Maps and Final Print of Plan.

**Summary** Should be clear distinctions between the various zones, which should take account of the existing development pattern.

**Response** It is accepted that the A3 maps are insufficiently clear; these have been modified and will be included in the final plan. It should be noted that maps were also on display on the Council website.

The Settlement Strategy identifies a sustainable approach to balanced spatial development. In the case of smaller settlements for which no specific plans are available, development shall be confined to within a radius of 500m from what the Planning Authority considers to be the centre of gravity of the village.

**Recommendation** Provide larger scale maps and ensure that areas that are suitable for forestry/wind energy development focal points/views, landscape sensitivity ratings, and protected areas are clearly identified. Produce the Final Print of the plan to a high standard.

**On the proposal of Cllr. M. Mullins and seconded by Dep. N. Grealish it was agreed to provide larger scale maps and ensure that areas that are suitable for forestry/wind energy development focal points/views, landscape sensitivity ratings, and protected areas are clearly identified. Produce the Final Print of the plan to a high standard**

**Issue** Rural Housing Policy.

**Summary** Ribbon development should be discouraged in favour of the traditional

On the proposal of Cllr. J. Conneely and seconded by Cllr. J. Conneely it was agreed that Section 3.1.7.6 as revised would apply.

**Response** 'Clachan' type development. Clustered housing will be facilitated within the settlement centres identified. Where a person meets the essential housing need requirements, development must have regard to the Single Rural Housing Guidelines issued by the Council.

**Summary** The Settlement Strategy aims to achieve balanced development and has taken into consideration recent trends in population distribution and settlement patterns. It is recognised however that there is a settlement pattern in the Gaeltacht that relates to local town lands, this will be further examined in the proposed Local Area Plan for the Gaeltacht.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Mullins and seconded by Dep. P. Connaughton it was agreed that Section 3.1.7.6 as revised would apply .**

On the proposal of Cllr. M. Mullins and seconded by Dep. P. Connaughton it was agreed that Section 3.1.7.6 as revised would apply.

**Issue** Rural Housing Policy.

**Summary** Introduce a points system to assess essential rural housing need.

**Response** On balance it is considered that a points system is not beneficial. It would not take account of all scenarios and the complexities that can arise in the processing of a planning application.

**Recommendation** Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

**On the proposal of Cllr. M. Mullins and seconded by Sen. U. Burke it was agreed that Section 3.1.7.6 as revised would apply .**

On the proposal of Cllr. M. Mullins and seconded by Sen. U. Burke it was agreed that Section 3.1.7.6 as revised would apply.

**Issue** Settlement Strategy.

**Summary** Establish land use within village and development zone boundaries and define boundaries for all 'villages'.

**Response** In the case of larger towns and villages, for which comprehensive development plans or zoning plans have been prepared, developments shall be in accordance with the zoning requirements of the said plans.

In the case of smaller settlements for which no specific plans are available, development shall be confined to within a radius of 300m – 500m from what the Planning Authority considers to be the centre of gravity of the village. The establishment of these boundaries will be given priority as the need arises.

**Recommendation** Include an objective in the development plan to establish the settlement zone boundaries as soon as possible but not later than the life time of the plan.

**On the proposal of Cllr. J. McClearn and seconded by Cllr. J. Conneely it was agreed that Section 3.1.7.6 as revised would apply .**

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	Re-establish Furbo as a village in the County Development Plan with a village centre and surrounding development zone.
<b>Response</b>	The village of Furbo has been identified as a small settlement within the Settlement Strategy hierarchy for the G.T.P.S. area. Development will be encouraged in this village to within a radius of 300m to 500m from what the Planning Authority considers to be the centre of gravity of the village. This will be dealt with and enforced by the Development Control Section.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Mullins and seconded by Dep. P. Connaughton it was agreed that Section 3.1.7.6 as revised would apply .**

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	Re-introduce the development zone or village boundary at Knock/Aille, Inverin.
<b>Response</b>	It is accepted that Knock should be added to the settlements. Furbo is already designated, it and Tully have been recommended for addition.
<b>Recommendation</b>	Remove the description Inverin from the Settlement Zones in the development plan. Add the villages of Knock and Tully/ Ballynahown to the Settlement Zones subject to their boundaries being defined following more detailed examination.

**On the proposal of Cllr. T. Mannion and seconded by Cllr. J. McClearn it was agreed that Section 3.1.7.6 as revised would apply .**

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	Introduce development zone boundaries at Lochanbeg, Cornarene, Minna, Screebe, Lettermore, Maam Cross, Cashel, Inis Oirr, Inis Mean and Kilmurvey.
<b>Response</b>	The settlements identified in the Settlement Strategy were based on a range of criteria listed in Section 5.3.1.4 including the size of the existing settlement in terms of population and households. In addition to this they were selected based on the contribution that each centre could make to the aims of the strategy. A total of 97 settlements were identified and it is believed that there are sufficient settlements identified to meet the needs of the county within the plan period. Had the above mentioned areas met all the criteria then they would have been considered for designation at the outset.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. P. O Malley and seconded by Cllr. S. Quinn it was agreed that Section 3.1.7.6 as revised would apply .**

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	A survey of developed areas be undertaken to be defined in the County Development Plan.
<b>Response</b>	A Settlement Strategy necessitated an analysis of the capacity of towns and villages throughout the county to accommodate future growth. The strategy identified that much rural hinterland with an existing community. These areas have been classified and defined in the hierarchy of settlements for the G.T.P.S. area, West Galway, North East, Ballinasloe and South East sector.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. P. O Malley and seconded by Cllr. K. Quinn it was agreed that an alteration to the plan is not needed.**

Submission Number 79	Submitted	Agent
	John & Mary Huban,	Justin Sadleir, Justin Sadleir Solicitors, Crow Street, Gort, Co. Galway.
<b>Issue</b>	Landscape Assessment\Land Use Zoning.	
<b>Summary</b>	Remove High Scenic Area Designation from lands at Knockakilleen and Doorus.	
<b>Response</b>	<p>The landscape sensitivity ratings were assessed based on a range of criteria and in accordance with the draft Planning Guidelines on Landscape and Landscape Assessment issued by the DOELG. The principle behind the landscape assessment is so that development is encouraged in a sustainable manner while protecting what is unique and irreplaceable to County Galway for future generations.</p> <p>Under the landscape sensitivity rating the lands identified are rated Class 3, "high sensitivity". Under this classification few developments including those with substantiated cases for such a specific location and which are in compliance with settlement policies are open for consideration.</p> <p>No change is recommended in rating as it would weaken the aims of the landscape assessment.</p> <p>There are contradictions in the plan as the current definition of essential</p>	

**Summary** housing need (Section 3.1.7.6) weakens the aims of the landscape sensitivity ratings and should be revised.

**Recommendation** It is recommended that an alteration to the plan is not needed.

Cllr. M. Loughnane recommended that the submission be approved. Cllr. J. McClearn stated that this submission was in the interests of an individual and that there were more people in similar situations who had not made a submission.

**On the proposal of Cllr. J. McClearn and seconded by Comh. P. O'Foighil it was agreed that an alteration to the plan is not needed.**

Submission Number	Submitted	Agent
86	Councillor Tom McHugh, Kilcloghans, Tuam, Co. Galway.	No Agent.
<b>Issue</b>	Settlement Strategy.	
<b>Summary</b>	Include Cortoon, Lavally, Garrafrauns, Kiltевна, Glinsk, Belcare, Sylane, Kilbannon, Briarfield, Brownsgrrove as settlement centres.	
<b>Response</b>	<p>Section 3.17.17 states it is a policy of the Planning Authority to direct residential development into designated settlement locations.</p> <p>Settlements were identified based on a range of criteria including the level/extent of all services available and the contribution that each centre would make to the areas of the Settlement Strategy.</p> <p>A total of 97 settlements were identified and it is considered that there are sufficient settlements identified to meet the needs of the county within the Plan period.</p> <p>There are contradictions in the plan as the current definition of essential housing need (Section 3.1.7.6) weakens the aims of the settlement strategy and should be revised.</p>	
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.	

**On the proposal of Cllr. T. McHugh and seconded by Cllr. S. Quinn it was agreed to include Cortoon, Lavally, Garrafrauns, Kiltевна, Glinsk, Belcare, Sylane, Kilbannon, Briarfield, Brownsgrrove as settlement centres.**

Submission Number	Submitted	Agent
92	Mr David Heffernan, Heffernan & Associates Architects, Barna Village, Galway.	No Agent.

<b>Summary</b>	Section 5.20 – New development to be allowed on restricted Class II roads and where there is not a proven traffic hazard. Omit reference to R348 and R355 on Class II control table and add except in villages and speed limits.
<b>Response</b>	<p>It has been national policy on major inter urban routes, in particular Class 1 and 2 roads to preserve their levels of safety / services by restricting developments other than those strictly necessary. It is a proven fact that there is a direct relationship between increasing the number of accesses to a higher rate of accidents.</p> <p>This policy has been operated in the county in the existing county development plans. Other than national routes there are some regional routes that are of strategic importance to link national roads or important county towns. It is not recommended that restrictions be lifted on these roads.</p> <p>The current definition of housing need weakens the aim of the plan to protect these routes and should be revised.</p>
<b>Recommendation</b>	Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

**On the proposal of Cllr. J. Conneely and seconded by Cllr. J. Joyce it was agreed that Section 3.1.7.6 as revised would apply .**

<b>Summary</b>	Section 3.1.7.6 - Guidance required on definitions relating to essential housing need criteria including what is meant by 'living and working in area', 'returning immigrant', 'substantial', 'local'.
<b>Response</b>	This highlights that the definition of housing need is open to interpretation, weakens the aims of the Plan and should be revised.
<b>Recommendation</b>	Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

**On the proposal of Cllr. J. Conneely and seconded by Cllr. M. Hoade it was agreed that Section 3.1.7.6 as revised would apply .**

SubmissionNumber 95	Submitted	Agent
	Mr Michael Vincent Costello, Mulroog, Kilcolgan, Co. Galway.	Justin Sadleir, Justin Sadleir Solicitors, Crow Street, Gort, Co. Galway.
<b>Issue</b>	Landscape Assessment\Land Use Zoning.	

- Summary** Remove lands at Mulroog, Kilcolgan from High scenic amenity area Classification.
- Response** The landscape sensitivity ratings were assessed based on a range of criteria and in accordance with the draft Planning Guidelines on Landscape and Landscape Assessment issued by the DOELG. The principle behind the landscape assessment is so that development is encouraged in a sustainable manner while protecting what is unique and irreplaceable to County Galway for future generations.
- Under the landscape sensitivity rating the lands identified are rated Class 3, "high sensitivity". Under this classification few developments including those with substantiated cases for such a specific location and which are in compliance with settlement policies are open for consideration.
- There are contradictions in the plan as the current definition of essential housing need (Section 3.1.7.6) weakens the aims of the landscape assessment and should be revised.
- Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. Conneely and seconded by Cllr. M. Connolly it was agreed that an alteration to the plan is not needed.**

Submission Number 101	Submitted	Agent
	Mr John M Gallagher, 1 Oldfield, Kingston, Galway.	No Agent.
<b>Issue</b>	Landscape Assessment\Land Use Zoning.	
<b>Summary</b>	Requests that the site identified in this submission be removed from area classified as High Scenic Amenity.	
<b>Response</b>	The landscape sensitivity ratings were assessed based on a range of criteria and in accordance with the draft Planning Guidelines on Landscape and Landscape Assessment issued by the DOELG. The principle behind the landscape assessment is so that development is encouraged in a sustainable manner while protecting what is unique and irreplaceable to County Galway for future generations.	
	This area is classified Class 2- allowing various developments which are of appropriate scale and design and are in compliance with settlement policies. This allows for a person who is functionally dependent on the land or meets the rural housing need criteria set out in 3.1.7.6 to develop in such area.	
	Where this is not the case there are a number of settlements identified under the strategy which will then provide a location for residential development.	

There are contradictions in the plan as the current definition of essential housing need (Section 3.1.7.6) weakens the aims of the plan and should be revised.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. T. McHugh and seconded by Dep. P. Connaughton it was agreed that an alteration to the plan is not needed.**

Submission Number	Submitted	Agent
104	Mr Michael Kennedy, Chief Executive Officer, The Western Regional Fisheries Board, The Weir Lodge, Earl's Island, Galway.	No Agent.
<b>Summary</b>	The plan should provide for the orderly development of new caravan sites and encourage the closure of sites infringing on lake foreshores.	
<b>Response</b>	The development of existing and new caravan sites shall have regard to policies of the plan and specifically development standards on caravan/camping sites set out in Section 5.14.  Any unauthorised development is addressed by enforcement of policies in the plan.	
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.	

**On the proposal of Dep. P. Connaughton and seconded by Dep. N. Grealish it was agreed that an alteration to the plan is not needed.**

Submission Number	Submitted	Agent
107	Mr Kevin Ring, Planning Section, D.O.E.L.G., Custom House, D.1.	No Agent.
<b>Issue</b>	Affordable Housing/Housing Strategy.	
<b>Summary</b>	The Plan when adopted should contain the Housing Strategy.	
<b>Response</b>	While 3.7.1 makes reference to the Council's Housing Strategy and 3.8 details the Housing Programme contained therein. The Draft Plan does not contain the Strategy. This will be included in the final Plan	
<b>Recommendation</b>	Amend the Draft plan to contain the Housing Strategy in its entirety.	

Mr Ridge stated that this was an administrative provision to include the full text of the Housing Strategy. Sen. U. Burke queried how the changes to the Housing Strategy would be incorporated into the Development



Plan. The County Manager stated that there would be no change to the Housing Strategy until a directive is received from the Department of the Environment and Local Government, following which a draft new Housing Strategy will be prepared for the Housing SPC and the Council.

**On the proposal of Cllr. M. Hoade and seconded by Cllr. J. Conneely it was agreed to amend the Draft plan to contain the Housing Strategy in its entirety**

<b>Issue</b>	Compliance with National Road Policy.
<b>Summary</b>	The Draft Plan should reflect DoELG advice and guidelines relating to control of development along National Roads.
<b>Response</b>	<p>It has been Government policy since the introduction of the National Routes in 1971 to restrict access on to the routes in the interests of public safety. Successive County Development Plans have expressed policies in line with National policy. It is even more necessary now in view of the increase in traffic volumes and higher operational speeds.</p> <p>The Draft Plan while advocating restrictions on the National Routes in defining the categories of essential housing need, which will be permissible on the routes is too liberal and imprecise. If the need is defined as per 3.1.7.6 the extended categories would be seriously in conflict with National Policy and would increase traffic hazard.</p> <p>Policies on some intensification of commercial uses would also adversely affect road safety and capacity.</p>
<b>Recommendation</b>	Define separately from the definition of "Essential Housing Need" the categories and the circumstances under which new access may be created onto the National and restricted routes.

**On the proposal of Cllr. M. Fahy and seconded by Cllr. M. Connolly it was agreed to define separately from the definition of "Essential Housing Need" the categories and the circumstances under which new access may be created onto the National and restricted routes**

<b>Issue</b>	Environmental Protection.
<b>Summary</b>	Section 4.8 of the Draft Plan is too general and should be written so as to deal adequately with Habitats and Natural Heritage and distinguish this topic from Landscape quality.
<b>Response</b>	<p>A heritage appraisal of the plan has been carried out and in general it has been very positive. The main area of concern is the likely impact of the Rural Housing Policy. Recommendations contained in this appraisal are recommended for incorporation into the plan.</p> <p>It is accepted that the chapter on National Heritage lacks clear and specific policies and contains references to built heritage and landscape. It is intended to restructure and rewrite the Draft Plan.</p> <p>Section 4.8 will be rewritten as part of the process.</p>
<b>Recommendation</b>	It is proposed to adopt the policy proposals in the assessment as they deal with the issues raised in the DoELG submission. Section 4.8 will be rewritten.

**On the proposal of Sen. U. Burke seconded by Cllr. M. Mullins it was agreed to adopt the policy proposals in the assessment as they deal with the issues raised in the DoELG submission. Section 4.8 will be rewritten.**

<b>Issue</b>	Heritage.
<b>Summary</b>	Dúchas (the heritage service) which is a section of the DoELG has recommendations advocating the inclusion of i) specific chapter on "Archaeological Heritage" ii) an objective to protect the Archaeological Heritage of the County. iii) the inclusion of recorded monuments on maps
<b>Response</b>	Section 4.7 deals with Archaeological Heritage and specific policies for the preservation, conservation and maintenance of both listed sites and items and those, which have not been discovered.  A map showing the sited monuments throughout the County have been prepared as part of the Landscape Assessment as is available as a support document. This is intended to be appended to Section 4.7 to highlight the Archaeological Heritage of the County
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Connolly seconded by Dep. N. Grealish it was agreed that an alteration to the plan is not needed**

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	a) DoELG commends the commitment of the Draft Plan to support the Government's policy on rural development by: i) providing a wide variety of settlements throughout the County ii) giving positive consideration to rural areas where there has been a decline in population iii) protecting landscape and water quality.  However the detailed provisions of the Plan "are not entirely in accord with these principles of proper planning and sustainable development" because of the broad definition of "essential rural housing need" and a facilitating policy to housing in rural areas pending the provision of infrastructural areas pending the provision of infrastructural services in rural villages.
<b>Response</b>	The 97 settlements, which provide a wide choice of rural village living environment, were selected having regard to their existing public and private services and their capacity for servicing their own community and that of their rural hinterland. They are representative of all Electoral areas and 50 of them are located outside the G.T.P.S. area, many of them being in areas which have a decline in population or, at best, a marginal increase.  The most significant service which is lacking in many of them is effluent treatment, but the policy which the Council adopted in recent year of permitting private treatment plans for group of houses will facilitate any developer who is willing to invest in the rural villages.  To encourage such housing developments on the outskirts of villages

would be regarded as unsustainable as they would be remote from village services other than water/effluent treatment and would continue erosion of rural landscape deterioration of groundwater and congestion of major roads.

**Recommendation** Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

**On the proposal of Cllr. M. Hoade and seconded by Cllr. J. Conneely it was agreed that Section 3.1.7.6 as revised would apply .**

**Issue** Strategic Environmental Assessment.

**Summary** The Final Plan should "include information on the likely significant effects on the environment of implementing the Plan.

**Response** Because of the significant alterations made by the Members to the recommended Draft it has not been possible to assess the environment impact of policies and programmes in the absence of clarification of a range of issues.

**Recommendation** Redraft the text of the plan, in order to separate the policies and the objectives with a view to preparing a Strategic Environmental Assessment and making the plan more accessible to the general public. (Meanwhile the original SEA will be circulated.)

**On the proposal of Dep. N. Grealish and seconded by Cllr. M. Mullins it was agreed to redraft the text of the plan, in order to separate the policies and the objectives with a view to preparing a Strategic Environmental Assessment and making the plan more accessible to the general public.**

**Issue** Town Plans\Local Area Plans.

**Summary** Any local or town Plans which are in preparation but not adopted should not be adopted pending the making of the County Development Plan

**Response** Once a clear position on the objectives in the County Development Plan emerges some of the Town Plans could be adopted by the Council without further alterations.  
Technically this aspect of the submission is not relevant to the Development Plan.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Dep. P. Connaughton seconded by Cllr. T. Mannion it was agreed that an alteration to the plan is not needed**

Submission Number 109	Submitted	Agent
	Mr John C Kelly, Tyrone, Kilcolgan,	No Agent.

Co. Galway.

- Issue** Landscape Assessment/Land Use Zoning.
- Summary** Remove portion of his lands at Tyrone, Kilcolgan from Hsa designation.
- Response** The High Scenic Amenity designation has been replaced from landscape sensitivity ratings in the draft development plan. This assessment took into consideration a range of criteria and was carried out in accordance with the draft Planning Guidelines on landscape and landscape assessment issued by the DOELG. Under the landscape sensitivity ratings this area is classified high allowing few development, including those with substantiated cases for such a specific location and which are in compliance with the settlement policies. This rating is a measurement of the ability of the landscape to accommodate change without suffering unacceptable effects on its character or value. No change recommended in sensitivity rating.
- Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. T. McHugh seconded by Cllr. T. Walsh it was agreed that an alteration to the plan is not needed**

**Manager's Report on the Submissions and Observations received on Proposed Protected Structures in the Draft County Development Plan.**

1 Mr G. H. Gossip,  
Ballymore House ,  
Craughwell,

Re Ballymore House (RPS no. 247)

Issues:

The submission points out that the writer is a tenant & that the notice has been forwarded to a representative of the owners

Comment

The local authority shall serve on each person who is the owner or occupier of a proposed protected structure or the protected structure, as the case may be, a notice of a proposed addition or deletion

**On the proposal of Cllr. J. Joyce seconded by Comh. P. O'Foighil it was agreed that the structure be retained on the Record of Protected Structures.**

2 Mr Sean Lawlor, C,Ss.R.,  
Esker Retreat House & Youth Village,  
Athenry

RE Church of Sts Peter and Paul, Esker, Athenry (RPS No. 143)

Issues:

The Submission states that due consideration will be given to the notice and that observations will be submitted within required period.

Comments:

Following discussion on site, issues regarding inclusion on RPS have been clarified. No further submissions were received.

Cllr. Mullins stated that additional costs should not be imposed on the maintenance of churches as a result of them being listed as protected structures.

Ms. Duddy stated that many churches were included as protected structures due to the fact that they are often the most significant building in the locality.

**On the proposal of Cllr. M. Hoade seconded by Cllr. P. O Malley it was agreed that the structure be retained on the Record of Protected Structures.**

3 Sr. Angela Hoare,

Sisters of Mercy Western Province,  
No 3 Marina Point,  
Ballinasloe

Re Convent of Mercy, Tuam (RPS No. 35 and 36)

Issues:

Submission states that the sisters strongly object to inclusion on RPS; that it is intended to develop the site at a future date and that no reason is seen "for imposing a protection order"

Comments:

It is accepted that a structure may outlive the use for which it was originally built. In such circumstances it is encouraged that some other compatible use may be found for the structure so that it may survive into the future. Protection, as is being offered, does not mean a structure cannot be altered to accommodate a compatible change of use. The proposed protected status is intended to ensure that any necessary interventions are undertaken in such a manner as to not have an adverse impact on the character of the structure, which is of architectural value in itself and in its contribution to the town of Tuam. It is recommended that the structure be retained on the RPS.

**On the proposal of Cllr.S. Quinn seconded by Cllr. M. Connolly it was agreed that the structure be withdrawn from the Record of Protected Structures.**

4 Mr Sean Lawlor, C.Ss.R.,  
Esker Retreat House and Youth Village,  
Athenry

Re Redemptorist Monastery, Esker, Athenry (RPS no. 141)

Issues:

The Submission states that due consideration will be given to the notice and that observations will be submitted within required period.

Comments:

Following discussion on site issues regarding inclusion on RPS have been clarified. No further submissions were received.

**On the proposal of Cllr. M. Loughnane seconded by Cllr. M. Mullins it was agreed that the structure be retained on the Record of Protected Structures.**

5 Mr Sean Lawlor, C.Ss.R.,  
Esker Retreat House and Youth Village,  
Athenry

Re Retreat House Esker, Athenry (RPS No. 142)

Issues:

The Submission states that due consideration will be given to the notice and that observations will be submitted within required period.

Comments:

Following discussion on site issues regarding inclusion on RPS have been clarified. No further submissions were received.

**On the proposal of Cllr. M. Loughnane seconded by Dep. P. Connaughton it was agreed that the structure be retained on the Record of Protected Structures.**

6 Ms Annette Naughton,  
Balymore Castle,  
Laurenceown,  
Ballinasloe

Re Ballymore Castle, Laurencetown (RPS No. 277)

Issues

Submission requests that no further action be taken until further advice is obtained as the writer would have some reservations and concerns.

Comment:

It is recommended that the structure be retained on the RPS in recognition of its architectural merits.

**On the proposal of Cllr. M. Hoade seconded by Cllr. M. Connolly it was agreed that the structure be retained on the Record of Protected Structures.**

7 Sr. M. Philomena O.D.C.  
Prioress  
St. Joseph's Monastery,  
Mount Carmel  
Loughrea,  
Co. Galway

Re St Joseph's Monastery, Mount Carmel, Loughrea. (RPS No. 323)

Issues:

Submission states that community is pleased that others share their appreciation of its value. Some fears are expressed as to the practical consequences of inclusion on RPS. Requests listing of what elements of structure require planning permission as are anxious not to inhibit normal development of monastery.

Comments :

An owner or occupier of a protected structure may request the local authority to issue a declaration indicating the types of works that could be carried out without affecting the character of the structure or any elements of the structure which contributes to its special interest

**On the proposal of Sen. U. Burke seconded by Cllr. J. McClearn it was agreed that the structure be retained on the Record of Protected Structures.**

8 Mr Willie Moran,  
The Weir,  
Kilcolgan,

Re Moran's Oyster Cottage and Thatched cottage, The Weir, Kilcolgan. (RPS No 292 and 293)

Issues:

Requests meeting to discuss issues arising from flooding at high tides .

Comment .

This matter is being addressed

**On the proposal of Dep. P. Connaughton seconded by Cllr. S. Quinn it was agreed that the structure be retained on the Record of Protected Structures.**

9 Jarlath and Deirdre Donnellan,  
Moat Lodge,  
Ballinasloe

Re Moat Lodge (RPS No. 59)

Issues:

Submission states that the writers have no problem with the house being proposed for protection. It is stated that upkeep of an old house is expensive and that it is hoped to be able to sell some stone from outbuildings in poor repair to pay for more repairs to house.

Comment:

An owner or occupier of a protected structure may request the local authority to issue a declaration indicating the types of works that could be carried out without affecting the



character of the structure or any elements of the structure which contributes to its special interest

A Declaration would clarify the degree of protection offered to various structures within the curtilage of the Protected structure. In general, the use of architectural salvage from other buildings is discouraged. The concern is that any proposed use of salvaged stone should not be taken to the detriment of other historic buildings such as the outbuildings associated with a proposed protected structure.

**On the proposal of Cllr. M. Connolly seconded by Cllr. S. Quinn it was agreed that the structure be retained with the exclusion of outbuildings on the Record of Protected Structures.**

- 10 Mr Liam O'Brien, DD  
Chairperson,  
The Killomer development Committee,  
Killomer,  
Ballinasloe

Re Trinity Church, Kiltormer ( RPS No. 339)

Issues:

The submission states that the incorrect owner has been identified for draft record.

Comment:

It is recommended that the data base be amended.

**On the proposal of Cllr. M. Connolly seconded by Cllr. J. Joyce it was agreed that the structure be withdrawn from the Record of Protected Structures.**

- 11 Rev P.J. Bracken, Fahy, Eyrecourt  
Chairman,  
Mary Larkin,  
Secretary,  
John Coughlan,  
Treasurer

Re Church of Christ the King, Killachunna., Killimor (RPS No. 340)

Issues:

The submission states on behalf of parish council the belief that adding the church to the RPS will make it more difficult to maintain as insurance will be more expensive as it is believed the parish will have to insure for restoration rather rebuild. It is a small parish with several other structures to maintain.

Comment

In most cases where fire, for example, has caused total, or near total loss, of a historic building, the special interest which led to its inclusion on the RPS may be considered irredeemably lost and the building of a replica replacement will generally serve little purpose. There is no legal requirement for the owner of an historic structure to insure it against damage. However, owners may be advised that they may be required to make good fire damage in the event of all but total loss.

**On the proposal of Cllr. J. McClearn seconded by Sen. U. Burke it was agreed that the structure be withdrawn from the Record of Protected Structures.**

- 12 Most Rev. J. McLoughlin DD.,  
Diocesan Office,  
The Cathedral,  
Galway

Re Churches in Diocese of Kilmacduagh .

Issues:

Submission states that while being generally in favour of offering protection to historic and notable buildings concern is expressed at wishing to control what the Catholic Church does with the interior of churches in connection with liturgical requirements.

Comment:

Following a public notice in October 1999, religious authorities representing the Catholic Church, the Church of Ireland, the Presbyterian Church in Ireland, and the Methodist Church have been engaged in consultations with the Minister. These consultations are ongoing. It is important to recognise that places of worship in active use can continue to adapt to the needs of the time; the concern is to ensure that the historic fabric is conserved. Most places of worship have been reordered at intervals over the centuries to meet the liturgical needs of the time and such changes are all part of the history of the building.

The planning authority has an obligation under the Act to respect liturgical requirements in Declarations.

**On the proposal of Cllr. J. Joyce seconded by Sen. U. Burke it was agreed that the structure be retained on the Record of Protected Structures.**

- 13 Paul Connaughton, T.D., M.C.C.,  
Mountbellew,  
Ballinasloe

Re Convent of Mercy, Tuam (RPS no. 35 and 36)

Issues:

Submission on behalf of member of religious community regarding excluding proposed structures from RPS. States that sisters are finding it difficult to maintain the building and that a protection order would create havoc for their future plans.

Comment:

See no 3 above.

**On the proposal of Cllr. S. Quinn seconded by Cllr. M. Connolly it was agreed that the structure be withdrawn from the Record of Protected Structures.**

14 Fr. Hugh O Reilly, C.C.  
Looscaun,  
Woodford  
Co. Galway.

Re St Brendan's Looscaun (RPS No. 486)

Issues:

Submission states that the proposed protection is considered to be totally inappropriate and objects in the strongest terms.

Comment:

Following review it is recommended the structure is retained on the RPS in recognition of its architectural merits.

**On the proposal of Sen. U. Burke seconded by Cllr. J. McClearn it was agreed that the structure be withdrawn from the Record of Protected Structures.**

15 Mr John Killeen,  
Castleturvin House,  
Athenry,  
Co. Galway.

Re Castle Turvin House (RPS No. 257)

Issues:

Submission makes two points for amendment. 1) That Castle Turvin is a private dwelling and not a nursing home as is described in database. 2) The nursing home is a modern construction adjacent. No objection is made to listing the house, but does object to inclusion of nursing home.

Comment:

The points raised are valid. Lack of clarity in database is being addressed.

**On the proposal of Cllr. M. Mullins seconded by Cllr. M. Connolly it was agreed that the structure be retained on the Record of Protected Structures.**

16 Rev. Christy O'Byrne PP,  
Parochial House,  
Lawrencetown, (RPS No. 35 & 36)  
Co. Galway.

Re Laurencetown and Kiltormer Churches (RPS No. 271 and 272)

Issues:

Submissions states that while feeling honoured, there are also misgivings. It is proposed to undertake works to both churches, which it is believed planning permission is not required. Also, concerns are raised as to additional cost of insurance.

Comment:

The works as described in submission would be subject to planning permission even if not a protected structure, as advised by the planning department. Older buildings function differently from modern constructions, and often using correct material and techniques can obviate the need for more costly interventions, as may be the case in Kiltormer. The question of insurance of protected structures is being addressed at national level.

**On the proposal of Cllr. J. Joyce seconded by Cllr. J. McClearn it was agreed that the structures be withdrawn from the Record of Protected Structures.**

17 Patrick Naughten PP,  
Woodford,  
Co Galway

Re St John the Baptist Church. (RPS No. 484)

Issues:

Concern is expressed about this matter and it is regarded as unnecessary interference.

Comment:

Noted. Following review, it is recommended that the structure be retained on RPS in recognition of its architectural merits.

**On the proposal of Cllr. J. McClearn seconded by Sen. U. Burke it was agreed that the structure be withdrawn from the Record of Protected Structures.**

18 Sr. Angela Hoare,  
Sisters of Mercy Western Province,  
No 3 Marino Point,  
Ballinasloe,  
Co. Galway

Re Convent of Mercy , Tuam (RPS No. 35 & 36)

Issue:  
Submission expresses thanks for explanatory letter but still wishes that whole building be eliminated from structure

Comment:

See No 3 above.

Issue:

Submission states that has not yet received notification that protection is no longer being considered for inclusion on RPS and appeals for same.

Comment:

See no. 3 above.

**On the proposal of Cllr. S. Quinn seconded by Cllr. M. Connolly it was agreed that the structure be withdrawn from the Record of Protected Structures.**

19 Ms Carmel Howley,  
Dunmore Demesne Golf,  
Dunmore,  
Co. Galway

Re Dunmore House (RPS 17)

Issues:

Submission welcomes protection offered and raises issues regarding ownership

Comment:

Noted. Issues regarding ownership are being addressed.

**On the proposal of Cllr. J. Joyce seconded by Cllr. T. Mannion it was agreed that the structure be retained on the Record of Protected Structures.**

20 Mr Frank Ryan,  
Ryan's,  
Gurymadden,  
Loughrea,  
Co. Galway

Re Ryan's, Gurymadden (RPS No. 332)

Issues:

Requests that structure not be listed on this occasion as time is too short to consider requirements on both sides. Is putting on notice that a listing will be challenged.

Comment:

Following review it is recommended the structure be retained on RPS in recognition of its architectural merits. The extent of protection will be clarified with the owner.

**On the proposal of Cllr. M. Mullins seconded by Cllr. J. Joyce it was agreed that the structure be retained on the Record of Protected Structures.**

21 Deputy Paddy McHugh,  
Shop Street,  
Tuam,  
Co. Galway

Re St Jarlath's and Convent of Mercy, Tuam . (RPS Nos. 33, 35, 36.)

Issues:

Submission states that authorities in both institutions are unhappy with inclusion on RPS and have regard to debate of future educational campus in Tuam. Requests that both premises not be included.

Comment:

See no 3 above regarding Convent of Mercy. Comments regarding St Jarlath's are noted. It is recommended that both structures are retained on RPS as they form part of an nineteenth century ecclesiastical precinct which is of architectural and streetscape value.

**On the proposal of Cllr. M. Mullins seconded by Cllr. J. Joyce it was agreed that the structure St. Jarlaths College (RPS 33) be retained on the Record of Protected Structures and the Convent of Mercy (RPS 35& 36) be removed..**

22 Mr Michael Kitt,  
Castleblakeney,  
Ballinasloe,

Co. Galway.

Re Moat Lodge. (RPS No. 59)

Issues:

Submission on behalf of owners who do not want to have yard included.

Comment:

See no. 9 above

**On the proposal of Cllr. M. Connolly seconded by Cllr. S. Quinn it was agreed that the structure be retained on the Record of Protected Structures.**

23 Mr John S. Holmes,  
Leenane,  
Co. Galway.

Quay and bridge at Leenane

Issues:

Submission with supporting material proposing that these structures be included on RPS.

Comment:

The proposed RPS for the west of the county is currently under review.

**The position was noted by the Members.**

24 Ms Liadain o'Donovan,  
Dunguaire,  
Kinvara,  
Co. Galway

Re Thatched cottage

Issues:

Submission requests structure be considered for inclusion on RPS in line with Heritage Council Policy ( newspaper cutting attached)

Comment:

Under review.

**The position was noted by the Members**

25 Ms Claire Besnyoe,  
Ballydugan,  
Loughrea,  
Co. Galway

Re Ballydoogan House and Lodge and Cloondevaun Castle (RPS nos. 334, 333, and 487)

Issues:

Submission contains two letters: one requesting information and offering views on structures in writer's ownership, one objecting to inclusion on RPS. Writer has no objection to inclusion of Clondagoff castle (In data base as Cloondevaun Castle). Regarding Ballydoogan House, if at all considers stone yard building should form a unit with house. Lodge is maintained and in use, pillars are good stonework.

Comment:

Following review, it is recommended that these structures remain on RPS in recognition of their architectural merits. The yard buildings are proposed for protection as forming part of the curtilage of the structure.

**On the proposal of Cllr. M. Loughnane seconded by Cllr. M. Fahy it was agreed that the structure be retained on the Record of Protected Structures.**

26 Mr Michael Salmon,  
Prospect demesne,  
Eyrecourt,  
Co. Galway.

Re Prospect Demesne (RPS No. 342)

Issues:

Submission states that owner does not now wish to have structure protected.

Comment:

Following review, it is recommended that this structure remain on RPS in recognition of its architectural merits.

**On the proposal of Cllr. M. Hoade seconded by Cllr. T. Mannion it was agreed that the structure be retained on the Record of Protected Structures.**



places of worship have been reordered at intervals over the centuries to meet the liturgical needs of the time and such changes are all part of the history of the building. The planning authority has an obligation under the Act to respect liturgical requirements in Declarations. In most cases where fire, for example, has caused total, or near total loss, of a historic building, the special interest which led to its inclusion on the RPS may be considered irredeemably lost and the building of a replica replacement will generally serve little purpose. There is no legal requirement for the owner of an historic structure to insure it against damage. However, owners may be advised that they may be required to make good fire damage in the event of all but total loss. A new and different use may be considered for any structure that no longer meets the needs of the present day. Sympathetic reuse can allow the architectural to continue to be enjoyed and used into the future. Recent government policy encourages the consideration of the rehabilitation of an existing building as a more sustainable option than the demolition and construction of a new one. The employment of professional advice can be included in Conservation grants for reimbursement.

**The position was noted by Members**

29 Mr Gus Egan ,  
 Manager,  
 Loughrea Co-op Mart Ltd.,  
 Loughrea,  
 Co. Galway.

Re Former Railway buildings at Loughrea (RPS no. 325)

**The Council agreed to remove the following properties from the Record of Proposed Protected Structures. However, there were no proposer or seconder.**

118	148	150	163	167
163	258	266	267	269
271	272	282	310	311
313	317	331	343	347
391	392	393	394	395
399	403	406	452	453
455	258	266	459	465
466	467	484	486	

Issues:

Submission states that buildings have no specific national interest. , That buildings are only part of a total original structure and that remaining sections are of no intrinsic value, either architecturally or historically. That the remaining have been in use as sheds for a considerable amount of time, and any attempts at restoration would be uneconomical as now are in use as livestock sheds; That the attempted global listing is contrary to the statutory regulations. That there are no special unique architectural features associated

with the remaining structures and that the proposed listing is an unnecessary interference by regulatory bodies. Any attempt to upgrade these buildings with the envelope of the existing mart would be at variance with the surrounding premises. Request that buildings should not be included in the proposed RPS and if council wish to pursue matter should be more specific.

Comment:

It is not required of a Protected Structure that it be unique or of national importance. The remaining station house, goods shed and water tower, though in poor repair are capable of restoration of desired. The owners should be advised that they are not required to restore the structure.

Following review, it is recommended that the structures be deleted from the RPS as in its present context it is of limited heritage value.

**On the proposal of Cllr. M. Loughnane seconded by Cllr. M. Connolly it was agreed that the structure be withdrawn from the Record of Protected Structures.**

30 Mr Conor Hayes,  
Consulting Engineers Ltd.,  
Dunlo St.,  
Ballinasloe,  
Co. Galway.

Re Buildings at Abbey St, Portumna. (RPS No. 475)

Issues:

Submission on behalf of client appeals against decision to add to list as conversion to dwellings would necessitate removal of shop fronts. Also, "listing" would limit development potential. Does not wish to demolish buildings, would retain external of buildings except for shop fronts.

Comment:

Following review it is recommended that the structure be retained on the RPS

**On the proposal of Cllr. J. McClearn seconded by Dep. P. Connaughton it was agreed that the structure be withdrawn from the Record of Protected Structures.**

31 Mr Noel Creehan,  
Innisfail House,  
Eyrecourt,  
Co. Galway.

Re Innisfail House (RPS no. 354)

Issues:

The submission states that the writers are financially unable to carry out maintenance to Dept. of Environment guideline standard and feel unjustly penalised. It refers to removal of Eyrecourt Demesne wall by council and asks how this may be redressed. . Writer feels protection will inhibit day to day maintenance of house and that have always endeavoured to maintain property and recognise its architectural and historical importance. Requests Declaration be issued, and copy of Architectural Survey and Assessment Best practice Guide. States that notice issued is incorrect and finds it inequitable that the property be protected and that grants of up to 50% may be available. Notes that the Department of the Environment had cut grants by 44% this year. It is maintained that authorities are liable to provide compensation. , and for cost of consultants required. Have placed house on market and will offer it to council to provide social housing and council officers' experience in conservation rather than theory. Regarding Market House Eyrecourt the council has a conservation report on the structure and have had barriers around structure for 2 years. Asks what step council is taking to protect or acquire structure. Similarly, nearby 2 storey houses. The Work House in Portumna is an example of councils care of older buildings in their control, which has been allowed to deteriorate. Asks what plans are there for these buildings?. Regarding planning applications; states that the council will be able to rely on guidelines issued by Ministers responsible and asks how one can keep up with legislation. Makes observation regarding protection of character of Eyrecourt which is being damaged by pollution of river, overgrown roads, foot paths in poor repair, Piazza with temporary fence straddling it. And lack of maintenance of Cemetery.

Comment:

It is acknowledged that the structure has been well maintained by the owners. It also received a grant from the National Heritage Council in 1993 towards the repair of the roof of the house.(Different ownership) A Scheme of Conservation Grants is administered by Galway County council in order to assist in maintenance and repair of the fabric of protected and proposed protected structures. The cost of conservation expertise may be included in Conservation Grants. The comments on cuts in the sum allocated nationally are noted. Advice regarding other sources of funding is also available from Conservation Officer.

Refusal of planning permission or inclusion of conditions relating to the protection of a protected structure will not attract compensation.

An owner or occupier of a protected structure may request the local authority to issue a declaration indicating the types of works that could be carried out without affecting the character of the structure or any elements of the structure which contributes to its special interest. It may not be issued to a proposed protected structure. A copy of documentation requested is being forwarded. The Database will be amended if found to be incorrect.

Regarding Market House, the owner has been notified of inclusion on RPS. Once this process has been completed, statutory instruments may be employed to protect structure. The Heritage Council report referred to cannot be proceeded with without co-operation from the owner/occupier.

The Western Health Board has commissioned a Conservation report of historic structures in its ownership, such as the Work House in Portumna. This may provide the basis for action for the conservation of these structures. The condition of the area occupied by Galway Co. Co. is being addressed.

Regarding planning applications the comments are noted.

Regarding problems outlined in Eyrecourt, it should be noted that the local authority is committed to the preparation of planning objectives for Eyrecourt in cooperation with representatives of the local community.

**The position was noted by the Members**

32 Mr Christopher Jones,  
Atlantic Architects,  
29 great Strand Street,  
Dublin 1

Re Oyster Manor Hotel , Clarinbridge. (RPS No. 234)

Issues:

Submission of behalf of client requests that modern alterations should not be included.

Comment:

An owner or occupier of a protected structure may request the local authority to issue a declaration indicating the types of works that could be carried out without affecting the character of the structure or any elements of the structure which contributes to its special interest. It is not intended to protect elements of recent construction already present.

**On the proposal of Cllr. M. Connolly seconded by Cllr. M. Fahy it was agreed that the structure be retained on the Record of Protected Structures but it is not intended to protect elements of recent construction already present.**

33 Mr Michael Kitt,  
Castleblakeney,  
Ballinasloe,  
Co. Galway.

Convent of Mercy, Tuam (RPS No 35, 36)

Issues:

Submission on behalf of member of community to investigate matter.

Comment:

See no 3 above.

**This submission was already dealt with as part of Submission 21.**

34 Sr. Dympna Stack,  
Holy Rosary Convent,  
Mountbellew,  
Co. Galway.

Holy Rosary Convent , Mount Bellew (RPS No. 66)

Issues:

Submission requesting submission not be protected because a) newer building in front of it and b) if designated would require works which would be burden, and c) congregation would not be in position to comply.

Comments:

Following review it is recommended that the structure be retained on RPS in recognition of its architectural merits. A Scheme of Conservation Grants is administered by Galway County council. Advice regarding other sources of funding is also available from the Conservation Officer. .

**On the proposal of Cllr. M. Connolly seconded by Dep. P. Connaughton it was agreed that the structure be withdrawn from the Record of Protected Structures.**

35 Mr Florence G. MacCarthy  
Solicitors,  
Loughrea,  
Co. Galway

Re Bride St. Loughrea. (RPS No. 327)

Issues:

Submission to lodge objection. States that access to land to rear must be through house, therefore if protected would be unsaleable and fall into disrepair.

Comment:

Following review it is recommended that the structure be retained on RPS in recognition of its architectural and streetscape merits. Protection is a way of managing change and does not intend to blight a street or building .

**On the proposal of Cllr. M. Fahy seconded by Cllr. J. Joyce it was agreed that the structure be retained on the Record of Protected Structures.**

**36** Mr Frank Ryan,  
Ryan's,  
Gurtymadden,  
Loughrea,  
Co. gaalway

Re Ryan's Gurtymadden (RPS No. 332)

Issues:

Submission requests Declaration and wishes that property be excluded from RPS. States that the listing will give rise to appeal. Wishes to have matters explained.

Comment:

A Declaration can be issued once the council has made a decision regarding retention on RPS. Following review, it is recommended that the structure be retained on RPS in recognition of its architectural merits.

**On the proposal of Cllr. M. Hoade seconded by Cllr. M. Fahy it was agreed that the structure be retained on the Record of Protected Structures.**

**37** Mrs A Mulryan,  
37 Roland Avenue,  
Holbrooks,  
Coventry,  
England.

Re Thatched cottage , Corrandulla. (RPS No. 75)

Issues:

Objects to proposal structure as a) has plans to modify structure with extension and b) price of general repairs would increase drastically.

Comment:

Recent government policy encourages the consideration of the rehabilitation of an existing building as a more sustainable option than its abandonment and the construction of a new one . It is generally recognised that the best method of conserving a structure is to keep it in active use. A degree of compromise will be required in adapting a protected structure to meet the requirements of modern living standards. It is recommended that the structure be retained on RPS in recognition of its architectural merits

**On the proposal of Cllr. M. Hoade seconded by Cllr. M. Fahy it was agreed that the structure be removed from the Record of Protected Structures.**

**38** Mr Geoffrey W. Stirling,  
Annaghdown House,  
Corrandulla,  
Co. Galway.

Re Annaghdown House, Corrandulla. (RPS No. 103)

Issues:

Concerned that it should be proposed to protect structure now having recently voluntarily spent funds to refurbish extensively, and that grants cannot be considered retrospectively.

Writer is unclear as to outbuildings included in protection. May wish to plan an enhancing building project, which will depend on grant assistance to justify cost. Is advised that insurance costs will increase. Please advise if Galway Co. Co. can assist.

Raises issue of repairs of boundary walls which are bounded by public foot path and wishes information re Galway Co. CO. assistance. Requests support for repair of walled garden.

Requests deferral of listing proposal until relevant matters dealt with in reasonable manner.

Comments:

Galway Co. Co. administers a Conservation Grant Scheme to assist owners/occupiers to conserve the fabric of protected and proposed protected structures. This is advertised on a yearly basis and allocated according to a Scheme of Priorities adopted by council. :

An owner or occupier of a protected structure may request the local authority to issue a declaration indicating the types of works that could be carried out without affecting the character of the structure or any elements of the structure which contributes to its special interest. In most cases where fire, for example, has caused total, or near total loss, of a historic building, the special interest which led to its inclusion on the RPS may be considered irredeemably lost and the building of a replica replacement will generally serve little purpose. There is no legal requirement for the owner of an historic structure to insure it against damage. However, owners may be advised that they may be required to make good fire damage in the event of all but total loss.

It is recommended that the structure is retained on RPS in recognition of its architectural merits.

**On the proposal of Cllr. M. Hoade seconded by Cllr. J. McDonagh it was agreed that the structure be retained on the Record of Protected Structures.**

39

Mr Brian Twomey,  
Ballyclery,  
Kinvara,  
Co. Galway

Re Thatched cottage

Issues

Requests inclusion of thatched cottage on RPS.

Comment:

Under review.

**The position was noted by the Members**

40 Mr Michael Foster,  
Head of Administration,  
National Roads Authority,  
St. Martin's House,  
Waterloo Road,  
Dublin 4

Re Road Bridges ( RPS nos. 3, 4, 13, 18, 43, 63, 221, 238, 434.)

Issues:

Submitter notified by Roads department of Galway Co. Co. regarding proposal to protect national road bridges.

National Roads Authority has overall responsibility for planning and supervision of works for construction and maintenance of national roads Rehabilitation and maintenance of structural integrity of national road bridge stock is intrinsic element of function. Concern at absence of agreed criteria and guidelines in relation to designation of bridges as protected structures. Has been in contact with Department of Environment and Local Government regarding this.

Requests that Galway Co. Co. not proceed at this time with additions of national road bridges to list

Comment :

There is a rich heritage of bridges throughout the county which includes road, rail, canal, and foot bridges. Those on national routes are currently the subject of consultations between the NRA and Roads Section of the Department of Environment and Local



Government and Duchas the Heritage Service in order to establish criteria and guidelines regarding protected bridges.

It is recommended that the bridges on national roads be retained on RPS in recognition of their architectural merit.

**On the proposal of Cllr. M. Loughnane seconded by Cllr. J. McClearn it was agreed that the structure be withdrawn from the Record of Protected Structures.**

**41** Martin Lavelle,  
Roads Section,  
Galway County Council

See No. 40 above.

**42** Eamon O Cuiv, T.D.,  
Minister for

Re St John's Church, Ballymoe. (RPS No. 1)

Issues:

Submission on behalf of local development group requesting that church be included on RPS as is not included in Galway County Development Plan

Comment:

Structure has been proposed for inclusion on RPS as part of Draft Development Plan currently under consideration. An owner or occupier of a protected structure may request the local authority to issue a declaration indicating the types of works that could be carried out without affecting the character of the structure or any elements of the structure which contributes to its special interest

**On the proposal of Cllr. P. O Malley seconded by Comh. C. Ni Fhatartha it was agreed that the structure be retained on the Record of Protected Structures.**

**43** Mr Maurice Walsh,  
Solicitor,  
48 Abbeyfield,  
Killester,  
Dublin 5

Re Graigue Abbey (RPS No. 129)

Issues:

Writer acknowledges receipt of file on structure. Sought it as owner and occupier, but states was not served notice. Claims 6 persons are owners/occupiers of the structure within the meaning of the act. Submits that notice served is invalid as S.12 (3) of the Act requires that each person who is owner or occupier shall be served notice as a basis for addition to RPS.

Therefore requests cancellation of proposal to protect structure to allow owners to correspond with local authority.

Comments:

The local authority shall serve on each person who is the owner or occupier of a proposed protected structure or the protected structure, as the case may be, a notice of a proposed addition or deletion.

The Law agent's advice is that section 12(3) does oblige the Planning Authority to serve notice on each person who is the owner or occupier. In view of the submission made, the view of the Law Agent is that the proper service has not been affected, and recommends serving a notice under Section 8 to ascertain his interest in the property.

**On the proposal of Cllr. T. Mannion seconded by Cllr. M. Fahy it was agreed that the structure be withdrawn from the Record of Protected Structures.**

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The Members resumed their discussion on the draft County Development Plan.

Mr Ridge referred to three discussion papers he had prepared for consideration by the Members and which had been circulated at the meeting

**1.National Spatial Strategy – Provisions in relation to rural housing.** This document contained the provisions in the National Spatial Strategy that deal with Rural Housing and comments from the Planning Department on these provisions.

**2.Rural Housing Policies, Objectives, Rural Development.** – this draft document contained the Members amended version on Rural Housing policies.

**3.Development Control: Objectives and Standards.** – This draft document contained the Members amended version on Development Control objectives and standards.

**Rural Housing Policies, Objectives, Rural Development**

Mr Ridge referred to the draft document pages 56 to 59 of 129 he had prepared on Rural Housing and asked the Members if it was in accordance with their requirements. Cllr. Mannion asked that the word "Committee" on page 58 be changed to read "Communication". Cllr. Mullins stated that there should be an aspiration in the Draft Plan to develop park and ride facilities. Dep. P. Connaughton stated that transport problems would never be resolved until proper park and ride facilities are in place. The County Manager stated that what was required was a proper strategy for the county which could be presented to the Department of Transport. He recommended that Members on

completion of the Development Plan revisit the GTPS and come to an agreed strategy on transport and land use planning.

Referring to Policy 87 on page 58 Mr Ridge stated that his interpretation of this Policy was that people in the GTPS area and who wish to locate in the county would only be allowed to move into the towns and villages in the county.

**It was agreed that policy 87 should be split into two distinct policies numbered 90 and 91 as follow:**

*Policy 90 – Residential development in specific rural areas where population decline or stagnation has occurred from 1991 will be positively considered in the interest of promoting sustainable community development.*

*Policy 91 – Within the commuter belt of Galway City (25km) in the interests of promoting more sustainable patterns of development and the use of infrastructure, urban generated residential development will be encouraged to locate within established urban centres.*

Referring to the last sentence of paragraph one on page 59 – *in the event that the enterprise grows beyond the scale of a family income support then it will be encouraged to locate in a nearby town or Commercial Settlement* – Cllr M Loughnane stated that this sentence would shift a successful person away from his home place and for this reason the sentence should be taken out.

**Sen. U. Burke proposed that the sentence “in the event that the enterprise grows beyond the scale of a family income support then it will be encouraged to locate in a nearby town or Commercial Settlement” be included in the Draft Plan. Dep.P. Connaughton seconded his proposal.**

**Cllr Loughnane proposed that the sentence “in the event that the enterprise grows beyond the scale of a family income support then it will be encouraged to locate in a nearby town or Commercial Settlement” be deleted. Cllr. P. Hynes seconded his proposal.**

**A vote was taken on the amended proposal by Cllr. Loughnane and the result was as follows:**

**For the Proposal: Cllr. Fahy, Cllr. Hynes, Cllr. Loughnane, Cllr. S. Quinn (4)**

**Against the Proposal: Sen. Burke, Dep. Connaughton, Cllr. Connolly, Cllr. Gavin, Dep. Grealish, Cllr. Joyce, Cllr. T. Mannion, Cllr. Mc Clearn, Cllr. Mc Donagh, Cllr. T. Mc Hugh, Cllr. Mullins, Cllr. O Malley, Mayor O’ Sullivan, Cllr. T. Walsh (14)**

**Abstained: Comh. Ni Fhatharta (0)**

**The Mayor declared the resolution lost.**

Referring to Policy 84 on page 57/58 Dep. N. Grealish stated that people who relocate within a 25km radius of Eyre Square in Galway City should be allowed move to another area and not be limited to any one area. . Mr L. Kavanagh stated that if this were permitted it would suck more people into the city boundary area rather than to rural areas.

He asked whether a person from Headford, who works in the city, would now be allowed under this proposal to move to Claregalway. Dep. Grealish stated that this was correct, but that people from the city would only be allowed to relocate to one of the settlement centres.

Cllr. J. McClearn asked if this implied that a person could move, say 35 miles away from their area and would still have a housing entitlement elsewhere within the 25 Km area.

Dep. Grealish stated that the definition of an area would have to be decided and agreed.

He stated that a person from a particular electoral area should be able to stay and relocate within that area. Cllr. J. McClearn stated that this would allow some people to move closer to the city while others would not be allowed. Cllr. T. Mannion proposed that the area should be defined on the basis of the District Electoral Divisions within that area.

Cllr. T. McHugh seconded his proposal. Sen. U. Burke disagreed with the proposal stating that it placed unnecessary limitations on a person. Cllr. T. Mannion stated that if the area is based on a DED, a person should be able to get permission under this definition, whereas if the Electoral area is taken as the definition of an area, there is no guarantee that a person will get planning permission. Cllr. M. Cunningham stated that a parish and adjoining parish as a definition of an area would facilitate most people seeking planning permission. Dep. P. Connaughton asked if restrictions would be tighter within the 25km area than say in East Galway and asked who will be restricted within the 25km area. Dep. N. Grealish stated that planning permissions would be restricted to local people and others seeking to relocate to the county would have to locate in towns and settlement centres. Mr Ridge stated that this implied that if a person bought a site in the countryside he was now a landowner and therefore entitled to build in the countryside.

Cllr. T. Mannion stated that there should be special recognition for the East Galway area.

Mr Ridge stated that the problem areas are near Galway City and that outside the GTPS area there are very few development restrictions. The County Manager stated that development curbs in the GTPS area generated development activity in the East Galway area. It was agreed that a person within the 25km area and who has a connection to a particular area should be allowed to relocate, subject to fulfilling the requirements of 3.1.7.6. Mr Ridge advised that the 25km proposal would conflict with Policy 84 (1) on page 57 of the draft document and would create difficulties. Dep. N. Grealish stated that a person from say Carnmore who grew up in the area but has no land should be able to live in this area. Mr Ridge advised that if that was the Members wishes they would have to take out policy 84 (1). Dep. Grealish stated that he was withdrawing his proposal.

**Following discussion and on the proposal of Cllr. J. McClearn, seconded by Cllr. J. McDonagh it was agreed that Policy 84 be redrafted for the Members approval.**

**On the proposal of Cllr. J. Mc Clearn and seconded by Sen. U. Burke, it was agreed to include the following paragraph on page 56 of the draft document as a sub policy under policy 84-**

*The weaker agricultural base and weak urban structure outside the 25km zone (Figure 20) in other parts of the County have led to a population and economic decline. These areas are generally distant from major urban areas and the associated pressure for residential development. In general, any demand for permanent residential in these areas should be accommodated as it arises, subject to good practice in matters such as design, location and the protection of landscape and environmentally sensitive areas.*

**On the proposal of Cllr. J. McDonagh, seconded by Cllr. T. Mc Hugh it was agreed to include the following as a sub policy of policy 84-**

*Urban generated housing within 25km of Galway City will not be permitted outside settlement centres.*

Referring to Policy 87, which it had been agreed would be split into two distinct policies, Dep. Connaughton stated that while he shared Cllr. Mannion's concern over East Galway, such a proposal would divide the county into three areas. He stated that it would be better to have one set of rules for the area within the 25km area and another set of rules for the area outside the 25km area.

**Cllr. J. McClearn proposed that there be no change to the new policy 90. Sen. U. Burke seconded his proposal.**

**Cllr. T. Mannion proposed that the first line of the new policy 90 be amended to read- *Residential development in specific areas, such as East Galway, where population decline or stagnation has occurred.....* Cllr. M. Connolly seconded his proposal.**

**A vote was taken on the amended proposal by Cllr. Mannion and the result was as follows.**

**For the Proposal: Dep. Callanan, Cllr. Connolly, Cllr. Joyce, Cllr. T. Mannion, Cllr. O Malley, Mayor O' Sullivan (6)**

**Against the Proposal: Sen. Burke, Dep. Connaughton, Cllr. Fahy, Dep. Grealish, Cllr. Mc Clearn, Sen. Mc Donagh, Cllr. T. Mc Hugh, Cllr. Mullins, Comh. O' Feighil, Cllr. S. Quinn, Cllr. T. Walsh (11)**

**Abstained: Cllr. Hynes, Comh. Ni Fhatharta (2)**

**The Mayor declared the proposal lost.**

**The Members agreed to the redrafted document on Rural Housing as follows:**

**Rural Housing**

*Rural generated housing needs arise for people who are an intrinsic part of the rural community by way of background or the fact that they work full time or part time in rural areas. As a general principle, subject to good planning practice in matter of location, siting, design and the protection of environmentally sensitive areas of high landscape value, rural generated housing needs should be accommodated in areas where they arise. In addition, measures should be adopted to ensure that the provision of new housing in rural areas subject to conditions that such housing be occupied by established Members of the rural community.*

*With regard to urban generated rural housing in the open countryside, development 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 and sustainable development. However, it is acknowledged that some persons from urban areas seek a rural lifestyle with the option of working in and travelling to and from, nearby larger cities and towns. Smaller towns and villages have a key role in catering for these types of housing demand in a sustainable manner. A balance must be struck*

between encouraging appropriate residential development in villages and towns and ensuring that such development is of a design, layout, character and scale which fits well with the town or village involved and presents a high quality living environment. In addition, supporting public transport and reducing dependency on car based commuting should be a priority.

**1 Policies: Rural Housing Policy**

Policy 84 Rural housing policies shall be interpreted in conjunction with the other policies of this plan.

Policy 85 Take the visual amenity of the surrounding landscape into account in the design of the development.

Policy 86 While it is necessary to control inappropriate residential development in the countryside (the rural areas of County Galway outside the development boundaries of towns and villages), one-off development for those who are

- (1) functionally dependent on the land, or
- (2) who have an essential rural housing need, or
- (3) who support the rural economy or
- (4) are involved in rural economic activities

will be facilitated.

Policy 87 Those with an essential rural housing need will be defined as:

- (1) Rural families on family lands in areas and locations, where development would not otherwise be permitted.

Eligibility under Policy 87 Clause 1 is restricted to the son or daughter of a farm holder/landowner with housing need in the area. Special consideration based on the overall merits of each case will be given to: brother, sister, grandchild, legally separated or divorced spouse, nephew or niece of the landowner or farm holder resident/employed in the area.

or

- (2) Special consideration will be given for residential development, in bona fide cases, for:

- (a) Persons with actual work or employment in a local area
- (b) Returning emigrants and migrants from an area who wish to return to an area to work but cannot obtain planning permission or who cannot otherwise acquire sites on family lands in the locality from which they originate

or

- (3) Local people who are indigenous to the area but who do not own family lands will also be facilitated in their request to build in the area.

*An eligible site in this category will be required to comply with other detailed planning requirements such as visual amenity, assimilation, siting, house design, site development, traffic safety and public health, etc.*

*The weaker agricultural base and weak urban structure outside the 25km zone (Figure 20) in other parts of the County have led to a population and economic decline. These areas are generally distant from major urban areas and the associated pressure for residential development. In general, any demand for permanent residential in these areas should be accommodated as it arises, subject to good practise in matters such as design, location and the protection of landscape and environmentally sensitive areas.*

*Urban generated housing within 25km (Figure 20) of Galway city will not be permitted outside settlement centres.*

*Policy 88 Existing families who require the replacement of an existing inhabited dwelling house, which shall be demolished, unless otherwise permitted for purposes incidental to the use of the new house will also be considered as within the Essential Rural Housing Need Category.*

*Policy 89 The Council recognises that those with an essential rural housing need will be entitled, subject to the provisions of Section 0 Rural Housing and associated policies and Development Control Standards in particular DCStandard 11: Permissible rural housing page 223 and DCStandard 1: Residential access to National and Other Restricted Roads: page 219. to develop in rural areas and lands described in Permissible rural housing DCStandard 11:*

*In Non-Gaeltacht rural areas, where restrictions apply to particular classes of housing need, an Enurement condition shall apply for a period of 10 years.*

*Policy 90 Residential development in specific rural areas where population decline or stagnation has occurred from 1991 will be positively considered in the interest of promoting sustainable community development.*

*Policy 91 Within the commuter belt of Galway City (25km) (Figure 20) in the interests of promoting more sustainable patterns of development and the use of infrastructure, urban generated residential development will be encouraged to locate within established urban centres.*

*Policy 92 In some areas of Galway distinctive settlement patterns have evolved in the form of small clusters of housing. There is a need to recognise this distinctiveness, while the same time protecting valuable landscape resources and reinforcing rural communities. This can be achieved by seeking to address, within the development plan process, the extent to which existing clusters can be strengthened through appropriately scaled "in-fill" development and avoiding linear or ribbon development. At the same time it will be important to safeguard key resources, such as landscape and habitats.*

### **3. Development Control: Objectives and Standards**

Mr Ridge asked for clarification as to what developments the members propose to permit to open onto National Primary routes and whether they would comply with National requirements on access to National Roads. Sen. U. Burke stated that the Members would comply with National requirements and that it is intended to allow shared access to National Roads from existing entrances. Mr Ridge advised that the wording in the last paragraph of page 84 of the Draft County Development Plan should remain

On the proposal of Sen. U. Burke proposed that the wording of the last paragraph on page 84 of the Draft County Development Plan remain unchanged. Cllr M. Connolly seconded his proposal.

The Members then referred to pages 98 and 99 of the Draft County Development Plan and sought a number of amendments to the Class 11 Controls

**On the proposal of Cllr. M. Loughnane and seconded by Cllr. P. Hynes it was agreed to remove route no. R349 Tallyho- Hanleys Cross from Class 11 control.**

**On the proposal of Cllr. T. Mannion and seconded by Cllr. J. McClearn it was agreed to remove route no. R355 Ballinasloe – Portumna from Class 11 control.**

**On the proposal of Cllr. M. Mullins and seconded by Cllr. T. Mannion it was agreed to remove route no. R348 Athenry- Ballinasloe from Class 11 control.**

**On the proposal of Cllr. M. Loughnane and seconded by Cllr. M. Mullins it was agreed to delete restriction number 3 on page 98 of the Draft County Development Plan.**

Comh. P. O'Foighil stated that Class 11 control should be removed from R336 Galway – Ballinahown Cross. Mr. F. Gilmore advised that the Class 11 control remain on this route as traffic levels compare with many National routes around the county. The County Manager also advised that Class 11 Control not be removed from this route

Referring to page 117 of the draft document and to the class 5 designation, Comh. P. O'Foighil stated that class 5 designation should not apply to the Aran Islands, as to sustain the islands, you needed people on it. Mr Ridge agreed that the class 5 designation for the islands created difficulties and accepted that there could not be a situation where negligible development took place on the islands. He stated that there needed to be an agreed balance between the special needs of the islands and the maintenance of the designation. An Comh. C Ni Fhatharta stated that a special statement should be added to the Draft Plan reflecting the special needs of the islands.

**On the proposal of Comh. C. Ni Fhatharta seconded by Comh. P. O'Foighil, it was agreed that *Class 5 – Negligible alteration allowed* be amended to read:**

*Class 5 – Negligible alteration will be allowed only in exceptional circumstances.*

*It is accepted that the Islands around our coastline are special and require protection while at the same time accommodating local needs.*

*Currently the landscape sensitivity rating for all of the Islands is Class 5 – unique.*

*However, consideration will be given to accommodating local housing needs, where the development would be on conformity with the provisions of the plan.*

Referring to page 112 of the Draft document, Mr Ridge advised that if the words “or those with an essential rural housing need as per the provisions of Section 3.1.7.6” were deleted from DC Standard 1: Roads, then the Standard would comply with National Roads Policy. He also advised that an enurement condition is a matter for development control and should not be in the Draft Plan. Referring to changes proposed for the draft document he stated that the column headed restrictions on page 115 – Class 11 Control would be removed altogether and the document would only refer to all National Roads and restricted Regional roads. Dep. P. Connaughton asked whether the only development permitted on National roads would be replacement family farm. Cllr J. Joyce queried the type of restrictions proposed for development exiting onto main roads. Mr L. Kavanagh stated that if ribbonised housing was permitted, this would create serious traffic hazards



and his principle concern was safety. Cllr. J. McDonagh asked whether there would be a total restriction on intensification of business for small businesses based along National roads, and if there was that this would hinder progress for these small businesses. Mr Ridge stated that if a business wished to expand rather than intensify he/she would be given consideration. He stated that exiting in and out of these premises onto a National road would be a serious traffic hazard, but that great strides have been taken in this draft Plan to help such businesses and to provide a basis for rural enterprise.

Comh. P. O'Foighil asked what was the situation regarding non-farmers who wish to share an existing access. Mr Ridge stated that such uses of existing access should be limited to farmers. Comh. O'Foighil proposed that the wording referred to by Mr Ridge on page 112 of the draft document remain unchanged. Mr Ridge advised that it would be contrary to National Roads policy to leave the words in. Cllr. J. McClearn proposed that DC Standard 1: Roads (1) on page 112 of the draft document be removed, as he did not want an enurement clause to be applied to a replacement of an existing dwelling. Mr Ridge agreed that an enurement should not be imposed on replacement of an occupied house.

Sen . U. Burke stated that National guidelines have to be complied with and that the words referred to should be removed. Comh C. Ni Fhatharta stated that the NRA would oppose leaving the words in.

**On the proposal of Cllr. M. Fahy, seconded by Cllr J. Mc Clearn it was agreed to accept the amended document prepared by Mr Ridge on Development Control: Objectives and Standards as follows:**

*Development Control: Objectives And Standards*

*Development control is the process that regulates development in accordance with established planning principles and best practice guidelines, in the interests of the common good.*

**DCStandard 1: Residential access to National and Other Restricted Roads:**

*Development along national roads and other restricted roads will be restricted outside the settlement centre boundary or the town plan boundary (one off developments will be considered for permission subject to normal development control criteria within the environs of larger towns and adjoining townlands), to the essential need of farm families to live on the family holding. The needs shall only relate to:*

- (1) *The replacement of an existing substandard farmhouse or dwellinghouse, which is to be demolished, or where its use as a residence is to be discontinued. An enurement condition will not apply in these cases.*
- (2) *The provision of houses for sons or daughters, on the farm of their parents, where suitable sites are not available on their parents' farmholding on non-National Roads.*
- (3) *An enurement condition will be attached to grants of planning permission.*
- (4) *In the case of multiple housing needs within the family a housing layout which avoids a ribbon formation along the road and which provides for a single access to the national route will be necessary.*

Developments, which relate to established farm activity along the National Routes and other restricted roads will be considered on their merits, consistent with the demands of traffic safety.

**DCStandard 2: Building lines: -**

A set back of buildings is required in the interests of residential amenity, rural amenity, public safety and to allow for any future road widening or realignment.

The following minimum building lines are necessary for the various routes:

- (1) National Primary and Secondary routes: 35 metres from the existing or proposed realigned boundary wall.
- (2) Regional Routes: 25 metres from the existing or proposed realigned boundary wall.
- (3) Local Roads: 15 metres.
- (4) Urban Roads: Building lines will be related to the location of the building in the town or village i.e. village street, housing estate, cluster development.

**DCStandard 3: Sight distances required for access onto National and Regional roads**

New access points shall be subject to the Vehicular Access To All-Purpose National Roads Standards TD 41/95 requirements. Some of the main distances are summarised below.

<u>Road Classification</u>	<u>Sight distances required for the following Design Speed on The Major Road Kph(mph)</u>						
	<u>Y Distance</u>						
	<u>100</u>	<u>85</u>	<u>70</u>	<u>60</u>	<u>50</u>	<u>40</u>	<u>30</u>
	<u>(62)</u>	<u>(53)</u>	<u>(44)</u>	<u>(37)</u>	<u>(31)</u>	<u>(25)</u>	<u>(19)</u>
<u>National Primary and Secondary</u>	<u>215</u>	<u>160</u>	<u>120</u>	<u>90</u>	<u>70</u>	<u>---</u>	<u>---</u>
<u>Regional</u>	<u>160</u>	<u>120</u>	<u>90</u>	<u>70</u>	<u>60</u>	<u>45</u>	<u>33</u>

Table 0-1 : Y-Distance (m) and Forward sight distance in metres

**DCStandard 4: Sight distances required for access onto Local roads**

Visibility splays for local roads will be determined on a site specific basis subject to traffic safety.

**DCStandard 5: For Commercial Development, access onto restricted roads**

Development on rural roads may be permitted subject to the development control standards and policies set out in this plan. Controls will be exercised in regard to the potential for rural development adjoining roads to result in traffic hazard and in such instances the development will be controlled having regard to the following categories:

**Class I Control Roads** – In general, commercial and industrial development shall be prohibited outside the 40 m.p.h. speed limits of National Routes. Consideration will be given to substantiated cases for extension of existing establishments, which will not alter the nature of the business or lead to intensification. All National Roads are included under the Class 1 Control Roads designation.

**Class II Control Roads** – Commercial, Industrial and Community Facilities development and land use shall be restricted to essential needs, in the particular locality, of Agriculture, Tourism Infrastructure, Fisheries, Forestry or existing extractive industries, and where these needs cannot be in the opinion of the Planning Authority, be reasonably located along other non listed Regional or Local Roads. All restricted Regional Roads are included under the Class 2 Control Roads designation. Restricted Regional Roads are listed hereunder.

	<u>Road Description</u>	<u>Route No.</u>
<u>1</u>	<u>Tuam-Bearnaderg-Horseleap</u>	<u>R332</u>
<u>2</u>	<u>Galway-An Spideal Ballinahown Cross</u>	<u>R336</u>
<u>3</u>	<u>Galway-Carnmore-Monivea</u>	<u>R339</u>
<u>4</u>	<u>Derrydonnell-Athenry</u>	<u>R348</u>

**DCStandard 6: Parking Bays**

Where residential developments are required to provide a parking bay adjoining a proposed boundary wall realignment the Council will require the parking bay to be at least 15 x 3 metres although this may be relaxed where site size and dimensions preclude its provision and adequate on site parking can be provided with safe access

**DCStandard 7: Restriction On Agricultural Development**

To restrict developments which are not connected with agriculture or related to the provision of infrastructure services for the common good except where they provide for essential rural housing needs in accordance with the provisions of Section 0 Rural Housing and associated policies and Development Control Standards in particular **DCStandard 11: Permissible rural housing** page 223 and **DCStandard 1: Residential access to National and Other Restricted Roads:** page 219. of the Development Plan.

**DCStandard 8: Building Control Standards for Surface drainage**

*Drainage from paved surfaces may, after suitable treatment, be discharged to available watercourses or to adequate soakage areas on site.*

*For rural houses existing roadside drainage shall be maintained by the incorporation of a suitably sized drainage pipe. Each application shall be accompanied by design calculations or appropriate evidence to support the size of pipe selected.*

*In any event surface water shall not be permitted to flow on to the public road from the proposed development.*

**DCStandard 9: Control Standards for Signage:**

*Advertising signs will not be permitted along roads in rural areas outside the boundaries of towns and villages save for a limited number, which relate to heritage or tourist attractions, which are of national interest. The Planning Authority will operate a licensing system for all signs and structures on public roads.*

*The system for fingerpost signs, which relate to premises, and are located away from major routes, will operate on the following basis:*

- (1) *A single pole will be allowed at the road junction apart from any County Council statutory directional sign.*
- (2) *A maximum of 4 no. signs shall be allowed on the pole.*
- (3) *No establishment may have more than one fingerpost sign.*
- (4) *The establishment shall be within 8 km of the location of the sign.*
- (5) *Signage in the Gaeltacht area shall be in the Irish Language.*

**DCStandard 10: Compliance with Landscape Sensitivity Designations:**

*Subject to the provisions of the Plan but in particular the settlement policies of Section 2.10 page 34 and the consequent restriction on development in rural areas, the control of permissible development shall be in accordance with the policies as they relate to the five sensitivity classes of landscape in Section 5.4 page 61.*

*It will deem the following types of development generally to be acceptable in the various areas of sensitivity as follows:*

**Class 1** - *All developments consistent with settlement policies.*

**Class 2** - *Various developments, which are of appropriate scale and design and are in compliance with settlement policies.*

**Class 3** - *Few developments, including those with substantiated cases for such a specific location and which are in compliance with settlement policies.*

**Class 4** - *Restricted to essential residential needs of local households and family farm business.*

**Class 5** - *Negligible alteration will be allowed only in exceptional circumstances.*

*It is accepted that the Islands around our coastline are special and require protection while at the same time accommodating local needs  
Currently the landscape sensitivity rating for all of the Islands is Class 5 – unique. However, consideration will be given to accommodating local housing needs, where the development would be in conformity with the provisions of the plan.*

*Agri-business buildings will not be permitted in landscapes, which are rated “unique” or “special”.*

*Telecommunications masts shall not be permitted in landscape sensitivity “unique”.*

**DCStandard 11: Permissible rural housing**

*Subject to development control 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 4 (inclusive) of the Landscape Sensitivity areas. In areas Class 3 and 4 the Council may require applicants 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.*

**DCStandard 12: Assimilation of development into Landscape**

*All permissible buildings should avoid locally 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 Single Rural House Guidelines.*

Mr Ridge then presented the final draft of the County Development Plan and which included all of the changes agreed by the Members.

**The following additional amendments/deletions were made and agreed to the final draft.**

**Section 1. INTRODUCTION**

It was agreed to include the following text in the Draft Plan relating to proper planning and sustainable development

**Proper Planning and Sustainable Development**

*The Planning Act, 2000, obliges Local Authorities to make the Concept of Sustainable Development, the cornerstone of development plans. This means managing the countryside, towns and villages in ways that meet current needs without compromising the ability of future generations to meet their own needs. Sustainable development promotes healthy communities in rural areas; towns and villages, where people can both live and work. The main focus of new development should be on settlement centres where employment, housing (including affordable housing) and other facilities can be provided close together in the most efficient way. This can help to promote sustainable development by strengthening villages and market towns, protecting and conserving the open countryside, sustaining local services and moving towards a better balance between employment and housing in rural communities, thereby reducing the need to*

travel. If people are to remain living in rural areas then they must be afforded reasonable access to a range of services. The provision and retention of existing services can be facilitated through the planning process by preparing suitable Action Area Plans for towns and villages and if necessary by identifying suitable sites and buildings for development to meet these needs. Sustainable development drives the realisation of the potential of rural areas, towns and villages.

#### Realising the potential of existing towns and villages

Development in existing towns and villages will, reduce the need to travel, revitalise and regenerate town and village centres and help to reduce pressure for development of the countryside.

Plans should optimise the level of development within existing towns and villages, consistent with maintaining and enhancing the quality of their environment.

Development, which attracts a lot of people, should be concentrated in or on the edge of existing town and village centres. The objective is to increase the proportion of people who are within walking or cycling distance of the services which they require, and thus to reduce reliance on the car.

A 'sequential approach', from the centre out, to selecting land for development, in particular housing development should be adopted. This will reduce the demand for uneconomic and/or premature provision and extension of services.

Plans should be developed from a strategic vision of what existing towns and villages should be like in about 25 years time, when they are inherited by the next generation. This vision should indicate how development can contribute to re-shaping our towns and villages to make them function in a more sustainable way. The future of towns and villages must be seen positively.

They are not just, receptors for new housing and other forms of development pressure.

#### Mixed uses

A mix of uses can help to revitalise town and village centres. It will ensure that people have the choice of a range of facilities, which they can use within walking distance of their homes. This in turn will reduce the need to use cars.

Towns and villages should be planned to achieve a more efficient use of land, by maximising the reuse of previously-developed land and existing buildings, raising residential densities and reducing the amount of land used for roads and parking.

#### The Urban Fringe

The Urban Fringe serves a number of purposes including differentiating between the urban area and the adjoining countryside. It often accommodates essential but unneighbourly functions such as sewage treatment facilities. Despite strict control of urban sprawl, land use conflicts and environmental problems are evident around Galway City, Tuam, Loughrea, Athenry, and Gort. The principles of Proper Planning and Sustainable Development dictate that the erosion of this urban fringe should be discouraged.

All development should be of good quality and recognise the interdependence of urban and rural policies.

#### Realising the potential of rural areas

Development in rural areas should:

- (1) meet the economic and social needs of people who live and work there, by promoting the efficiency and competitiveness of rural businesses, and encouraging further economic diversity to provide varied employment opportunities.
- (2) maintain or enhance the character of the countryside and conserve its natural resources, including safeguarding the distinctiveness of its landscapes, its beauty, the diversity of its wildlife, the quality of rural

*towns and villages, its historic and archaeological interest and best agricultural land;*

- (3) *shape new development patterns in a way, which minimises the need to travel.*

*Development should ideally:*

- (1) *subscribe to the principle of shared responsibility for the countryside as a national asset, which serves people who live, and work there as well as visitors.*
- (2) *be based on the principle of Sustainable Development.*
- (3) *benefit economic activity and maintain or enhance the environment.*
- (4) *contribute to a sense of local identity and regional diversity.*
- (5) *be of appropriate design, scale, and in harmony with its location.*

#### Re-use of buildings

*The re-use and adaptation of existing rural buildings has an important contribution to make in furthering the concept of sustainable development, in that they can reduce demands for new building in the countryside, avoid leaving an existing building vacant to become prone to vandalism and dereliction. Consideration could be given to the re-use of existing buildings provided:*

- (1) *Their re-use does not contravene policies or objectives contained in the development plan.*
- (2) *They are of permanent and substantial construction,*
- (3) *Their form, bulk and general design are in keeping with their surroundings,*
- (4) *Their re-use does not contravene environmental traffic or visual controls contained in the Development Plan,*
- (5) *The buildings are capable of conversion without major or complete reconstruction.*

#### Development in designated areas.

*Conservation of the natural beauty of the countryside and of its wildlife and cultural heritage must be given great weight in planning policies and development control objectives for these designated areas. This does not mean that development cannot take place there, but consideration of applications for development should normally include an assessment of the impact of such development on the environment.*

#### Achieving good quality development.

*This entails, ensuring that development is carried out to high quality design standards, accommodating necessary change, while maintaining and where possible, enhancing the quality of the environment for local people and visitors.*

*Development is not reserved for non-rural areas. It is accepted that rural areas can accommodate many forms of development if the location and design of development is handled with sensitivity. New development however, should be related to existing settlement patterns and to historic, wildlife, landscape and environmental resources. Building in the open countryside, away from existing settlement or from areas allocated for development in development plans*

*should be strictly controlled. In areas statutorily designated for their landscape, wildlife or historic qualities, policies must give greater priority to restraint.*

*Sustainability and the Development Plan.*

*Sustainable development includes, integrating National and EU policies to meet the economic and social needs of people who live and work in the county, by promoting the efficiency and competitiveness of businesses and encouraging further economic diversity to provide varied employment opportunities. Wealth creation and environmental quality are interconnected particularly in the west of the county.*

*For these and other reasons it is necessary to maintain or enhance the character of the countryside and conserve its natural resources including safeguarding the distinctiveness of its landscapes, its beauty, the diversity of its wildlife, the quality of rural towns and villages, its historic and archaeological interest and the best agricultural land.*

*Development Plans, must take account of the above planning and sustainable development principles, any statutory designation such as NHA, cSAC, SPA, any local landscape designations such as the sensitivity classes in the landscape assessment or other designations such as National Monuments, entry in the record of Protected Structures, architectural conservation areas and then endeavour to:*

- (1) Identify and support through encouragement suitable local and rural enterprise including the diversification of farm businesses.*
- (2) Strengthen rural communities by encouraging new employment opportunities.*
- (3) Facilitate an adequate supply of affordable housing to underpin local services and community facilities.*
- (4) Achieve good quality development, which respects the character of the countryside.*
- (5) Protect the landscape including its wildlife and historic features.*

*It was agreed to amend the population figures under the heading County Profile to read Its population was 131,613 in 1996 and is estimated to be 143,000 in 2002.*

**Section 2 . Spatial Planning and Land Use**

Section 2 was agreed by the Members as presented.

**Section 3. Economic Infrastructure**

*Objective 40 In this regard, it is also an objective to upgrade infrastructure where capacity has been exceeded.* It was agreed to delete this objective.

**Section 4. Housing**

*Policy 98 - Any existing established commercial business maybe allowed to extend, subject to the provisions of the Development Plan.* It was agreed to add this policy to the draft Plan.

**Section 5. Environmental Conservation and Enhancement**

Section 5 was agreed by the Members as presented.

**Section 6. Heritage**

Mr Ridge advised that the section on Heritage in the draft Plan had been revised.

The revised section on Heritage was agreed by the Members subject to the following:



Policy 170 - Protect woodlands, trees, hedgerows and stone walls, and wetlands as valuable components of the landscape. As well as being of amenity value they are very important from an ecological perspective. It was agreed to delete this policy.

**Section 7. Agriculture and Mariculture**

Policy 186 - Facilitate afforestation in appropriate locations, in line with national policy while ensuring that no pollution or injury is caused to natural waters, wildlife habitats or conservation areas. Where development is not located close to a main public road a site notice must be located as close as possible to a public National, Regional or Local road in addition to all other statutory requirements. It was agreed to amend Policy 186 to read:

Facilitate afforestation in appropriate locations, in co-operation with Coillte and the Forest Service and in line with national policy while ensuring that no pollution or injury is caused to natural waters, wildlife habitats or conservation areas. Where development is not located close to a main public road a site notice must be located as close as possible to a public National, Regional or Local road in addition to all other statutory requirements.

**Section 8. Major Accidents Directive**

Section 8 was agreed by the Members as presented.

**Section 9. Tourism**

Objective 71 - Prepare an Action Plan for the Rivers Shannon, Loughrea Lake and environs and Suck basins. It was agreed to amend this Policy to include an action Plan for Lough Derg and Environs.

**Section 10. Social Community and Cultural**

Section 10 was agreed by the Members as presented.

**Section 11. Development Control: Objectives and Standards**

Section 11 was agreed by the Members as presented.

**On the proposal of Cllr. M. Mullins, seconded by Comh. C. Ni Fhatharta it was agreed that the amendments and material alterations to the draft of the proposed Development Plan for County Galway be placed on public display.**

CHRIOCHNAIGH AN CRUINNIU ANSIN

Submitted, Approved + Signed

P. Hall

24/2/03

Date

## COMHAIRLE CHONTAE NA GAILLIMHE

### MINUTES OF SPECIAL MEETING OF GALWAY COUNTY COUNCIL HELD AT ARAS AN CHONTAE, ON MONDAY, 9<sup>TH</sup> DECEMBER, 2002

#### CATHAOIRLEACH

Mayor P. O'Sullivan

#### ILATHAIR FRESIN

#### Baill:

Deps. J. Callanan, N. Grealish, P. McHugh, Sen. U. Burke, Cllrs. J. Conneely, M. Connolly, M. Cunningham, M. Fahy, S. Gavin, M. Hoade, P. Hynes, J. Joyce, M. Loughnane, J.J. Mannion, T. Mannion, J. McClearn, J. McDonagh, T. McHugh, Comh. C. Ni Fhatharta, P. O'Foighil, Cllrs. P. O'Malley, K. Quinn, S. Quinn, T. Rabbitt, M. Regan, S. Walsh, T. Walsh.

#### Oifigigh

D. O'Donoghue, County Manager, T. Kavanagh, P. Ridge, F. Gilmore, F. Dawson, J. Morgan, J. Cullen, Directors of Services, E. Lusby, Head of Finance, L. Gavin, Senior Engineer, L. Kavanagh, Senior Executive Engineer, T. Murphy, A. Comer, Senior Executive Officers, P. Carroll, Administrative Officer, M. Killoran-Coyne, Senior Staff Officer, T. Donoghue, Assistant Staff Officer.

#### Thosnaigh an cruinniu leis an paidir.

The Mayor and the Members congratulated Carna/Cashel Intermediate Football Team on gaining promotion to senior ranks.

#### RESOLUTION OF SYMPATHY

1813

A Resolution of Sympathy was extended to the following: -

Mrs. Bridie Donoghue, "St. Bride's", Bridge Street, Loughrea, Co. Galway.

#### MATERIAL CONTRAVENTION OF THE DEVELOPMENT PLAN FOR THE SCHEDULED TOWN OF GORT FOR THE CONSTRUCTION OF 24 NO.

**DWELLINGHOUSES AND ASSOCIATED EXTERNAL WORKS AT THE GROVE, KININCHA ROAD IN THE TOWNLAND OF GORT.**

1814

PLANNING REFERENCE NO. 00/4954 APPLICANT: MR. SEAN JOYCE

It was proposed by Cllr. Fahy, seconded by Dep. Callanan and agreed to defer this item.

**MATERIAL CONTRAVENTION OF THE DEVELOPMENT PLAN FOR THE SCHEDULED TOWN OF LOUGHREA AND ENVIRONS FOR THE CONSTRUCTION OF 11 NO. DWELLINGHOUSES AND ASSOCIATED SERVICES IN THE TOWNLAND OF CUSCARRICK, LOUGHREA.**

1815

PLANNING REFERENCE NO. 02/892 APPLICANT: MR. GABRIEL BURKE

It was proposed by Cllr. Fahy, seconded by Dep. Callanan and agreed to defer this item.

**CONSIDERATION OF DRAFT COUNTY DEVELOPMENT PLAN AND MANAGERS REPORT PREPARED IN ACCORDANCE WITH SECTION 12 (4) OF THE PLANNING & DEVELOPMENT ACT 2000.**

1816

The Mayor, Councillor Pat O Sullivan, presented the following proposal for inclusion as an amendment to the draft development plan.

Amend Essential Housing Need Category Description in Section 3.1.7.6 as follows

Delete the following text:

“The rapid growth of new housing in the open countryside, which is unconnected to farming or other rural economic activities, is damaging towns and villages in the Country and creating serious environmental problems.

One off rural houses, occupied by people with no local association with the land, are being developed at a very rapid rate. In addition to the visual impacts on the countryside, these houses contribute to groundwater pollution due to over proliferation of septic tanks; greater dependence on private transport and a reduction in the quantity of productive agricultural land.”

Add the following text:

Rural generated housing needs arise for people who are an intrinsic part of the rural community by way of background or the fact that they work full time or part time in rural areas. As a general principle, subject to good planning practise in matters of location, siting, design and the protection of environmentally sensitive areas of high landscape value, rural generated housing needs should be accommodated in areas where they arise. In addition, measures should be adopted

to ensure that the provision of new housing in rural areas subject to conditions is occupied by established members of the rural community.

With regard to urban generated rural housing in the open countryside, development 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 and sustainable development. However, it is acknowledged that some persons from urban areas seek a rural lifestyle with the option of working in and travelling to and from, nearby larger cities and towns. Smaller towns and villages have a key role in catering for these types of housing demand in a sustainable manner. A balance must be struck between encouraging appropriate residential development in villages and towns and ensuring that such development is of a design, layout, character and scale which fits well with the town or village involved and presents a high quality living environment. In addition, supporting public transport and reducing dependency on car based commuting should be a priority.

The weaker agricultural base and weak urban structure in other parts of the County have led to a population and economic decline. These areas are generally distant from major urban areas and the associated pressure for residential development. In general, any demand for permanent residential development in these areas should be accommodated as it arises, subject to good practise in matters such as design, location and the protection of landscape and environmentally sensitive areas.

While it is necessary to control inappropriate residential development in the countryside (the rural areas of County Galway outside the development boundaries of towns and villages), one-off development for those who are functionally dependent on the land, or who have an essential rural housing need, or who support the rural economy or are involved in rural economic activities will be facilitated. Those with an essential rural housing need will be defined as:

Essential Rural Housing Need Category
(a) This category of housing development is restricted to the actual and proven needs of rural families on family lands in areas and locations, where development would not otherwise be permitted.
(b) Eligibility under this category is restricted to the son or daughter of a farm holder/landowner with a housing need in the area. Special consideration based on the overall merits of each case will be given to: Son, daughter, brother, sister, grandchild, legally separated or divorced spouse, nephew or niece of the landowner or farm holder resident/employed in the area.

(c) Special consideration will be given for residential development, in bona fide cases, for:

- Persons with actual work or employment in a local area
- Returning emigrants and migrants from an area who wish to return to an area to work but cannot obtain planning permission or who cannot otherwise acquire sites on family lands in the locality form which they originate

(d) Local people who are indigenous of the area but who do not own family lands will also be facilitated in their request to build in the area.

(e) An eligible site in this category will be required to comply with other detailed planning requirements such as visual amenity (assimilation, siting, house design, site development, etc) traffic safety and public health, etc.

Existing families who require the replacement of an existing inhabited dwelling house, which shall be demolished, unless otherwise permitted for purposes incidental to the use of the new house will also be considered as within the Essential Rural Housing Need Category.

The Council recognise that those with an essential rural housing need will be entitled, subject to development control provisions and the policies of this plan, to develop in rural areas and on lands described under the Class 1 to Class 4 (inclusive) of the Landscape Sensitivity areas although special consideration may be given in the case of substantial need in Class 5 areas. In Class 3 and 4 areas, the Council may require applicants 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.

Residential development in specific rural areas where population decline or stagnation has occurred from 1991 will be positively considered in the interest of promoting sustainable community development. For such areas within the commuter belt of Galway City (25km), in the interest of promoting more sustainable patterns of development and the use of infrastructure, urban generated residential development will be encouraged to locate within established urban centres.

In some areas of Galway distinctive settlement patterns have evolved in the form of small clusters of housing. There is a need to recognise this distinctiveness, while at the same time protecting valuable landscape resources and reinforcing rural communities. This can be achieved by seeking to address, within the development plan process, the extent to which existing clusters can be strengthened through appropriately scaled "in-fill" development and avoiding linear or ribbon

development. At the same time it will be important to safeguard key resources, such as landscape and habitats.

On the proposal of Senator U. Burke which was seconded by Cllr. Mc Clearn the requirement for an applicant to have "a substantial need" in order to qualify in a Class 5 sensitivity was altered to read "established need."

Cllr. Fahy proposed that the revised Section 3.1.7.6 be inserted into the Draft Plan. Deputy Grealish seconded the proposal and it was agreed by the Council to include the revised Section 3.1.7.6.

The members then resumed their consideration of the Managers report on the Draft County Development Plan. Mr. L. Kavanagh continued to read out the remaining submissions.

#### **Submission Number 71 (continued)**

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	Several terms require definition in order to create an essential rural housing need category that is not open to interpretation and does not conflict with the aims of the Settlement Strategy.
<b>Response</b>	It is anticipated that the broad definition of housing need, the lack of definition of terms such as returning emigrant, essential need, persons with actual work or employment returning emigrants and migrants etc. will make it virtually impossible to operate the plan in a consistent manner.
<b>Recommendation</b>	Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular National road policy.

On the proposal of Cllr. P. Hynes which was seconded by Cllr. M Loughnane it was agreed that Section 3.1.7.6 as revised would apply.

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	All villages should be encouraged to provide local services and local employment, to develop sustainable rural areas.
<b>Response</b>	It is the aim of the Plan to encourage and support these villages through the Settlement Strategy which identifies a range of centres to accommodate future growth of the county for the lifetime of the plan. The settlements were assessed, not just individually but as components

in a local hierarchy with a view to identifying emerging linkages between Settlements. Commercial and small-scale industrial facilities will be facilitated in the settlement villages on the 'friendly neighbour' principle, Section 3.1.7.17. In addition to this the Planning Authority will support the industrial and employment projects of Udaras na Gaeltachta. Acceptance of the Settlement Strategy is considered an essential requirement to attract the necessary funding to invest in the infrastructure for growth.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Fahy which was seconded by Cllr. K. Quinn it was agreed that an alteration to the plan is not needed.**

**Issue** Settlement Strategy.

**Summary** Consideration be given to persons who grew up in an area but without family land, in the housing need category.

**Response** The lack of definition of the various terms used in the definition of "Essential Housing Need" Section 3.1.7.6 is not helpful. The point has been made by many submissions that clarification is needed. The housing need category is already very broad. Any clarification should decrease the number of eligible persons rather than increase then further assuming that the principle of sustainability is taken into account. Section 3.1.7.6 (d) may be interpreted to include the category requested.

**Recommendation** Redraft the essential housing need definition in Section 3.1.7.6 of the Draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular National road policy.

**On the proposal of Cllr. T. Rabbitt which was seconded by Cllr. M. Fahy it was agreed that Section 3.1.7.6 as revised would apply.**

**Issue** Settlement Strategy.

**Summary** Encouragement of development within towns and villages development zone, developed areas and zoned areas in preference to undeveloped areas and scenic amenities.

**Response** It is one of the aims of the county development plan to set out the development framework for the county over the next six years. Through the implementation of the Settlement Strategy it is hoped to consolidate the major towns and villages throughout the county in an

attempt to provide balanced spatial development. Development other than essential housing need as set out in Section 3.1.7.6 will be confined to within a radius of 500m from the centre of gravity of the village.

Scenic areas are afforded protection through the Planning Authorities policy to 'include landscape class as an important factor in determining development uses in areas of the county outside the boundaries of settlement centres'. However there are contradictions between this policy and the provisions set out in the essential rural housing need category.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. T. Rabbitt which was seconded by Cllr. J. Joyce it was agreed that an alteration to the plan is not needed.**

**Issue** Settlement Strategy.

**Summary** Provision included reversing rural depopulation and identify areas for special consideration.

**Response** The Settlement Strategy aims to achieve balanced development and has taken into consideration recent trends in population distribution and settlement patterns. The recent publication of the Census Data enables identify areas that have declining populations to be identified. The introduction of funding under Clar for such areas opens possibilities that were not apparent at the time of preparation of the Draft Plan. The opportunities presented will be examined.

**Recommendation** Include an objective to identify areas of declining population with a view to reversing the decline subject to the principles of proper planning and sustainable development.

**On the proposal of Cllr. J. McClearn which was seconded by Dep. U. Burke was agreed to include an objective to identify areas of declining population with a view to reversing the decline subject to the principles of proper planning and sustainable development.**

**Issue** Settlement Strategy.

**Summary** To set a trend by this Development Plan to create long-term objectives through policies of this plan.

**Response** The Settlement Strategy aims to influence development patterns for the



next generation. Development of population to counter balance growth in Galway city and investment would be targeted towards providing infrastructure and services to facilitate this population growth.

The plan further identifies settlements in the more perimeter areas of the county where population has been declining and advocated policies to revive these areas in the expectation that NSS will direct jobs and opportunity into these areas.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr.K. Quinn which was seconded by Cllr. J. Joyce it was agreed that an alteration to the plan is not needed.**

**Issue** Settlement Strategy.

**Summary** To have sustainable villages, the Local Authority must recognise that they require an economically sustainable catchment area.

**Response** The Council does recognise that the sustainable development of the county must also have regard to the fact that many rural settlements act as service centres for an established rural hinterland with an existing community that must be catered for. It is hoped to achieve sustainable rural area through the balanced spatial development approach of the Settlement Strategy. A critical element in this will be the preservation and strengthening of the towns and villages as service centres and through this stabilise the population of the surrounding rural hinterland.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr.K. Quinn which was seconded by Cllr. J. Joyce it was agreed that an alteration to the plan is not needed.**

**Issue** Tourism.

**Summary** The inclusion of a policy on agri-tourism in the plan.

**Response** Section 5.7 sets out the Council's policies in relation to Agri-Tourism. The Planning Authority will support on-farm tourism accommodation and supplementary activities such as health farms, heritage and nature trails, pony trekking and boating.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. K. Quinn which seconded by Cllr. Joyce it was agreed that an alteration to the plan is not needed.**

*On the proposal of Cllr. T. Rabbit...  
that an alteration to the plan is not needed*

<b>Issue</b>	Town Plans\Local Area Plans.
<b>Summary</b>	Village plans should be prioritised and included in the Draft County Development Plan.
<b>Response</b>	The towns and villages throughout the county require the formation of development plans in accordance with the Planning and Development Act 2000. The need for this will be recognised by the inclusion of an appropriate policy in the plan.
<b>Recommendation</b>	Include the following paragraph at the appropriate location in the plan. 'There is a need to make plans for centres identified in accordance with their placement on the settlement hierarchy. It is recommended that the council prepare a brief to examine the preparation of plans to implement the Settlement Strategy. When the plans are in place the development boundaries of any settlement for which a local plans has been prepared will be the boundaries as adopted in that plan'.

**On the proposal of Deputy Mc Hugh which was seconded by Cllr. J.J. Mannion it was agreed to accept that there is a need to make Plans for centres identified in accordance with their placement on the settlement hierarchy. It was also agreed that a brief be prepared to examine the preparation of plans to implement the Settlement Strategy and that when the Plans are in place the development boundaries of any settlement for any settlement for which a Local Plan has been prepared will be the boundaries as adopted in the Plan.**

**Cllr. Loughnane sought a time scale for the formulation of the Area Plans. The Mayor suggested that it could be made a specific objective of the Plan that a 12-month time scale be included. This time scale was proposed by Cllr. Mc Cleary, seconded by Cllr Loughnane and agreed by the Council.**

<b>Issue</b>	Town Plans\Local Area Plans.
<b>Summary</b>	Completion of the Barna, Spiddal and Carraroe Development Plans to allow development to go ahead and an prohibition included to prevent landowners preventing or restricting access to adjoining lands.
<b>Response</b>	These plans will be completed when the objectives of the County Plan are finalised.
<b>Summary</b>	Access to lands is a matter outside our control. However, the use of Area Action Plans should help in this regard.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr.T. Rabbitt which was seconded by Cllr. Joyce it was agreed that an alteration to the plan is not needed.**

Submission Number 72	Submitted	Agent
	Martin Coyne, Ballybrit,	Mr Gerard Cleary, Consultant Engineer, Cleaghmore, Ballinasloe, Co. Galway.
<b>Issue</b>	Landscape Assessment\Land Use Zoning.	
<b>Summary</b>	Requests to have lands at Ballybrit, Galway located just outside the city. planning area zoned for residential use. Also requests an Action Area Plan for this area. Set out a timeframe for the preparation of an Action Area Plan.	
<b>Response</b>	Section 3.1.7.17 states 'The Planning Authority will examine the area of lands that are situated between the N17, R339. Galway City Eastern by-pass and the City's Eastern boundary with a view to formulating an Action Area Plan, which will set out appropriate, land uses and road uses.  Submissions will be invited and assessed in the preparation of such a plan where land use and zonings will be decided.	
<b>Recommendation</b>	Deal with as part of the preparation of a town plan\local area plan.	

**On the proposal of Cllr. Rabbitt which was seconded by Cllr. K. Quinn it was agreed that this issue could be dealt with as part of a local area plan.**

Submission Number 73	Submitted	Agent
	Mr & Mrs Pat Keane, Clarie House, Ballinamana East, Clarinbridge, Galway.	No Agent.
<b>Issue</b>	Landscape Assessment\Land Use Zoning.	
<b>Summary</b>	This submission requests that the rating of high landscape sensitivity is removed from lands in Clarinbridge.	

**Response** These lands are classified as being of a high landscape sensitivity rating. Development taking place in such areas are restricted including those with substantial cases.

A detailed analysis was carried out of the whole county in accordance with DoELG guidelines. This resulted in the document, Landscape and Landscape Character Assessment for Co. Galway.

These ratings have been assessed in accordance with the ability of the landscape to accommodate change or intervention without suffering unacceptable effects to its character and values, Section 4.1.1.3. Five sensitivity classes have been established to ensure that the environment and heritage generally are maintained in a sustainable manner, which at the same time enables a proactive approach to development.

It is recommended no change is made to the ratings of these areas in the best interests of maintaining the landscape and protecting views of amenity value.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J.J. Mannion which was seconded by Cllr. T McHugh it was agreed that an alteration to the plan is not needed.**

Submission Number 74	Submitted	Agent
	Mr Kris Acton, Grallagh, Claddaghduff, Conamara, Co. Galway.	No Agent.
<b>Issue</b>	Rural Housing Policy.	
<b>Summary</b>	Requests that Section 3.17.1.5 is amended to include the provision of building on individual farms in the essential rural housing need category.	
<b>Response</b>	The provisions of Section 3.1.7.6 concede the principle of development on these lands, yet another argument to support the unsustainability of this provision.	
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.	

**It was proposed by Cllr.J.J. Mannion, seconded by Cllr. T. Walsh and agreed by the Council that an alteration to the plan is not needed.**

Submission Number	75	Submitted	Agent
		Mr Cathal O Malley, Consultant Engineer, Cleaghmore, Ballinasloe, Co. Galway.	No Agent.
<b>Issue</b>		Settlement Strategy.	
<b>Summary</b>		Include Newcastle as a settlement.	
<b>Response</b>		Section 3.17.17 states it is a policy of the Planning Authority to direct residential development into designated settlement locations.	
<b>Response</b>		Settlements were identified based on a range of criteria including the level/extent of all services available and the contribution that each centre would make to the areas of the Settlement Strategy.	
<b>Response</b>		A total of 97 settlements were identified and it is considered that there are sufficient settlements identified to meet the needs of the county within the Plan period.	
<b>Recommendation</b>		There are contradictions in the plan as the current definition of essential housing need (Section 3.1.7.6) weakens the aims of the settlement strategy.	
<b>Recommendation</b>		It is recommended that an alteration to the plan is not needed.	

Mr. L. Kavanagh clarified that the Council had granted permission for group housing in this area as it was close to a school etc. An Bord Pleanalla subsequently refused this as drainage was not considered to be adequate.

Cllr. Connolly said that the National Spatial Strategy supports the policy of the Council and that the wording of the National Spatial Strategy had strengthened the hand of the Council and of An Bord Pleanalla. It now allows for clusters of housing in Newcastle and other such areas.

Mr. Ridge indicated that he worried that extracts from the National Spatial Strategy were being selectively taken, and that a comprehensive document containing 97 settlements had been produced.

Cllr. Connolly said he had previously asked about cluster housing and was told it was not in the Co. Development Plan, but now it can be.

Cllr. Loughnane said it is the policy of the Council to develop the villages, therefore they want more settlements.

The County Manager advised that if the Members want to include settlement centres they may do so, but they should not ask officials who have done this in a scientific manner, to suggest others. However this should not prevent the elected members from selecting more if they wished.

**On the proposal of Cllr. M. Regan, seconded by Cllr. J. McClearn, it was agreed that**

**the Plan be altered to include settlements put forward by the Members.**

Submission Number 76	Submitted	Agent
	Mrs. Catherine Fallon, Polkeen, Galway.	No Agent.
<b>Issue</b>	Town Plans\Local Area Plans.	
<b>Summary</b>	Action Area Plan for lands in proximity to city centre. Rezone lands at Polkeen for residential purposes under the proposal to extend city boundary.	
<b>Response</b>	Due to the pressure for development in this area and the mix of land uses Section 3.1.7.17 outlines a policy that an Action Area Plan will be formulated, which will set out appropriate land uses and road uses. The zoning of this land will be examined during this process. The development potential of these lands will be determined by the availability of an alternative to the N17 as an access road.	
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.	

**On the proposal of Dep. U. Burke, seconded by Cllr S. Quinn it was agreed that an alteration to the plan is not needed .**

Submission Number 77	Submitted	Agent
	Luxury Homes (Galway) Ltd,	Mr Patrick Opdebeeck, John Moylan & Associates, Wilson House, Fenian St, Dublin 2.
<b>Issue</b>	Settlement Strategy.	
<b>Summary</b>	Include lands at Killeen, including Foxes Hill under Settlement Strategy.	
<b>Response</b>	<p>Section 3.17.17 states it is a policy of the Planning Authority to direct residential development into designated settlement locations.</p> <p>Settlements were identified based on a range of criteria including the level/extent of all services available and the contribution that each centre would make to the areas of the Settlement Strategy.</p> <p>A total of 97 settlements were identified and it is considered that there are sufficient settlements identified to meet the needs of the county within the Plan period.</p>	

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr.J.J. Mannion, seconded by Cllr. T.Walsh it was agreed that an alteration to the plan is not needed.**

Submission Number	78	Submitted	Agent
		Mr. R. Killeen, Senior Engineer, Water Services, Galway County Council, Prospect Hill, Galway.	No Agent.
<b>Issue</b>		Provision of Infrastructure.	
<b>Summary</b>		Section 3.10 to 3.12. Rewrite sections related to water and sewerage infrastructure with recommended changes. Include paragraph on group sewerage schemes.	
<b>Response</b>		<p>The water and sewerage schemes set out in the draft plan are not in accordance with the Councils Water Services 'Assessment of Needs' Document. Therefore it is recommended that details on the programme of works be revised and information provided on where the list of schemes is derived from.</p> <p>This section should also be amended to provide updated information the rural water programme and guidance on group wastewater schemes.</p> <p>Note a list of the current schemes in the programme is included as an Appendix to the Manager's Report</p>	
<b>Recommendation</b>		<p>Section 3.11 and Section 3.12 replace entirely with: Programme of Development of Public Water and Sewerage Schemes Investment priorities for major public water and sewerage schemes is based on the Council's Water Services 'Assessment of Needs', dated August 2000. The 'Assessment of Needs' will be reviewed as the need arises.</p> <p>In year 2000, the Department of the Environment and Local Government published the first phase of a new rolling three-year Water Services Investment Programme. The second phase published this year details investment priorities for the period 2002 - 2004. The Programme includes investment priorities for major public water and sewerage schemes, the Service Land Initiative, designed to bring serviced land quickly into use for residential value development and Rural Towns and Villages Initiative. Available resources will determine the scheduling of actual construction works, as agreed with the Department of the Environment.</p> <p>The Council has, earlier this year, approved a Three-Year Programme</p>	

for Small Public Water Supply and Sewerage Schemes. Funding for these schemes is provided for from a combination of sources namely:

- The County Council's own resources.
- Department of Environment and Local Government.
- Department of Agriculture and Food under their Clár Programme. (Schemes within Clár areas only).

2. Section 3.10.1.2 – replace the 2nd Paragraph with the following:

#### The Rural Water Programme

The first stage of the Rural Water Strategic Plan is completed. It has established the local policy and identified the strategy to be pursued in addressing the needs of the Rural Water Sector. It has also identified the need to establish priorities for investment in the preparation of a programme for the provision of a wholesome water to rural communities.

Stage 2 the Rural Water Strategic Plan has commenced and effectively involves the development and implementation of the Stage 1 Strategic Plan in accordance with the prioritisation establish therein. Immediate Priority Schemes are those schemes experiencing faecal contamination of source or having inadequate facilities to treat possible faecal contamination of raw water. The upgrading of these schemes is currently underway and it is envisaged that all upgrading work will be substantially complete to ensure that all water supplies will comply with the new Drinking Water Regulations, which come into force on 1st January 2004.

3. Section 3.10.1.2.

The third paragraph regarding policy should be given a specific general heading such as 'Policy of Planning for Water Services' as the area covered is not exclusively applicable to the Rural Water Programme, rather it covers the overall area of policy in relation to Water Services.

Omit 'and to spend an equitable share of the funding on each electoral area each year'

4. The following paragraph should be added after paragraph 3.10.11.

#### Group Sewerage Schemes

Responsibility for Group Sewerage Schemes was devolved from the Department of the Environment and Local Government to the Local Authority in 1997. Group Sewerage Schemes are generally permitted in areas:

- Where the Local Authority do not propose to carry out a public

**On the proposal of Cllr.J.J. Mannion, seconded by Cllr. M. Cunningham it was agreed to accept the Policies in the Co-ordinating Document for the Draft County**



**Development Plan, (Pages 44/46).**

Submission Number 79	Submitted	Agent
	John & Mary Huban,	Justin Sadleir, Justin Sadleir Solicitors, Crow Street, Gort, Co. Galway.
<b>Issue</b>	Landscape Assessment\Land Use Zoning.	
<b>Summary</b>	Remove High Scenic Area Designation from lands at Knockakilleen and Doorus.	
<b>Response</b>	<p>The landscape sensitivity ratings were assessed based on a range of criteria and in accordance with the draft Planning Guidelines on Landscape and Landscape Assessment issued by the DOELG. The principle behind the landscape assessment is so that development is encouraged in a sustainable manner while protecting what is unique and irreplaceable to County Galway for future generations.</p> <p>Under the landscape sensitivity rating the lands identified are rated Class 3, "high sensitivity". Under this classification few developments including those with substantiated cases for such a specific location and which are in compliance with settlement policies are open for consideration.</p> <p>No change is recommended in rating as it would weaken the aims of the landscape assessment.</p> <p>There are contradictions in the plan as the current definition of essential housing need (Section 3.1.7.6) weakens the aims of the landscape sensitivity ratings and should be revised.</p>	
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.	

**On the proposal of Cllr.M. Fahy, seconded by Dep. U. Burke it was agreed to defer a decision on this submission.**

Submission Number 80	Submitted	Agent
	Mr Jim Joyce, Joyce & Sons (Headford) Ltd, Galway Road, Headford, Co. Galway.	No Agent.
<b>Issue</b>	Town Plans\Local Area Plans.	

<b>Summary</b>	Zone sites identified for commercial development.
<b>Response</b>	These sites are located on the outskirts of Headford with access onto the R84. Headford is identified on the 3rd tier of the Settlement Strategy for the GTPS area. There is currently no specific plan available for Headford. Headford is a settlement of greater than 1000 population and consequently a local area plan will be prepared in due course.
<b>Recommendation</b>	Deal with as part of the preparation of a town plan/local area plan.

Mr. L. Kavanagh said that it was not advisable to zone the identified sites for commercial development, as in some cases traffic could have doubled since the business was established. On National Routes the N.R.A. have to be notified and issues of safety have to be addressed.

Cllr. Gavin said this is a long established business and the fact that you enlarge a premises may not in all cases increase the traffic. He said that he visited the premises and saw what was proposed, but that he also agreed with what the Planner said and understood the difficulties in relation to blanket objectives.

Cllr. Hoade proposed that there should be a general objective in the Plan in relation to restricted routes, which would allow established commercial businesses to extend their premises. Cllr. Connolly seconded the proposal and it was agreed by the Council.

Cllr. P. Mc Hugh asked if they could make this objective more specific to this submission, and he proposed that they make the proposal in relation to this submission only. Senator Burke seconded this proposal.

Mr. L. Kavanagh advised that this site is outside the speed limits and that land is not generally zoned outside speed limits, in rural areas. He also advised that there are retail guidelines, which do not advocate retail business outside the town centres.

Cllr. Mc Clearn said that on the documents shown, there is land on both sides of the road, and that he did not think it made sense to zone on each side of the road in an area of maximum speed limits.

Cllr. Gavin said that when this business was established in 1951, it was before the Planning Act 1963 and it was in a totally different era. It is accepted that he would have to make an application for a permission, but the proposal is for a policy to allow such owners to expand.

Cllr. Grealish indicated that he supported the proposal.

The County Manager advised that zoning land outside of specific speed limit areas could result in the creation of a traffic hazard at a later stage.

Cllr. Hoade asked if this could not be addressed by the Roads Authority.

The Manager replied that he did not see why the issue should be passed over to the Executive and reminded the Council that he is obliged to advise them of the implications of their decisions.

**The earlier proposal of Cllr. P. Mc Hugh which was seconded by Senator Burke, which sought to limit the proposal to Mr. Joyces land only, being zoned to allow him to extend his business, was withdrawn, and the proposal of Cllr. Hoade which sought to have a general objective in relation to extensions to established businesses on restricted routes, seconded by Cllr. Connolly was agreed by the Council.**

Submission Number	Submitted	Agent
81	Mr Declan\ Maurice Farrell\Gillen,	Mr Niall J Kearns, Niall J Kearns & Co Architects, 27 William Street West, Galway.
<b>Issue</b>	Settlement Strategy.	
<b>Summary</b>	Revise plan to permit residential development at Brownville. Details of eco-village proposal submitted.	
<b>Response</b>	<p>The site is located north west of Galway City with access onto the national secondary road N59. Section 5.20 outlines policy in relation to controlled roads.</p> <p>Section 4.1.1.3 outlines policy on landscape. Under the landscape sensitivity rating the site is located in an area rated Class 3 'high sensitivity'. Development generally permitted in this area includes those within substantiated need cases and which are in compliance with settlement policies.</p> <p>The principal is to encourage development in a sustainable manner while protecting strategic routes and landscape. In this context, no change is recommended to allow for such development at this location.</p> <p>Eco-village proposal. This type of development could be considered at one of the centres identified under the Settlement Strategy. A total of 97 settlements were identified and it is considered that there are sufficient settlements identified to meet the needs of the county within the Plan period.</p>	
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.	

**On the proposal of Cllr.J. Joyce, seconded by Dep. N. Grealish it was agreed that an alteration to the plan is not needed .**

Submission Number	82	Submitted	Agent
		Mr Roger Garland, Chairman, Keep Ireland Open, 43 Butterfield Drive, Dublin 14	No Agent.
<b>Issue</b>		Development Control.	
<b>Summary</b>		Include policy statement to prevent unsightly fencing of commonage as per existing county development plan.	
<b>Response</b>		Fencing is addressed under Section 5.2. (rural areas) where it is an objective to control permissible developments so that the rural amenity is protected. However to facilitate access to the countryside it is recommended an additional policy be included under Section 3.20 (recreation and amenity).	
<b>Recommendation</b>		Include additional policy statement to control the erection of unsightly fencing and to facilitate access to the countryside in Section 3.20: The Planning Authority shall require planning permission for fencing of areas that are traditionally of open/unfenced landscape often held in commonage. The merits of each case would be considered in light of landscape sensitivity rates and views of amenity importance.	

Mr. L. Kavanagh advised that planning permission must be obtained to fence off land which had traditionally been open for 10 years or more and which relates to amenity.

**Cllr. Callanan proposed that the submission should not be accepted. Cllr. Cunningham seconded the proposal and it was agreed by the Council.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 4.1 – include policy on prohibiting development along bog roads is in existing plan.
<b>Response</b>	Landscape sensitivity ratings outline the type of development generally acceptable in each area.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr.Callanan and seconded by Cllr.Connolly it was agreed that an alteration to the plan is not needed .**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 4.1.1.3 – Supports commitment to preserve traditional field

Submission Number 82	Submitted	Agent
	Mr Roger Garland, Chairman, Keep Ireland Open, 43 Butterfield Drive, Dublin 14	No Agent.
<b>Issue</b>	Development Control.	
<b>Summary</b>	Include policy statement to prevent unsightly fencing of commonage as per existing county development plan.	
<b>Response</b>	Fencing is addressed under Section 5.2. (rural areas) where it is an objective to control permissible developments so that the rural amenity is protected. However to facilitate access to the countryside it is recommended an additional policy be included under Section 3.20 (recreation and amenity).	
<b>Recommendation</b>	Include additional policy statement to control the erection of unsightly fencing and to facilitate access to the countryside in Section 3.20: The Planning Authority shall require planning permission for fencing of areas that are traditionally of open/unfenced landscape often held in commonage. The merits of each case would be considered in light of landscape sensitivity rates and views of amenity importance.	

Mr. L. Kavanagh advised that planning permission must be obtained to fence off land which had traditionally been open for 10 years or more and which relates to amenity.

**Cllr. Callanan proposed that the submission should not be accepted. Cllr. Cunningham seconded the proposal and it was agreed by the Council.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 4.1 – include policy on prohibiting development along bog roads is in existing plan.
<b>Response</b>	Landscape sensitivity ratings outline the type of development generally acceptable in each area.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr.Callanan and seconded by Cllr.Connelly it was agreed that an alteration to the plan is not needed .**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 4.1.1.3 – Supports commitment to preserve traditional field

<b>Issue</b>	boundaries and hedgerows, Recommends policy statement on discouraging wire fencing for boundary treatment.
<b>Response</b>	The treatment of house boundaries is adequately addressed in Section 5.2 (rural area) where it is an objective to control permissible developments so that rural amenity is protected. Guidance is also provided in House Design Guidelines.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. Cunningham, seconded by Cllr. M. Connolly it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 4.7 – Proposals impacting on archaeology should be submitted to Heritage Council.
<b>Response</b>	The act outlines statutory obligation to notify relevant prescribed bodies.
<b>Recommendation</b>	It is recommended that paragraph. 2 of Section 4.7 be revised to “proposals will be submitted to the relevant prescribed bodies such as Duchas - the Heritage Service”.

**On the proposal of Cllr. Joyce, seconded by Cllr. T. Mannion it was agreed that paragraph. 2 of Section 4.7 be revised to “proposals will be submitted to the relevant prescribed bodies such as Duchas - the Heritage Service”.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 5.2.2. – Development Control standards related to signage Supported.
<b>Response</b>	Noted.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Cunningham, seconded by Dep. N. Grealish it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 5.2.6. – Agricultural buildings, extend restrictions on agri business storage buildings to landscape areas rated ‘high’
<b>Response</b>	It is considered that there is an adequate balance between allowing agricultural development and protecting the landscape.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr.J.J. Mannion, seconded by Cllr. M. Conneally it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 5.7 – agri-tourism – include additional statement to development adequately screened and does not have negative impact on view
<b>Response</b>	It is recommended that a statement be made to ensure all built elements of agri-tourism are satisfactorily assimilated into the landscape.
<b>Recommendation</b>	Include in Section 5.7 (agri-tourism) ‘to ensure that all built elements of agric-tourism are appropriately designed and satisfactorily assimilated into the landscape.’

**On the proposal of Cllr.J. J. Mannion, seconded by Cllr. T Mc. Hugh it was agreed to include in Section 5.7 (agri-tourism) ‘to ensure that all built elements of agric-tourism are appropriately designed and satisfactorily assimilated into the landscape.’**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 5.8 – Replace term wind farm with wind turbine clusters.  Concern raised about location of areas of wind farms and impact on protected areas.
<b>Response</b>	The location for wind energy development was addressed at strategic level in the landscape assessment for the county. The development of wind farms and their impact on protected areas is assessed by development control.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Senator Burke, and seconded by Cllr. McClearn it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 5.9 – Electricity. Have greater restrictions on the development of electricity lines.
<b>Response</b>	The policy allows for all eventualities to be considered and getting the balance in the protection of the landscape with development of the County. It should be noted that visual impact must be considered in an EIA.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. J. Mannion, seconded by Cllr. T. Mc Hugh that an alteration to the plan is not needed.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 5.10 – Telecommunication masts. Have greater restrictions on areas where telecommunication masts will be permitted.  Support proposal to assimilate masts into landscape, concern raised about how this is achieved should deforestation take place.
<b>Response</b>	Amend policy on collocation to state except in exceptional circumstances all masts should be shared.  Include reference to the DOE guidelines on telecommunications.
<b>Response</b>	The policy aims to facilitate development while protecting the landscape. No change is recommended.  This matter is assessed through the conditioning of all grant of permission.  No change recommended as already an objective to promote co-location.
<b>Recommendation</b>	The DOELG guidelines have been referred to in Section 3.5 Communications.  Amend Section 5.10 – Telecommunications Masts: to include reference to the 'Planning Guidelines for Telecommunications and Support



Structures'. Department of Environment and Local Government - July 1996.

**On the proposal of Cllr.J.J. Mannion, seconded by Cllr. P. O Malley it was agreed to Amend Section 5.10 – Telecommunications Masts: to include reference to the 'Planning Guidelines for Telecommunications and Support Structures'. Department of Environment and Local Government - July 1996.**

<b>Issue</b>	Development Control.
<b>Summary</b>	5.11 Coastal Areas: Revise wording to strengthen proposals to protect the amenity of the coastal zone.
<b>Response</b>	It is considered that this is adequately addressed through the policies in the plan to protect sensitive areas.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr.J. Joyce, seconded by Dep. J. Callanan it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 5.12 Lough Corrib: Revise wording to strengthen proposals to protect the amenity of the lake.
<b>Response</b>	It is considered that this is adequately addressed through the policies in the plan to protect sensitive areas.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Dep. N. Grealish, seconded by Cllr P. O Malley it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 5.13 Heritage and Conservation Sites: Revise wording to have reference to other protected areas including SPAS.  Concern raised about implementation of policy to encourage and promote the continual development of walking routes.
<b>Response</b>	It is recommended to revise wording to have reference to other protected areas.  The plan contains policies for facilitate the development of walks/cycle routes. The development of walks and particular projects is addressed at a different forum in accordance with the planning policy.
<b>Recommendation</b>	It is recommended that policy one of Section 5.15 be revised to read – Have regard to any impacts developments shall have on protected areas such as proposed NHAS, candidate SACs, buildings and items listed on the sites and monuments register and locations which have a particular cultural significance to the local community’.

**On the proposal of Cllr. J. J. Mannion, seconded by Cllr. T. McHugh it was agreed that policy one of Section 5.15 be revised to read – Have regard to any impacts developments shall have on protected areas such as proposed NHAS, candidate SACs, buildings and items listed on the sites and monuments register and locations which have a particular cultural significance to the local community’.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 5.14 Camping and Caravan Sites: Revise wording to strengthen proposals to restrict location of development.
<b>Response</b>	No change recommended as already an objective to restrict location of development.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. T. McHugh, seconded by Cllr M. Hoade it was agreed that Policy 187 on page 81 of the Coordinating Document for the Draft Development Plan should be included in the Plan. The policy is as follows "Tourism related developments outside settlement centres will be considered where there is a proven need. The need to locate in a particular area must be balanced against the environmental impact of the development and benefits to the local community. This was agreed by the Council.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 5.16 Extractive Development: Revise wording to include details on the reduction of need for quarrying as a result of recycling proposals for construction and waste contained in the Connaught Waste Management Plan.
<b>Response</b>	Revise wording to strengthen proposals to restrict location of development. Section 3.15 (waste management) contains policies on the prevention and reduction of waste, re-use and reducing of waste, disposal of waste. No change recommended as already an objective to restrict location of development.
<b>Recommendation</b>	It is recommended ever that development control standards in particular zoning matrix be amended to facilitate the implementation of waste management policies contained in Section 3.15.

**On the proposal of Cllr. M Cunningham, seconded by Cllr. Fahy it was agreed that an alteration to the plan is not needed that development control standards in particular zoning matrix be amended to facilitate the implementation of waste management policies contained in Section 3.15.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 5.19 Forestry Development: Revise wording on development control standards for forestry development. Include policy that in upland areas forestry shall not interfere with views from generally used walking routes along ridge lines.
<b>Response</b>	Section 3.4.1 states it is a policy to facilitate forestry development in appropriate locations in line with national policy Landscape sensitivity ratings outline the type of development generally acceptable in each area. No change recommended as already an objective to control location of Development.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Connolly, seconded by Cllr J. Conneely it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Energy Including Alternative Energy.
<b>Summary</b>	Section 3.6 - Include reference to hydro power.
<b>Response</b>	All forms of alternative energy sources should be referred to in the plan.
<b>Recommendation</b>	It is recommended the first par. 3.6 be revised to include reference to hydro power.

**On the proposal of Cllr. J. Joyce, seconded by Cllr T. McHugh it was agreed that the first par. 3.6 be revised to include reference to hydro power.**

<b>Issue</b>	Environmental Protection.
<b>Summary</b>	Section 2.2 - Protection should be extended to proposed NHA.
<b>Response</b>	This paragraph should also be revised to highlight that the designations mentioned are examples of protected areas in County Galway.
<b>Recommendation</b>	Revise par 5. of Section 2.2 to read: "There are a number of protected areas in County Galway, examples include proposed National Heritage Areas and 'European Sites', designated as special protection areas (wild bird inhabitants) and Candidate Special Areas on Conservation (cSAC). These require protection as both environmental resources and economic assets."

**On the proposal of Cllr. M. Connolly, seconded by Dep. J. Callanan it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Forestry.
<b>Summary</b>	Section 3.4.1- Include policy to redress the balance in favour of deciduous forests. Include policy to reduce exemption threshold for afforestation as in existing Plan.
<b>Response</b>	Section 3.4.1 states it is a policy to facilitate forestry development in appropriate locations in line with national policy, any policy on the development on deciduous forestry or reductions in exceptions thresholds should be addressed at national policy level.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. Joyce, seconded by Dep. N. Grealish it was agreed that an alteration to the plan is not needed.**

**Issue** Heritage.

**Summary** Section 4.5 – Include policy statement that development which blocks railways shall not be permitted.

Include commitment to produce a plan to re-open canals and railway lines as walking paths / cycle paths, in particular Old Galway to Clifden rail line.

**Response** Lines cannot be reinstated where development has already taken place. It is considered that this is adequately addressed under Section 4.4 as it is a policy to ensure former railway lines and disused canals are conserved intact where possible in order to protect their heritage and recreational potential.

The plan contains policies for facilitate the development of walks/cycle routes. The development of walks and particular projects is addressed at a different forum in accordance with the planning policy.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. Joyce, seconded by Cllr. M. Cunningham it was agreed that an alteration to the plan is not needed.**

**Issue** Heritage.

**Summary** Section 4.7 – Include policy to facilitate access to national monuments in private ownership.

**Response** It is up to the landowner to permit right of way. The Council has been proactive at local level in increasing awareness and educating people in heritage issues. This has been beneficial in achieving access to national monuments in private ownership.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Connolly, seconded by Cllr P. O Malley it was agreed that an alteration to the plan is not needed.**

**Issue** Heritage.

**Summary** Section 4.8.1 – Include commitment that Tree survey and Tree

Preservation Survey be made within 2 years.

**Response**

Section 4.8.1 states it has an objective to carry out a tree survey of the county and an accompanying tree preservation order list. The Council recognise the need for T.P.O.S and this is the first step in the process.

Under the Planning Act 2000, it is the duty of the Planning Authority to secure the objectives of the County Plan (Section 14). Not more than 2 years after the making of the plan the Manager must make a report on progress achieved in securing objectives. This monitoring process ensures objectives are being instigated.

**Recommendation**

It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. Fahy, seconded by Cllr M. Cunningham it was agreed that an alteration to the plan is not needed.**

**Issue**

Heritage.

**Summary**

Section 4.8.1 – Include a commitment to prepare a report on the making of Special Area Amenity Orders in the County.

**Response**

There are adequate provisions in the plan that could provide sensitive areas different levels of protection. For example, under the landscape sensitivity ratings Lough Corrib is rated as unique, Section 4.8 provides details on the areas afforded protection under National and European legislation.

However the broad definition of housing need weakens their protection status and should be rectified.

**Recommendation**

Revise essential housing need definition.

**On the proposal of Cllr. M. Connolly, seconded by Cllr M. Hoade it was agreed to revise essential housing need definition.**

**Issue**

Quality of Maps and Final Print of Plan.

**Summary**

Landscape maps: Quality of maps poor.

**Response**

It is accepted that the A3 maps were insufficiently clear. These have been modified and will be included in final plan. Clear maps were displayed on the council website.

**Recommendation**

Provide larger scale maps and ensure that areas that are suitable for forestry/wind energy development, focal points/views, landscape sensitivity ratings, and protected areas are clearly identified. Produce the

Final Print of the plan to a high standard.

**On the proposal of Cllr. J.J. Mannion, seconded by Cllr S. Quinn it was agreed to provide larger scale maps and ensure that areas that are suitable for forestry/wind energy development, focal points/views, landscape sensitivity ratings and protected areas are clearly identified. Produce the Final Print of the plan to a high standard.**

<b>Issue</b>	Quality of Maps and Final Print of Plan.
<b>Summary</b>	Forestry maps, note 3 requires consultation with Duchas, the Heritage Council should also be consulted. Recommended changes to Note 4: coniferous forest within the Conamara National Park and Joyces country be located below 300 meter contour not 400 as in plan.
<b>Response</b>	Forestry Guidelines outline statutory obligation to consult with Government agencies. Locations for forestry development were addressed through the landscape assessment of the county. This took into account a range of criteria and draft guidelines on landscape and landscape assessment issued by DOELG. No change recommended.
<b>Recommendation</b>	Modify maps to ensure areas suitable for forestry development, focal points/views and landscape sensitivity ratings clearly identified.

**On the proposal of Cllr. J. Joyce, seconded by Cllr P. O Malley it was agreed to modify maps to ensure areas suitable for forestry development, focal points/views and landscape sensitivity ratings clearly identified.**

<b>Issue</b>	Quality of Maps and Final Print of Plan.
<b>Summary</b>	Focal Points / view maps: Quality of maps poor.
<b>Response</b>	It is accepted that the A3 maps were insufficiently clear. These have been modified and will be included in final plan. Clear maps were displayed on the council website.
<b>Recommendation</b>	Provide larger scale maps and ensure that areas that are suitable for forestry/wind energy development, focal points/views, landscape sensitivity ratings, and protected areas are clearly identified. Produce the Final Print of the plan to a high standard.

**On the proposal of Cllr. J. Joyce, seconded by Cllr P. O Malley it was agreed to provide larger scale maps and ensure those areas that are suitable for forestry/wind energy development, focal points/views, landscape sensitivity ratings and protected areas are clearly identified. Produce the**

**Final Print of the plan to a high standard.**

<b>Issue</b>	Quality of Maps and Final Print of Plan.
<b>Summary</b>	Include maps showing cSACs, NHAs and SPAs.
<b>Response</b>	It is recommended that a map be included identifying protected areas in the County.
<b>Recommendation</b>	Provide larger scale maps and ensure that areas that are suitable for forestry/wind energy development, focal points/views, landscape sensitivity ratings, and protected areas are clearly identified. Produce the Final Print of the plan to a high standard.

**On the proposal of Cllr. J. Joyce, seconded by Cllr M. Cunningham it was agreed to provide larger scale maps and ensure that areas that are suitable for forestry/wind energy development, focal points/views, landscape sensitivity ratings, and protected areas are clearly identified. Produce the Final Print of the plan to a high standard.**

<b>Issue</b>	Roads and Transportation.
<b>Summary</b>	Have speed limits on non-national roads.
<b>Response</b>	Section 3.3.8 states it is a policy to provide a safe road system throughout the country, a number of measures to achieve this are highlighted. The placement of speed limits is decided at a different forum, that is through a detailed analysis of a road network and the implementation of policies in the Plan.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Cunningham, seconded by Cllr. Fahy it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	Section 3.1.7. 9 - The need to preserve the landscape is strongly
<b>Response</b>	There are contradictions in the plan as the current definition of essential housing need (Section 3.1.7.6) weakens the aims of the plan and should



Recommendation be revised.

**Recommendation** Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

**On the proposal of Cllr. Joyce, seconded by Cllr J.J. Mannion it was agreed to redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.**

**Issue** Settlement Strategy.

**Summary** Section 3.1.7. 12 – Support the need to properly regulate rural Developments.

**Response** There are contradictions in the plan as the current definition of essential housing need (Section 3.1.7.6) weakens the aims of the plan and should be revised.

**Recommendation** Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

**On the proposal of Cllr. M. Cunningham, seconded by Dep. J. Callanan it was agreed to redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.**

**Issue** Tourism.

**Summary** Section 3.9 – Include statement to facilitate a geographic spread in the development of walking tourism.

**Response** Walking tourism has been addressed in Section 3.20 (recreation amenity). Geographic location is only one factor considered in the development of a walking tourism project.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Cunningham, seconded by Cllr. M. Fahy it was agreed that an alteration to the plan is not needed.**

**Issue** Tourism.

**Summary** Section 3.9 –Address the provision of legally established right of ways for walking routes.  
Appoint an Access Officer to survey rights of ways and mark routes on map, include policy on hill walking and address lack of facilities for hill walkers such as car parking.

**Response** There are 2 wayward marked ways Sli Conamara and Suck Valley. A number of walks have also been developed at local level. Rights of way are a complex issue and it is up to the landowner to permit right of way. However to facilitate access to the countryside it is recommended policy be included under Section 3.20, recreation amenity.

Section 3.20 contains a policy to support walkers in developing routes. The development of walkways and associated facilities is addressed at a different forum, in the implementation of policies in the plan and planning of individual projects.

**Recommendation** Include additional policy statement to facilitate access to the countryside in Section 3.20: The Planning Authority shall require planning permission for fencing of areas that are traditionally of open/unfenced landscape often held in commonage. The merits of each case would be considered in light of landscape sensitivity rates and views of amenity importance.

**On the proposal of Cllr. M. Fahy, seconded by Dep. J. Callanan it was agreed to accept the policy previously agreed.**

**Issue** Tourism.

**Summary** Section 3.13.2. - include commitment to develop coastal paths and facilitate access be beaches.

Section 3.13.3 the preparation of a coastal management plan overdue.

**Response** Access and the development of walks are addressed in Section 3.20 as it contains a policy to support walkers in developing routes.

Section 3.13.3 states it is a policy to facilitate the provision of a coastal management plan for the county. The preparation of the plan will be addressed following the adoption of the county plan.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. Joyce, seconded by Cllr. J.J. Mannion it was agreed that an alteration to the plan is not needed.**

**Issue** Tourism.

**Summary** Section 3.20 – expand on commitment to develop walks.  
Include policy to reduce negative effects of noise generating sports/watersports.  
Expand on policy to protect the amenity of scenic and environmentally sensitive areas.

**Response** The plan contains policies to facilitate the development of walks. The development of walking routes is carried out at a different form.  
Taking in consideration this submission it is recommended that a policy be included to reduce the negative effects from noise generating sports/watersports.  
This item is addressed through Section 4 ‘environment and conservation’.

**Recommendation** Include additional policy statement in Section 3.20: It is the policy of the planning authority to confine games/recreational activity giving rise to loss of amenity including elevated levels of noise to locations which would not create disturbance to residents or have a negative impact on the conservation status of protected areas.

**On the proposal of Cllr. M. Fahy, seconded by Cllr. J.J. Mannion it was agreed to include additional policy statement in Section 3.20: It is the policy of the planning authority to confine games/recreational activity giving rise to Loss of amenity including elevated levels of noise to locations which would not create disturbance to residents or have a negative impact on the conservation status of protected areas.**

Submission Number	Submitted	Agent
83	Mr Rosemary Fitzpatrick,	Daniel O Sullivan, Corribdale, Oughterard, Galway.

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	Amend plan to allow for residential development on site at Cregg, Oughterard.
<b>Response</b>	<p>This site is located outside the town boundary of Oughterard.</p> <p>Some of the policies quoted refer to the current plan.</p> <p>Section 3.1.7.17 states it is the policy of the Planning Authority to direct residential development into designated settlements.</p> <p>The draft plan permits that those that functionally dependent on the land or meet the essential housing need criteria set out in Section 3.1.7.6 to locate outside settlement centres.</p> <p>There are contradictions in the plan as the current definition of essential housing need (Section 3.1.7.6) weakens the aims of the settlement strategy and will have a negative impact on the development of towns such as Oughterard.</p>
<b>Recommendation</b>	Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

**On the proposal of Cllr. J. Joyce, seconded by Cllr. J.J. Mannion it was agreed to redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.**

Submission Number	Submitted	Agent
84	Mr Bryan Egan, 12 St. Francis Street, Galway.	No Agent.
<b>Issue</b>	Development Control.	
<b>Summary</b>	All walls facing or visible from public road to be fair-faced on the public side. This policy should apply to all including Galway County Council and NRA.	
<b>Response</b>	The type of finished selected must have reference to its context. A blanket policy such as this would negate building traditions in the county and would be undesirable; for example stonewalls are traditional to south Galway whereas hedgerows are a more apparent feature in parts of East Galway.	

Section 5.2.1 states it is an objective to maintain hedgerows and traditional field boundaries where compatible with safety considerations. It is also an objective to control permissible development so that rural amenity is protected.

These objectives ensure that development is assimilated into the different forms of landscape found in County Galway.

The Council and all state agencies must have regard to the policies and objectives set out in the Development Plan.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. Joyce, seconded by Cllr. M. Cunningham it was agreed that an alteration to the plan is not needed.**

**Issue** Development Control.

**Summary** Revise policy to allow 4 signs to a pole in any direction. Signs in the Gaeltacht to be bilingual to cater for non-Irish speakers.

**Response** The proposed limit of 4 signs to a pole is a standard set in the interest of visual amenity and traffic safety.

The council is bound to preserve and promote the Irish language. Internationally recognised symbols cater for non-Irish language speakers.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Dep. J. Callanan, seconded by Cllr. M. Hoade it was agreed that an alteration to the plan is not needed.**

**Issue** Environmental Protection.

**Summary** Policy on annual certification of desludging is not in accordance with EPA guidelines and does not take into account level of use.

Tank sizing should be included in site suitability assessment.

**Response** The maintenance of septic tanks and treatment units is vital in the prevention of pollution. It is agreed that the level of use should be considered.

Tank size is one of the issues that will be addressed in the updating of the site suitability assessment report so that it is in accordance with EPA guidelines.

**Recommendation** Change wording to Para. 2 Section 5.5 to 'Certification will be required that septic tanks/treatment units have been desludged in accordance with EPA Guidelines.

**On the proposal of Cllr. J. J. Mannion, seconded by Cllr. M. Connolly it was agreed to change wording to Para. 2 Section 5.5 to 'Certification will be required that septic tanks/treatment units have been desludged in accordance with EPA Guidelines**

**Issue** Environmental Protection.

**Summary** Prior certification of propriety treatment systems to ensure quality.

**Response** Prior certification will increase the bureaucracy of the planning department.

There is confusion currently due to the application of different standards SR6, EPA Guidelines and Agreement Certificates. The draft plan proposes reliance on the EPA Guidelines. A policy document will be published by the Planning Department to clarify this issue.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J.J. Mannion, seconded by Dep. J. Callanan it was agreed that an alteration to the plan is not needed.**

**Issue** Quality of Maps and Final Print of Plan.

**Summary** Presentation of the cSACs, NHAs, Class 1 and Class 2 controlled roads areas of special development controls, areas covered by town plans and Area action plans on the 1:50,000 maps on the GIS.

**Response** These, with the exception of area action plans are available on the system at present. They are setup on separate layers and the user has a choice of map background to use.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. Conneely, seconded by Cllr. J. Joyce it was agreed that an alteration to the plan is not needed.**

**Issue** Rural Housing Policy.

**Summary** The restriction of rural one offs is a good general policy. The exceptions to the rule must be crystal clear. Recommends general policy for exceptions to the rule be described as follows.

‘Persons with actual work or employment in the local area which is demonstratively of a medium or long term nature. This would include the self-employed only where such self employment principally serves the people of the local area.’

**Response** This submission highlights that there are contradictions in the plan and the current definition of essential housing need (Section 3.1.7.6) weakens the aims of the Settlement Strategy and is not sustainable.

**Recommendation** Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

**On the proposal of Dep. J. Callanan, seconded by Cllr. Fahy it was agreed that Section 3.1.7.6 as revised would apply.**

Submission Number	85	Submitted	Agent
		Galway Engineers & Architects Group, C/o Mr Bryan Egan, 12 St. Francis Street, Galway.	Mr Bryan Egan, 12 St. Francis Street, Galway.
<b>Issue</b>		Quality of Maps and Final Print of Plan.	
<b>Summary</b>		All maps are colour at scale 1:50,000. Make use of GIS, have suitable colour coding and hatching symbols. All zonings such as landscape character to be shown on maps at scale 1:50,000.	
<b>Response</b>		It is accepted that the A3 maps were insufficiently clear. (Large-scale maps were on display at the counties website). The A3 maps have been modified and will be included in the final Plan.	
		Other issues caused will be considered in the preparation of the final Plan.	
<b>Recommendation</b>		Provide larger scale maps and ensure that areas that are suitable for forestry/wind energy development, focal points/views, landscape sensitivity ratings, and protected areas are clearly identified. Produce the	

Final Print of the plan to a high standard.

**On the proposal of Cllr. J. Joyce, seconded by Cllr. P. O Malley it was agreed to provide larger scale maps and ensure that areas that are suitable for forestry/wind energy development, focal points/views, landscape sensitivity ratings, and protected areas are clearly identified. Produce the final print of the plan to a high standard.**

<b>Issue</b>	Quality of Maps and Final Print of Plan.
<b>Summary</b>	Clause numbering, good binding recommended for final working plan.
<b>Response</b>	This will be considered in the preparation of the final Plan.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. P. O Malley, seconded by Cllr. J. McClearn it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	Boundaries of each settlement to be clearly shown in Appendix 1 at scale 1:10,560 or as in existing Plan.  Definition of extension extending from centre will not work, as most villages do not have defined centre.
<b>Response</b>	Section 3.1.7.6 outlines that in the case of smaller settlements for which no specific plans are available, development shall be confine to a radius of 500m from which the Planning Authority considers to be the centre of gravity. This is assessed through Development Control.  There are contradictions between confining development to 500m and a further policy statement permitting natural extensions to the settlement. This must be rectified as it would lead to ill-defined boundaries.
<b>Recommendation</b>	Include the following paragraph at the appropriate location in the plan. 'There is a need to make plans for centres identified in accordance with their placement on the settlement hierarchy. It is recommended that the council prepare a brief to examine the preparation of plans to implement the Settlement Strategy. When the plans are in place the development boundaries of any settlement for which a local plans has been prepared will be the boundaries as adopted in that plan'.



On the proposal of Cllr. Cunningham, seconded by Cllr. M. Fahy it was agreed to include the following paragraph at the appropriate location in the Plan. 'There is a need to make plans for centres identified in accordance with their placement on the settlement hierarchy. It is recommended that the Council prepare a brief to examine the preparation of plans to implement the Settlement Strategy. When the plans are in place the development boundaries of any settlement for which a local plans has been prepared will be the boundaries as adopted in that plan'.

Submission Number	Submitted	Agent
86	Councillor Tom McHugh, Kilcloghans, Tuam, Co. Galway.	No Agent.
<b>Issue</b>	Settlement Strategy.	
<b>Summary</b>	Include Cortoon, Lavally, Garrafrauns, Kiltевна, Glinsk, Belcare, Sylane, Kilbannon, Briarfield, Brownsgrrove as settlement centres.	
<b>Response</b>	<p>Section 3.17.17 states it is a policy of the Planning Authority to direct residential development into designated settlement locations.</p> <p>Settlements were identified based on a range of criteria including the level/extent of all services available and the contribution that each centre would make to the areas of the Settlement Strategy.</p> <p>A total of 97 settlements were identified and it is considered that there are sufficient settlements identified to meet the needs of the county within the Plan period.</p> <p>There are contradictions in the plan as the current definition of essential housing need (Section 3.1.7.6) weakens the aims of the settlement strategy and should be revised.</p>	
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.	

Cllr. Connolly proposed that Laught be included as a settlement centre and Cllr. S. Quinn seconded the proposal. Cllr. J.J. Mannion indicated that no evidence was produced to justify the inclusion of these areas which had not been included in the Settlement Strategy. He said they should not be included if they do not meet the criteria required and if they cannot function as settlement centres. He said that he did not know these areas and he had no evidence to support their inclusion. He was of the opinion that the Council had to make tough decisions and could not therefore designate areas which could not function or had no logic in there selection.

The County Manager advised that they must give careful consideration to the idea of

including other areas and that there is nothing to prevent the Councillors from coming up with a list of further settlements if they wished.

Cllr. Connolly read an extract from The National Spatial Strategy in relation to cluster and group housing. He stated that in parts of the County where there is a need to redress population decline, cluster housing should be considered. (i.e. where a small treatment plants could service 5 or 6 houses).

Cllr. S. Quinn asked what the criteria are for designating areas as Settlement Centres. He said he comes from Brownesgrove area, where there are schools and a church, but it is not designated. He said he was not in the Council when the original Settlements were being decided, but some of the ones being proposed are as entitled to be included as those that already are.

Cllr. Joyce said that since the Council have revised Section 3.1.7.6 there is no need to address the issue of additional Settlements at all.

Cllr. T. McHugh, who made the submission, said that it relates to places which are all outside the L.U.T.S. area and if it causes a difficulty for the Plan he would be willing to look at it again and possibly go along with Cllr. Joyces idea. He said he did not wish to see Cortoon or the other villages unable to take such development.

The County Manager reminded the members that The Settlement Strategy was devised after a serious consideration of the entire County. He said it recommends a strategy for development. It has four tiers:

- (1) Galway City,
- (2) Larger Towns,
- (3) Local Communities and
- (4) Smaller Settlements.

He said it recommends a hierarchy of development, in the context of the development of the County over the next four to five years.

Cllr. Joyce asked if a development of ten or twelve houses in Cortoon would be refused if it was not named in the Settlement Strategy, if so, then it would have to be included, as would all of the other towns and villages suggested by the members.

Cllr. T. McHugh said nine out of ten villages might not avail of the development facility even if they are designated.

Cllr. Quinn said the amenities and facilities are available in these areas.

The Mayor confirmed that Cllr. Joyces point was relevant.

The Mayor then asked if an area is not specifically named, would development be blocked?

Cllr. T. McHugh said the villages are only being named as a provision.

Cllr. Callanan asked if a person sought permission for a named area, would they be treated more favourably than an applicant in an area which had not been named?

Mr. Ridge advised that if it involved building individual houses, it would be no different to any other area, except in areas where there are Town Plans.

**On the proposal of Cllr. T. Mc Hugh, seconded by Cllr. J.J. Mannion it was agreed by the Council that an alteration to the plan is not needed.**

CHRIOCHNAIGH AN CRUINNIU ANSIN

Submitted, Approved & Signed

*P. Sall*

24/2/03

Date

## COMHAIRLE CHONTAE NA GAILLIMHE

### MINUTES OF SPECIAL MEETING OF GALWAY COUNTY COUNCIL HELD AT ARAS AN CHONTAE, ON FRIDAY, 6<sup>TH</sup> DECEMBER, 2002

#### CATHAOIRLEACH

Mayor P. O'Sullivan

#### I LATHAIR FRESIN

#### Baill:

Sen. U. Burke, Cllrs. J. Conneely, M. Connolly, M. Cunningham, M. Fahy, S. Gavin, M. Hoade, P. Hynes, J. Joyce, M. Loughnane, J.J. Mannion, T. Mannion, J. McClearn, J. McDonagh, T. McHugh, M. Mullins, Comh. C. Ni Fhatharta, P. O'Foighil, Cllrs. P. O'Malley, K. Quinn, S. Quinn, T. Rabbitt, M. Regan, S. Walsh, T. Walsh.

#### Oifigigh

D. O'Donoghue, County Manager, T. Kavanagh, P. Ridge, F. Gilmore, F. Dawson, J. Morgan, J. Cullen, Directors of Services, E. Lusby, Head of Finance, L. Gavin, Senior Engineer, L. Kavanagh, Senior Executive Engineer, T. Murphy, A. Comer, Senior Executive Officers, P. Carroll, Administrative Officer, M. Killoran-Coyne, Senior Staff Officer, T. Donoghue, Assistant Staff Officer.

Thosnaigh an cruinniú leis an paidir.

#### RESOLUTION OF SYMPATHY

1811

A Resolution of Sympathy was extended to the following: -

The Donnellan & Flynn family, Furlein Bay, Gort, Co. Galway.  
Miko & Paddy Dearnody, Grannagh, Ardahan, Co. Galway.

#### CONSIDERATION OF DRAFT COUNTY DEVELOPMENT PLAN AND MANAGERS REPORT PREPARED IN ACCORDANCE WITH SECTION 12 (4) OF THE PLANNING & DEVELOPMENT ACT 2000.

1812

The Mayor informed the members that the Draft Development Plan had to be adopted by members by Monday the 16<sup>th</sup> December 2002. He informed the members that the Co-ordinating Document for the Draft County Development Plan which had been prepared by Mr. P. Ridge was being circulated at this meeting and he invited Mr. P. Ridge to comment on the document. Mr. Ridge stated that at a previous Council Meeting it had been agreed to produce a document which dealt with the various submissions and which recommended a way forward in the finalisation of the Draft County Development Plan. He stated that this document was a continuation of the original Draft County Development Plan and based on the submissions received, a number of recommendations have been generated and to avoid misinterpretation at a future stage, he had set out these recommendations in the Co-ordinating Document for the Members consideration. He stated that if the Co-ordinating Document was adopted this would be acceptable to him, but the members themselves must decide this. He informed the members that if there are amendments to the published Draft County Development Plan, then these amendments, and only these amendments would go on public display and the public can make submissions on these amendments. The Co. Manager stated that Members had a week to adopt the Draft County Development Plan and that amending the Draft Plan is a big task. He stated that the Co-ordinating Document is an effort to advance the process a stage further.

The Mayor then stated that the members would consider the remaining submissions received on the Draft County Development Plan and asked Mr. Ridge to continue with the Managers report on the submissions. Mr. L. Kavanagh then proceeded to read the remaining submissions.

Submission Number 62	Submitted	Agent
	Mrs Mary Grealy, Trean Laur, Maree, Oranmore.	No Agent.
<b>Issue</b>	Landscape Assessment\Land Use Zoning.	
<b>Summary</b>	This submission requests that the rating of high landscape sensitivity is removed from Maree, Oranmore and zoned agricultural.	
<b>Response</b>	<p>These lands are classified as being of a high landscape sensitivity rating. Development taking place in such areas are restricted to essential residential needs of local householders and family farm business.</p> <p>These ratings have been assessed in accordance with the ability of the landscape to accommodate change or intervention without suffering unacceptable effects to its character and values, Section 4.1.1.3. Five sensitivity classes have been established to ensure that 'the environment and heritage generally are maintained in a sustainable manner, which at the same time enables a proactive approach to development. It is not within the remit of this plan to zone land as agricultural in this location. It is recommended no change is made to the landscape sensitivity rating</p>	

**Summary**

of this area in the best interests of maintaining the landscape and protecting views of amenity value.

**Recommendation**

It is recommended that an alteration to the plan is not needed.

Cllr. T. Rabbitt proposed that the lands in question be zoned Class 2, as the area was over restricted unlike similar areas in Furbo and Barna. Mr. Ridge stated that a landscape assessment had been carried out on a scientific basis and had already been circulated to Members. Cllr. T. Rabbitt asked what impact would the rating have on planning applications on this area. Mr. L. Kavanagh stated that development would be restricted to essential housing need and family farm business.

**On the proposal of Cllr. T. Rabbitt and seconded by Cllr. J. Conneely it was agreed that an alteration to the plan is not needed.**

Submission Number 63	Submitted	Agent
	Mrs John Grealy, Treat Laur, Maree, Oranmore.	No Agent.
<b>Issue</b>	Rural Housing Policy.	
<b>Summary</b>	Requests that all farm families are granted planning permission in Treat Laur, Maree, Oranmore.	
<b>Response</b>	Provisions are included in Section 3.1.7.6 of the plan, to facilitate '...the actual and proven needs of rural families on family lands in area and locations, where development would not otherwise be permitted'.	
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.	

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Cllr. M. Fahy and seconded by Comh. P. O'Foighil it was agreed to defer a decision on this submission.**

Submission Number 64	Submitted	Agent
	Fidelma Healy - Eames, Associates,	Gabriel Dolan & Architects, Engineers, Surveyors, Main Street, Craughwell, Co. Galway.
<b>Issue</b>	Landscape Assessment\Land Use Zoning.	

**Summary** Request that zoning be downgraded in order to construct a dwelling house on lands rated high scenic amenity.

**Response** Section 4.1.1.3. The landscape sensitivity rating is allocated in accordance with the ability of the landscape to accommodate change or intervention without suffering unacceptable effects to its character and values. Landscape rating is a function of the landscape itself. The plan contains provisions to facilitate substantiated cases for housing subject to compliance with the development plan provisions. It is therefore a matter for development control. Section 3.1.7.6 sets out the qualifying criteria for Essential Rural Housing Need.

**Recommendation** It is recommended that an alteration to the plan is not needed. Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Cllr. T. Rabbitt and seconded by Cllr. M. Fahy it was agreed to defer a decision on this submission.**

Submission Number	Submitted	Agent
65	Councillor Ulick Burke, Eagle Hill, Abbey, Loughrea, Co. Galway.	No Agent.
<b>Issue</b>	Development Control.	
<b>Summary</b>	Positive consideration should be given to those who are attempting to supplement their farming income through development of a processing enterprise, small manufacturing/service activity.	
<b>Response</b>	Section 5.7 of the Plan sets out the Planning Authorities policy on agri-tourism. 'The Planning Authority will support on-farm tourism accommodation and supplementary activities such as health farms, heritage and nature trails, pony trekking and boating...'.  All Planning applications are dealt with in a consistent manner in accordance with established proper planning and sustainability principles and best practice guidelines, in the interests of the common good. Decisions on these types of applications would be taken at Development Control level.	
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.	

**On the proposal of Sen. U. Burke and seconded by Cllr. M. Cunningham it was agreed that an alteration to the plan is needed as set out in the Co-ordinating Document.**

<b>Issue</b>	Landscape Assessment\Land Use Zoning.
<b>Summary</b>	Change the landscape sensitivity rating of the Slieve Aughty Mountains from Class 3 – high to a lower rating.
<b>Response</b>	A detailed analysis was carried out of the whole county in accordance with DoELG guidelines. The result was the Landscape and Landscape Character Assessment for County Galway. Within this assessment the Slieve Aughty Mountains were qualified with a high landscape sensitivity rating. Under this class development is restricted to those with substantial need. This classification provides scope for development opportunities while having regard to the landscape, which contributes to the character of the area.

**Recommendation** It is recommended that an alteration to the plan is not needed.  
Sen. U. Burke stated that the landscape sensitivity rating was too high given that so much of the area is coniferous forest and sought that each planning application in that area be treated reasonably. Mr. P. Ridge stated that the vast majority of the area is designated moderate.

**On the proposal of Sen. U. Burke and seconded by Cllr. M. Cunningham it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Landscape Assessment\Land Use Zoning.
<b>Summary</b>	The exclusion of and downgrading from high scenic amenity of part of the following town lands: Stradbally West, North and South, Tyrone, Killeenaran, Ringellaun, Mulroog West, Pollagh, Drumacoo, Dooras, Parkmore, Tarrea, Fuenskins, Cappamore, Roo, Geehy, Cloosh and Ballyclera. The re-examination of current 'blanket' classification of the environs and surrounding areas of the Lough Cutra lakeshore area.
<b>Response</b>	A detailed analysis was carried out of the whole county in accordance with DoELG guidelines. The result was the Landscape and Landscape Character Assessment for County Galway. Within this assessment the Slieve Aughty Mountains were qualified with a high landscape sensitivity rating. Under this class development is restricted to those with substantial need. This classification provides scope for development opportunities while having regard to the landscape, which contributes to the character of the area.

**Recommendation** It is recommended that an alteration to the plan is not needed.  
Cllr. Loughnane said that a blanket classification of the area was not acceptable as not all areas within the townlands are the same. Sen. Burke stated that the high scenic amenity classification should be downgraded for a strip of land in this area which runs along the coast road.

**On the proposal of Sen. U. Burke and seconded by Cllr. M. Cunningham it was agreed that an alteration to the plan is not needed.**



**Issue** Miscellaneous.

**Summary** Extensive publication is required by agencies such as NRA, ESB and An Bord Gais of their plans to develop improved infrastructure.

**Response** All applications for development are required to advertise the intention to seek planning permission from the relevant Planning Authority in a newspaper with wide circulation in the particular area of the county. In addition to this all applications received by the Planning Authority are available for viewing at the public's request in accordance with the Planning and Development Act 2000. While this point is noted it is not within the remit of this plan.

**Recommendation** It is recommended that an alteration to the plan is not needed. Sen. U. Burke asked that the Agencies referred to would advertise more their intention to seek planning permission for development. Mr. Ridge advised that applicants can not be asked to advertise more than is statutorily required but they could be advised.

**On the proposal of Sen. U. Burke and seconded by Cllr. J. Joyce it was agreed that an alteration to the plan is not needed.**

**Issue** Miscellaneous.

**Summary** Requests that the Planning Authority clearly indicates and outlines the duties, powers and responsibilities of its Enforcement Officer in the planning process.

**Response** The duties, powers and responsibilities of the Council's Enforcement Officer are set out in the Planning and Development Act 2000.

**Recommendation** It is recommended that an alteration to the plan is not needed. Mr. P. Ridge agreed that there was a need to communicate the activities of the Planning Authority in relation to planning enforcement and planning control and he intended to hold a seminar next year on the Planning Act and Regulations especially relating to the area of enforcement.

**On the proposal of Sen. U. Burke and seconded by Cllr. K. Quinn it was agreed that an alteration to the plan is not needed.**

**Issue** Miscellaneous.

**Summary** Requests the Galway County Council indicate to government bodies for example Dúchas and An Taisce its planning policy to avoid difficulties due to misinterpretation.

**Response** The Draft Plan aims to clearly set out its policies in relation to the

**Response**

development of the county over a six-year period. Public participation is an important aspect of the process and is carried out prior to and during the making of a new plan. This is clearly set out in Part II, Chapter I of the Planning and Development Act 2000. It is during this process that submissions are invited from all prescribed bodies, Dúchas, and An Taisce included. Regard must be taken of all Government policy during this process and the final Plan is also made available to such bodies.

**Recommendation**

It is recommended that an alteration to the plan is not needed.

Sen. U. Burke stated that there was a need to inform Dúchas and An Taisce of its planning policies to avoid difficulties due to misinterpretation. Mr. P. Ridge stated Dúchas have contacted the Council requesting that a presentation be made to them on planning policy while they in turn would make presentations on SPAs and NHAs.

**On the proposal of Sen. U. Burke and seconded by Cllr. J. Joyce it was agreed that an alteration to the plan is not needed.**

**Issue**

Rural Housing Policy.

**Summary**

The elimination in rural areas of the concept of 'ribbon development', as outlined in Section 7.2.1.

**Response**

Ribbon development is defined in the current County Development Plan, 1997-2002 as 'a group of 5 or more closely sited existing or permitted developments which have a frontage on an existing public or non-public road'. The purpose of this definition is to provide clarity to those implementing the development Control objectives within this section. It should be noted that the elimination of the concept of ribbon development is also contained in the "Sustainable Development: A Strategy for Ireland" which is national policy.

**Recommendation**

There is no specific policy in the current development plan regarding ribbon development.

**Recommendation**

It is recommended that an alteration to the plan is not needed.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Sen. U. Burke and seconded by Cllr. M. Cunningham it was agreed to defer a decision on this submission.**

**Issue**

Rural Housing Policy.

**Summary**

Elimination of the concept of ribbon development within the one and a half mile restriction zone from the planning boundary or the 40 mph speed limits of several towns throughout the county.

**Response** This restriction has been replaced in the Draft Plan with the Settlement Strategy. This strategy aims to create balanced spatial development by encouraging high quality residential development within designated towns and villages throughout the county.

**Recommendation** One-off development outside these settlements will be confined to those who fill the requirements of the Essential Rural Housing need category in Section 3.1.7.6. The broad definition of housing need must be addressed to ensure that it does not counteract the aims of this strategy.

**Recommendation** Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Sen. U. Burke and seconded by Cllr. J. Joyce it was agreed to defer a decision on this submission.**

**Issue** Rural Housing Policy.

**Summary** To include provision for person who have become part of the community through their work and commitment to community involvement. Also to recognise where land has been given as a gift to a person who then requires planning permission.

**Response** This adds more categories to those contained in Section 3.1.7.6, a section considered to be unsustainable.

**Recommendation** Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Sen. U. Burke and seconded by Cllr. K. Quinn it was agreed to defer a decision on this submission.**

**Issue** Settlement Strategy.

**Summary** The re-examination and inclusion of additional village centres for

- Recommendation** development of growth centres for example Peterswell.
- Response** It is accepted that the village of Peterswell should be included. The boundaries will be influenced by the proximity of national road, N66.
- Recommendation** Include Peterswell as a Settlement Centre.  
Cllr. M. Cunningham questioned whether Kilbeacanty and other villages could be included as settlement centres. Cllr. J. McClearn stated that the policy was not consistent as potential settlements had been excluded. Mr. P. Ridge stated that Members can decide the number of settlement centres but that the others proposed do not have the basic facilities for a settlement centre.

**On the proposal of Cllr. M. Cunningham and seconded by Cllr. M. Regan it was agreed to include Peterswell as a settlement centre.**

- Issue** Tourism.
- Summary** Facilitate of land/property owners in the high amenity areas along the shores of Lough Derg/Shannon Banks for development of tourism related projects.
- Response** Section 5.7 sets out the Planning Authority's policy on agri-tourism and states that tourism accommodation and supplementary activities will be supported. This area has been awarded a high sensitivity rating based on its ability to accommodate change or intervention without suffering unacceptable effects to its character and values. Applications for tourism related projects will be assessed in light of this and will be subjected to all Development Control standards.
- Recommendation** Include the following policy statement in Section 3.9 "Tourism related developments outside settlement centres will be considered where there is proven sustainable need. The need to locate in a particular area must be balanced against the environmental impact of the development and benefits to the local community."

**On the proposal of Sen. U. Burke and seconded by Cllr. J. Joyce it was agreed to include the following policy statement in Section 3.9 "Tourism related developments outside settlement centres will be considered where there is proven sustainable need. The need to locate in a particular area must be balanced against the environmental impact of the development and benefits to the local community".**

- Issue** Town Plans\Local Area Plans.
- Summary** The need for town planning boundaries to be established as the only planning limits of towns.
- Response** It is accepted that in the interest of clarity that the town planning boundaries should be set as the only planning boundary for the town.

**Recommendation** Add the policy statement: "Set the town planning boundaries as the only planning boundary for the town.

Sen. U. Burke stated that the town planning boundaries should be the legitimate town boundaries and not the environs boundary. Mr. P. Ridge stated that where a town plan includes an environs it should be included in the town planning boundaries.

**On the proposal of Sen. U. Burke and seconded by Cllr. M. Cunningham it was agreed to add the policy statement "Set the town planning boundaries as the only planning boundary for the town".**

Submission Number 66	Submitted	Agent
	Cllr Val Hanley City Mayor, Spatial Planning Group Galway City Development Board, Galway City Council, City Hall, College Rd, Galway.	No Agent.
<b>Issue</b>	Settlement Strategy.	
<b>Summary</b>	Spatial Planning Group fully supports the Galway City Submission and notes with concern the lack of recognition of the proposed Ardaun corridor.	
<b>Response</b>	Table 3-2 and Sections 3.1.7.8 and 3.1.7.14 make specific reference to Arduan. Adequate recognition is given to Ardaun.	
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.	

**On the proposal of Cllr. M. Cunningham and seconded by Cllr. J. McClearn it was agreed that an alteration to the plan is not needed.**

Submission Number 67	Submitted	Agent
	Mary Helen McDonagh, Lachagh Bridge, Turloughmore,.	Mr Oliver Higgins, Consulting Engineer, Carrowmoneash, Oranmore, Co. Galway.
<b>Issue</b>	Landscape Assessment/Land Use Zoning.	
<b>Summary</b>	Seeks zoning of lands at Polkeen Castlegar for industrial or residential use.	
<b>Response</b>	Due to the pressure for development in this area and the mix of land uses Section 3.1.7.17 outlines a policy that an Action Area Plan will be formulated, which will set out appropriate land uses and road uses. The zoning of this land will be examined during this process. The development potential of these lands will be determined by the availability of an alternative to the N17 as an access road.	

**Recommendation** Deal with as part of the preparation of a town plan/local area plan.

**On the proposal of Cllr. T. McHugh and seconded by Cllr. J.J. Mannion it was agreed to deal with the submission as part of the preparation of a town plan/local area plan.**

Submission Number	Submitted	Agent
68	Mr Micheal O'Conghaile, Runai Coiste Pobal Bhearna, Freeport, Barna , Co. Galway.	No Agent.
<b>Issue</b>	Affordable Housing/Housing Strategy.	
<b>Summary</b>	Section 2.3.4 – The use of clustered housing in the provision of social housing. Urge County Council to ensure that each parish in the county is given a proportional allocation of local authority housing.	
<b>Response</b>	Section 3.8 sets out the Council's Housing Programme for the period 2003-2009. It is a policy of the Planning Authority to provide public sector housing in existing towns and villages in accordance with substantiated eligible need. Clustered housing will be facilitated in accordance with the requirements set out in the document 'Galway Clustered Housing Design Guidelines'.	

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. Conneely and seconded by Cllr. M. Fahy it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Welcomes approach and provision that backland development be considered in the context of the "Clustered Housing Design Guidelines" and development of service links to open up development lands. Requests that the R336 be expedited and completed within the lifetime of the Plan.
<b>Response</b>	Comments noted.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Cunningham and seconded by Cllr. M. Fahy it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 5.1.1.1 – Seeks clarification of the term ‘proposed realigned boundary wall’.
<b>Response</b>	This term is used in the context of building lines and can be taken to mean the front boundary wall whether it will remain in its existing position or will be realigned to a new position. The building line will be measured to this point.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. Conneely and seconded by Cllr. M. Fahy it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 5.4 – Requests that increase in site size for houses greater than 200m sq. will not apply to existing houses.
<b>Response</b>	Agreed.
<b>Recommendation</b>	Amend Section 5.4 by addition of the following –“The requirements for site size for houses greater than 200m sq. will not apply to existing houses.”

**On the proposal of Cllr. M. Cunningham and seconded by Cllr. P. O’Malley it was agreed to amend section 5.4 by the addition of the following: “The requirements for site size for housing greater than 200m sq. will not apply to existing houses”.**

<b>Issue</b>	Development Control.
<b>Summary</b>	Section 5.11 – Proposes that the last paragraph in this section is omitted, as it is very restrictive.
<b>Response</b>	Section 5.11 sets out the Council’s policy on protecting costal areas as a significant tourism asset.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. S. Gavin and seconded by Cllr. M. Fahy it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Gaeltacht.
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**Summary** 1) Section 3.17.1.5 The Townlands and Section 3.17.1.9 Emigrants.  
2) Applicability of landscape sensitivity in settlement centres.  
3) Zoning of lands for amenity or community purposes should be purchased at full market value and zoning should lapse if not purchased.

**Response** 1) Comments noted.  
2) The broad classes restrictions on development in Class 3,4 and 5 sensitivity areas should not apply within the settlement centres, however there may be views of amenity significance that enhance the village that ought to be preserved. This will be determined by Development Control.  
3) Lands for amenity or community purposes are zoned with a long term perspective on the assumption of available resources. They may be optimally located thus requiring a zoning from plan to plan.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Comh. P. O'Foighil and seconded by Cllr. J. Conneely it was agreed that an alteration to the plan is not needed and to incorporate Development Control Standard 13 as set out in the Co-ordinating Document. (Now DC Standard 14)**

**Issue** Population.  
**Summary** Population figures are incorrect.  
**Response** Section 5.17 – Suggests that Barna is designated as a service hub.  
**Response** Use will be made of the published Census figures and the forthcoming update of the Geodirectory to re-assess the base population figures included in the plan and any decisions based on these.  
**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Comh. P. O'Foighil and seconded by Cllr. P. O'Malley it was agreed that an alteration to the plan is not needed.**

**Issue** Provision of Infrastructure.  
**Summary** Section 2.3.3 – Make the provision for a Sewer for Barna an immediate priority, obtain immediate funding for same, increase priority in Table 3.8 based on the population.  
**Response** Barna has been identified in table 3.8 for the Council's sewerage schemes capital programme. This table highlights the programme of investment for the 16-year period 2002-2018. Immediate priority will be



given to improvements in the designated settlements in the Draft County Settlement Strategy, within the lifetime of the plan so that they can meet the identified housing targets.

Population does not determine wastewater priority.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. Joyce and seconded by Cllr. P. O'Malley it was agreed that an alteration to the plan is not needed.**

**Issue** Provision of Infrastructure.

**Summary** The provision of natural gas to the Barna Area.

**Response** Section 3.6 includes a policy to the effect "Facilitate the construction of a natural gas pipeline to serve both the county and the Western Region".

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Cunningham and seconded by Cllr. P. O'Malley it was agreed that an alteration to the plan is not needed.**

**Issue** Rural Housing Policy.

**Summary** Landscape should take secondary consideration to one-off housing.

**Response** This is not sustainable and contrary to proper planning and sustainable development and to national and EU policy.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J.J. Mannion and seconded by Cllr. J. Joyce it was agreed that an alteration to the plan is not needed.**

**Issue** Rural Housing Policy.

**Summary** Welcomes 5.1 Roads and reduction on enurement clause.

**Response** Section 5.1 is generally regarded as unsustainable. No limit to the time duration is suggested.

**Recommendation** Delete last paragraph from Section 3.1.7.10 regarding enurement clause.

Add policy to the effect that the wording of the enurement clause in

Gaeltacht areas be revised to include specific reference to the Irish language.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Comh. P. O'Foighil and seconded by Cllr. J.J. Mannion it was agreed to defer a decision on this submission.**

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	Supporting the provisions of 3.1.7.6 throughout the GTPS area and facilitate second rural family dwellings where need is proven to exist. Support for inclusion of the Essential Housing need category Section 3.1.7.6 (a) - (e).
<b>Response</b>	Section 3.1.7.6 is unsustainable and it is recommended that it be
<b>Recommendation</b>	Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Cllr. T. Mannion and seconded by Cllr. P. O'Malley it was agreed to defer a decision on this submission.**

<b>Issue</b>	Town Plans/Local Area Plans.
<b>Summary</b>	Provide additional services such as community and health services.
<b>Response</b>	The Barna Development Plan deals comprehensively with these issues.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. S. Gavin and seconded by Cllr. T. McHugh it was agreed that an alteration to the plan is not needed.**

Submission Number	Submitted	Agent
69	Colm O'Cinnsealla, Cnocan An Bhodaigh, Na Forbacha,	No Agent.

	Gaillimh.
<b>Issue</b>	Gaeltacht
<b>Summary</b>	Table 3.2 – The four Gaeltacht villages should be identified as having a special cultural context and denoting the requirement for a Cultural Impact Statement.
<b>Response</b>	This point has been noted and in accordance with our overall policy of supporting and promoting the Gaeltach it is accepted.
<b>Recommendation</b>	Distinguish, in the text, the four Gaeltacht villages from other towns and villages in the published plan.

**On the proposal of Cllr. J.J. Mannion and seconded by Cllr. M. Cunningham it was agreed to distinguish, in the text, the four Gaeltacht villages from other towns and villages in the published plan.**

<b>Issue</b>	Settlement Strategy
<b>Summary</b>	This submission expresses a wish not to have Furbo designated as a settlement.
<b>Response</b>	<p>Furbo has been identified in the county's Settlement Strategy in the 4th tier of the G.T.P.S. hierarchy. It is identified as a small settlement with the development potential to accommodate a household allocation of 880 between the 27 settlements specified.</p> <p>Recent settlement patterns and population projections were among some of the criteria use to identify the settlement areas, the remaining are outlined in Section 3.1.4. It is recognised that a unique settlement pattern exists in the Gaeltacht. This will be further examined in detail in a proposed Local Area Plan for the Gaeltacht.</p>
<b>Recommendation</b>	<p>It is recommended that an alteration to the plan is not needed. Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (<i>One-off rural housing</i>) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.</p>

**On the proposal of Cllr. J. Joyce and seconded by Cllr. J. Conneely it was agreed to defer a decision on this submission.**

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	Section 3.1.7.6 (d) – Requests that the term indigenous is expressed using the term – ‘Local people who have been reared or spent a proven substantial part of their lives in an identified rural locality’.
<b>Response</b>	Section 3.1.7.6 (d) states, ‘Local people who are indigenous of the

area...’ It is believed that this adequately illustrates the point being made as it means people who were born and reared in the area. The category provides for those who have spent a proven substantial part of their lives, as the term indigenous requires definition.

**Recommendation**

Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One- off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Cllr. J. Conneely and seconded by Cllr. J.J. Mannion it was agreed to defer a decision on this submission.**

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One- off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**Issue** Town Plans\Local Area Plans.

**Summary** Remove potential for confusion in the plan between zoned village cores and 30mph zones.

**Response** The draft plan identifies both villages and settlement centres. There is no distinction made between the two. The settlements are identified based on their range of services amongst other things. The development boundaries are determined by planning considerations and not by speed limits. There may be confusion regarding the role of speed limits and recommendations to remove contradictions\ambiguities have been made.

Naturally the traffic speed will be taken into account when an application is being processed by Development Control. The decision to apply speed limits to villages is a road safety issue.

**Recommendation** Remove any text that confuses speed limits and planning boundaries and include text to clarify the concept on planning boundaries as set down in the Settlement Strategy.

**On the proposal of Cllr. J. Conneely and seconded by Cllr. T. McHugh it was agreed to remove any text that confuses speed limits and planning boundaries and include text to clarify the concept on planning boundaries as set down in the Settlement Strategy.**

**Recommendation** It is recommended that Section 3.8 be amended to include details on the implementation of the settlement strategy and any pro-active programme to be implemented by the Council to provide

Submission Number 70	Submitted	Agent
	Colm O’Cinnsealla, Runai Coiste Forbartha na bhForbacha, Cnocan An Bhodaigh, Na Forbacha, Gaillimh.	No Agent.

**Issue** Settlement Strategy.

**Summary** Submission states that majority of the community do not wish to have Furbo identified as a small settlement.

**Response** Furbo has been identified in the county's Settlement Strategy in the 4th tier of the G.T.P.S. hierarchy. It is identified as a small settlement with the development potential to accommodate a household allocation of 880 between the 27 settlements specified.

Recent settlement patterns and population projections were among some of the criteria use to identify the settlement areas, the remaining are outlined in Section 3.1.4. It is recognised that a unique settlement pattern exists in the Gaeltacht. This will be further examined in detail in a proposed Local Area Plan for the Gaeltacht.

**Recommendation** It is recommended that an alteration to the plan is not needed. Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Sen. U. Burke and Cllr. P. O'Malley it was agreed to defer a decision on this submission.**

Submission Number	Submitted	Agent
71	Mr Michael Naughton, Consulting Surveyors & Engineers, Cushmaigmore, Furbo, Co. Galway.	No Agent.
<b>Issue</b>	Affordable Housing\Housing Strategy.	
<b>Summary</b>	Consideration should be given in the housing need category to affordability for first time house buyers or builders.	
<b>Response</b>	The question of affordability for first time house buyers or builders is not a land-use issue. However one of the aims of the plan is to increase availability of building land and affordable housing through the implementation of appropriate strategies. The main strategy being the range of settlement zones introduced in the Settlement Strategy and the full implementation of Part 5 of the Planning Act 2000.	
<b>Recommendation</b>	It is recommended that Section 3.8 be amended to include details on the housing strategy and any pro-active programmes being investigated by the council to provide affordable housing.	

**On the proposal of Cllr. J. Joyce and seconded by Cllr. T. Mannion it was recommended that Section 3.8 be amended to include details on the housing strategy and any pro-active programmes being investigated by the Council to provide**

**affordable housing.**

<b>Response</b>	This is not practical, the issue of renovation and replacement of buildings have been addressed in Section 3.1.7.17.
<b>Recommendation</b>	It is recommended that no alteration to the plan is not needed.
<b>Issue</b>	Affordable Housing/Housing Strategy.
<b>Summary</b>	Section 3.7.1 – The Local Authority should not consider the introduction of the 20% affordable housing criteria.
<b>Response</b>	This is a national policy. Galway County Council are obliged to include a Housing Strategy for the county in the Plan, in accordance with Part V of the Planning and Development Act 2000. The Act requires all Local Authorities to provide 20% social and affordable housing on all residentially zoned land, for the existing and projected future populations of the Development Plan area, Section 3.7.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Cunningham and seconded by Cllr. J. Joyce it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Compliance with National Road Policy.
<b>Summary</b>	Section 5.20 – To allow new development on restricted Class II roads where there is not a proven traffic hazard.
<b>Response</b>	It has been national policy on major inter urban routes on Class I and II roads to preserve their levels of safety/services by restricting new developments other than those strictly necessary. It is a fact that there is a direct relationship between an increased number of accesses and a higher rate of accidents.  This policy has been operated in this county through all the development plans. Other than the National routes there are some Regional routes that have strategic importance to link National roads or important county towns.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Cunningham and seconded by Cllr. J. Joyce it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Derelict Buildings.
<b>Summary</b>	Section 3.1.7.17 - Include 'Enforce the removal, renovation or

replacement of derelict buildings.'

**Response**

This is not practical, the issues of renovation and replacement of buildings have been addressed in Section 3.1.7.17.

**Recommendation**

It is recommended that an alteration to the plan is not needed.

Cllr. S. Gavin stated that derelict sites were causing a lot of problems in the existing Development Plan. Mr. T. Kavanagh stated that in future the Council will be more proactive in dealing with derelict buildings and sites through the assistance of the Community Wardens.

**On the proposal of Cllr. M. Mullins and seconded by Comh. P. O'Foighil it was agreed that an alteration to the plan is not needed.**

**Issue**

Development Control.

**Summary**

A review of the Design Guidelines for Rural Housing and the definition of traditional.

**Response**

The Design Guidelines for the Single Rural House were published to assist in sensitive siting and design in rural areas. The goals of the document are to raise awareness about retaining the valuable landscape of County Galway and to build sensitively within it such that the end result is one of a more desirable place to live. The design of all new developments are considered within the context of the environment in which they are proposed this does not rule out contemporary or innovative design.

**Recommendation**

It is recommended that an alteration to the plan is not needed.

Sen. U. Burke queried the definition of traditional. The County Manager stated that the design guidelines for the single rural house will get over a lot of the problems in the County. Cllr. J. Joyce stated that the public were being led on a wild goose chase by some house designs prepared for applicants for planning permission, knowing that the type of design would not be acceptable. He stated that the design guidelines should be used by architects and house plans drawn accordingly to comply with these guidelines.

**On the proposal of Cllr. S. Quinn and Cllr. J. Conneely it was agreed that an alteration to the plan is not needed.**

**Issue**

Development Control.

**Summary**

The construction of two storey houses should be discouraged as it is unsustainable on the landscape. It is important that design is assimilated into the landscape rather than imposed on it.

**Response**

The Design Guidelines for the Single Rural House sets out advice on how to achieve sensitive siting and design in rural areas. The goals of the document are to raise awareness about retaining the valuable landscape of County Galway and to build sensitively within it such that the end

**Issue** result is one of a more desirable place to live. The design of all developments is evaluated in the context of the environment in which it is proposed and the constraints that may exist for example areas of high or special sensitivity rating.

**Response** Design of developments in the Conamara area can be further addressed through the Local Area Plan for the Gaeltacht.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. T. Rabbitt and Cllr. J. Conneely it was agreed that an alteration to the plan is not needed.**

**Issue** Development Control.

**Summary** Section 3.10.1.2 – Where a well is proposed, provided that all other criteria are met, a grant of permission shall be allowed.

**Response** It is a policy that all water meets EU drinking water standards. This needs to be assessed in the interests of public health before grants of permission are given. It is recommended not to include a policy on this matter.

**Recommendation** It is recommended that an alteration to the plan is not needed.

Mr. Ridge stated that the Sanitary Authority would not be in favour of wells as a source of water supply except where there is no other option and that the wells are brought up to EU Standards.

**On the proposal of Cllr. J. Joyce and Cllr. M. Mullins it was agreed that an alteration to the plan is not needed.**

**Issue** Development Control.

**Summary** Section 5.18 – Revise site requirements for single houses to 1500m sq.

**Response** A minimum site size is required for a single house so as to provide for adequate effluent treatment, parking, landscaping, open space and maintenance of rural amenity, Section 5.4.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. Joyce and seconded by Cllr. T. Rabbitt it was agreed that an alteration to the plan is not needed.**

**Issue** Development Control.



<b>Summary</b>	Parking requirements – provide a use class table.
<b>Response</b>	Parking requirements are listed in Section 5.18. The heading for "Commercial Developments" at the bottom of the page needs to be highlighted for clarity.
<b>Recommendation</b>	Highlight heading "Commercial Developments" on page 94.

**On the proposal of Cllr. T. Rabbitt and seconded by Cllr. P. Hynes it was agreed to highlight the heading "Commerical Developments" on page 94 of the Draft County Development Plan.**

On the proposal of Comh. P. O'Foighil was seconded by Cllr. M. Nally it was agreed to defer a decision on this submission.

<b>Issue</b>	Development Control.
<b>Summary</b>	Omit site coverage/plot ratio.
<b>Response</b>	The plot ratio specified for infill is considered appropriate, as it is necessary for new development to be in keeping with existing adjoining development. The plot ratio for commercial development is also considered appropriate as these settlements are on a relatively small scale and new commercial development must respect this.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. Conneely and seconded by Cllr. P. O'Malley it was agreed that Development Control Standard 29 in the Co-ordinating Document for the Draft County Development Plan would apply. (Now DC Standard 30)**

<b>Issue</b>	Gaeltacht.
<b>Summary</b>	The production of a bilingual County Development Plan.
<b>Response</b>	This point is noted and accepted.
<b>Recommendation</b>	Produce a version of the plan in Irish.

**On the proposal of Comh. P. O'Foighil and seconded by Cllr. S. Gavin it was agreed to produce a version of the plan in Irish.**

On the proposal of Cllr. J. McCleary and seconded by Cllr. T. Rabbitt it was agreed that an alteration to the plan is not needed.

<b>Issue</b>	Gaeltacht
<b>Summary</b>	Consideration and policies relating to rural sustainability to be introduced in recognition of the traditionally well populated south Conamara area and its spread out characteristic.

**Response** It is recognised that there is a unique settlement pattern in the Gaeltacht that relates to local town lands. This issue will be further addressed in detail in the proposed Local Area Plan for the Gaeltacht. The Settlement Strategy aims to strengthen local communication through balanced development and aims to counter balance the outgoing growth of the city at the expense of parts of rural County Galway.

**Recommendation** It is recommended that an alteration to the plan is not needed. An Comh. P. O'Foighil stated that it is a mandatory requirement in preparing the Development Plan to address the Gaeltacht and Irish language. He stated that the Linguistic Impact Statement needs to show that a person proposing to live in the Gaeltacht areas speaks Irish. He stated that some 60 houses will be lived in in Spiddle by people who don't speak Irish and that this is an issue that has to be tackled now.

**On the proposal of Comh. P. O'Foighil and seconded by Cllr. M. Mullins it was agreed to defer a decision on this submission.**

**Issue** Gaeltacht

**Summary** Inclusion of full details of what is required for a linguistic assessment.

**Response** This is a development control matter and is best dealt with by regulations external to the plan.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Mullins and seconded by Cllr. J. Conneely it was agreed to defer a decision on this submission.**

**Issue** Landscape Assessment\Land Use Zoning.

**Summary** The reintroduction of views of special amenity value, which should be surveyed and clearly identified.

**Response** It is a policy of the Planning Authority to 'Afford protection to the views of amenity value', - Section 4.1.1.3. These areas were evaluated as part of a detailed analysis of the whole county in accordance with DoELG guidelines. These areas are clearly identified in Fig. 10, - Landscape Character Map of Co. Galway, Focal Points/Views.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. McClearn and seconded by Cllr. T. Rabbitt it was agreed that an alteration to the plan is not needed.**

**Issue** Landscape Assessment\Land Use Zoning.

**Summary** Consider the introduction of a complete land use-zoning plan for the county. The removal of 'unzoned' areas in the county, all areas should be zoned.

**Response** It is an aspiration of the Planning Authority to have development plans and local area plan in place for the major service hubs and towns throughout the county.

Smaller settlements are identified in the Settlement Strategy whereby development will be encouraged and confined to within a radius of 500m from what the Planning Authority considers to be the centre of gravity of the village. All remaining areas are rural and are regulated by the Development Plan.

Therefore the policies and objectives contained within the Development Plan already deal with this point in an adequate manner.

**Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. McClearn and seconded by Cllr. T. Rabbitt it was agreed that an alteration to the plan is not needed.**

**Issue** Miscellaneous.

**Summary** Production of a guidance document, which would explain the Development Plan and its policies, however it would be preferable if the plan was self-explanatory.  
Make the new County Development Plan more user friendly and have all information grouped to follow a natural sequence.

**Response** It is the aim of the County Development Plan to set out the Planning and Development framework for the county for the next 6 years. It is directed at all sectors of society i.e. the public, professionals and elected representatives. It is the intention to set this out in a logical and comprehensible manner to ensure there is no doubt as to the Council's policies and objectives. This point is noted and it is accepted that the plan as published is not self explanatory partly due to the many internal contradictions and partly due to the way it is laid out. The layout will be altered to make the document more accessible to the public.

Recommendations have been made to:- 1) Remove internal contradictions and 2) Redraft the text of the plan, in order to separate the policies and the objectives with a view to preparing a Strategic Environmental Assessment. Meanwhile the original SEA will be circulated.

If implemented these will further improve the accessibility of the plan

**Recommendation** Redraft the text of the plan, in order to separate the policies and the objectives with a view to preparing a Strategic Environmental

Assessment and making the plan more accessible to the general public.  
(Meanwhile the original SEA will be circulated.)

Mr. P. Ridge pointed out that acceptance of the recommendation would indicate agreement to the format of the Co-ordinating Document for the Draft County Development Plan. This was noted by the Members and agreed.

**On the proposal of Cllr. M. Mullins and seconded by Cllr. J. McClearn it was agreed to redraft the text of the plan, in order to separate the policies and the objectives with a view to preparing a Strategic Environmental Assessment and making the plan more accessible to the general public.**

<b>Issue</b>	Miscellaneous.
<b>Summary</b>	Requests that Moycullen, Barna, Furbo, Spiddal, Carraroe, Carna and Claregalway be included in Section 3.1.7.3.
<b>Response</b>	These villages/towns have been included within the hierarchies of the G.T.P.S. area and West Galway. These areas have been identified as their potential to reach a high degree of self-sufficiency, reduce the demand for travel and provide a good quality of life. These villages do not provide the range of services required for inclusion in this section.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. S. Gavin and seconded by Cllr. J. McClearn it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Miscellaneous.
<b>Summary</b>	It is advised that design should make use of solar gain and other energy saving methods.
<b>Response</b>	This has been addressed in the housing guidelines prepared by the Council. It is accepted that it is an important point that may need to be re-inforced. A statement will be included in the plan.
<b>Recommendation</b>	Include the following statement in the text of the plan 'to facilitate innovative building design that will promote good practice on energy conservation and use of renewable energy.'

**On the proposal of Cllr. J. Joyce and seconded by Cllr. T. Rabbitt it was agreed to include the following statement in the text of the plan "to facilitate innovative building design that will promote good practice on energy conservation and use of renewable energy".**

<b>Issue</b>	Population.
<b>Summary</b>	The six-year population allocation figures appear grossly under stated. It would be more appropriate if these were annual figures.
<b>Response</b>	<p>These figures are projections based on detailed analysis of recent trends in population and population distribution. They outline what is envisaged as the rate of growth for each settlement within the 6-year period of the plan.</p> <p>The populations projections have been confirmed as accurate by the recently published Census data. They will be reviewed at the two year review period.</p>
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Comh. P. O'Foighil and seconded by Cllr. M. Cunningham it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Provision of Infrastructure.
<b>Summary</b>	Policies and provisions need to be made for the provision of site-specific tourist facilities, with particular attention to angling and marine based facilities.
<b>Response</b>	<p>The County Development Plan gives recognition to the fact that tourism is a major contributor to the county's economy. Section 2.5 sets out that 'County Galway possesses extensive areas of scenic beauty, which when added to its distinctive heritage, culture and leisure facilities are a major indigenous resource'.</p> <p>The Planning Authority will be required to seek a balance between permitting tourism developments and protecting the ecosystem and cultural ethos, which is uniquely attractive to visitors.</p>
<b>Recommendation</b>	Add the following policy to Section 3.9 'Support the strategic recommendations of the report titled 'Water based Tourism, a Strategic Vision for Galway.'

**On the proposal of Comh. P. O'Foighil and seconded by Cllr. J. Joyce it was agreed to add the following policy to Section 3.9 "Support the strategic recommendations of the report titled "Water Based Tourism, a Strategic Vision for Galway""**

<b>Issue</b>	Provision of Infrastructure.
<b>Summary</b>	The plan should as a short-term objective propose that the proposed bypass to Barna/Furbo area be continued to Rossaveel.

- Response** This issue will be examined in the context of the Barna Development
- Recommendation** Deal with as part of the preparation of a town plan/local area plan.

**On the proposal of Comh. P. O'Foighil and seconded by Cllr. P. O'Malley it was agreed to deal with as part of the preparation of a town plan/local area plan.**

- Issue** Provision of Infrastructure.
- Summary** Lack of public investment should not prohibit development where the private sector can provide same.
- Response** The majority of smaller settlements can be served by using wastewater treatment systems designed to recently published EPA Guidelines. This type of treatment plant has facilitated development in the country over the past 10 years. Section 3 outlines that it is a policy to direct development where and when the appropriate infrastructure will be available. While the policy goes on to state that the provision of services will be facilitated by way of Public Private Partnership, it does not refer to the fact that the private sector can provide infrastructure if it is in accordance with the EPA guidelines.
- Recommendation** Revise Section 3.1.7.17 to state public and private sectors can provide infrastructure. The policy should also be revised as it currently does not refer to all types of services.  
Revise Section 5.17 to highlight the acceptability of private sector involvement in the provision of infrastructure for settlement centres.

**On the proposal of Comh. P. O'Foighil and seconded by Cllr. T. Rabbitt it was agreed to Revise Section 3.1.7.17 to state public and private sectors can provide infrastructure. The policy should also be revised as it currently does not refer to all types of services. Revise Section 5.17 to highlight the acceptability of private sector involvement in the provision of infrastructure for settlement centres.**

- Issue** Provision of Infrastructure.
- Summary** Section 3.10.11 – Add to this section that treatment plants are to be encouraged and their suitability to be addressed by the Environment Section.
- Response** This issue has been adequately addressed within the Development Control Section of the plan. Section 5.5 states that the treatment of domestic effluent shall be determined in accordance with the criteria set out in the E.P.A. Waste Water Treatment manuals.
- Recommendation** It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. J. Joyce and seconded by Cllr. M. Cunningham it was agreed that Development Control Standard 15 in the Co-ordinating Document for the Draft County Development Plan would apply. (Now DC Standard 16 and 17)**

<b>Issue</b>	Quality of Maps and Final Print of Plan.
<b>Summary</b>	Should be clear distinctions between the various zones, which should take account of the existing development pattern.
<b>Response</b>	<p>It is accepted that the A3 maps are insufficiently clear; these have been modified and will be included in the final plan. It should be noted that maps were also on display on the Council website.</p> <p>The Settlement Strategy identifies a sustainable approach to balanced spatial development. In the case of smaller settlements for which no specific plans are available, development shall be confined to within a radius of 500m from what the Planning Authority considers to be the centre of gravity of the village.</p>
<b>Recommendation</b>	Provide larger scale maps and ensure that areas that are suitable for forestry/wind energy development focal points/views, landscape sensitivity ratings, and protected areas are clearly identified. Produce the Final Print of the plan to a high standard.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Comh. P. O'Foighil and seconded by Cllr. M. Cunningham it was agreed to defer a decision on this submission.**

<b>Issue</b>	Quality of Maps and Final Print of Plan.
<b>Summary</b>	Maps are of poor quality and unclear.
<b>Response</b>	The above point is noted and will be taken into consideration at the final draft stage. It must be noted however that the draft plan and accompanying maps are available for viewing on the Council's website.
<b>Recommendation</b>	Provide larger scale maps and ensure that areas that are suitable for forestry/wind energy development, focal points/views, landscape sensitivity ratings, and protected areas are clearly identified. Produce the Final Print of the plan to a high standard.

**On the proposal of Cllr. T. Rabbitt and seconded by Cllr. J. Joyce it was agreed to provide larger scale maps and ensure that areas that are suitable for forestry/wind energy development, focal points/views, landscape sensitivity ratings and protected areas are clearly identified. Produce the Final Print of the plan to a high standard.**

<b>Issue</b>	Roads and Transportation.
<b>Summary</b>	All roads in the county should be classified and a definition for each category included. The plan should include a map showing all roads in public charge.
<b>Response</b>	The roads in public charge are subject to continual review and alteration. It would not be appropriate to include maps into the plan as they might mislead applicants.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

**On the proposal of Cllr. M. Mullins and seconded by Cllr. P. Hynes it was agreed that an alteration to the plan is not needed.**

<b>Issue</b>	Rural Housing Policy.
<b>Summary</b>	Ribbon development should be discouraged in favour of the traditional 'Clachan' type development.
<b>Response</b>	<p>Clustered housing will be facilitated within the settlement centres identified. Where a person meets the essential housing need requirements, development must have regard to the Single Rural Housing Guidelines issued by the Council.</p> <p>The Settlement Strategy aims to achieve balanced development and has taken into consideration recent trends in population distribution and settlement patterns. It is recognised however that there is a settlement pattern in the Gaeltacht that relates to local town lands, this will be further examined in the proposed Local Area Plan for the Gaeltacht.</p>
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed. Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. ( <i>One-off rural housing</i> ) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Cllr. J. McClearn and seconded by Cllr. P. O'Malley it was agreed to defer a decision on this submission.**

<b>Issue</b>	Rural Housing Policy.
<b>Summary</b>	Introduce a points system to assess essential rural housing need.
<b>Response</b>	On balance it is considered that a points system is not beneficial. It



would not take account of all scenarios and the complexities that can arise in the processing of a planning application.

**Recommendation**

Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Cllr. P. O'Malley and seconded by Cllr. J. Joyce it was agreed to defer a decision on this submission.**

**Issue**

Settlement Strategy.

**Summary**

Establish land use within village and development zone boundaries and define boundaries for all 'villages'.

**Response**

In the case of larger towns and villages, for which comprehensive development plans or zoning plans have been prepared, developments shall be in accordance with the zoning requirements of the said plans.

In the case of smaller settlements for which no specific plans are available, development shall be confined to within a radius of 300m – 500m from what the Planning Authority considers to be the centre of gravity of the village. The establishment of these boundaries will be given priority as the need arises.

**Recommendation**

Include an objective in the development plan to establish the settlement zone boundaries as soon as possible but not later than the life time of the plan.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Cllr. P. O'Malley and seconded by Cllr. M. Mullins it was agreed to defer a decision on this submission.**

**Issue**

Settlement Strategy.

**Summary**

Re-establish Furbo as a village in the County Development Plan with a village centre and surrounding development zone.

**Response**

The village of Furbo has been identified as a small settlement within the Settlement Strategy hierarchy for the G.T.P.S. area. Development will be encouraged in this village to within a radius of 300m to 500m from

what the Planning Authority considers to be the centre of gravity of the village. This will be dealt with and enforced by the Development Control Section.

**Recommendation** It is recommended that an alteration to the plan is not needed. Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Cllr. J. Joyce and seconded by Cllr. P. O'Malley it was agreed to defer a decision on this submission.**

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	Re-introduce the development zone or village boundary at Knock/Aille, Inverin.
<b>Response</b>	It is accepted that Knock should be added to the settlements. Furbo is already designated, it and Tully have been recommended for addition.
<b>Recommendation</b>	Remove the description Inverin from the Settlement Zones in the development plan. Add the villages of Knock and Tully/ Ballynahown to the Settlement Zones subject to their boundaries being defined following more detailed examination.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Cllr. J. Joyce and seconded by Cllr. P. O'Malley it was agreed to defer a decision on this submission.**

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	Introduce development zone boundaries at Lochanbeg, Cornarene, Minna, Screebe, Lettermore, Maam Cross, Cashel, Inis Oirr, Inis Mean and Kilmurvey.
<b>Response</b>	The settlements identified in the Settlement Strategy were based on a range of criteria listed in Section 5.3.1.4 including the size of the existing settlement in terms of population and households. In addition to this they were selected based on the contribution that each centre could make to the aims of the strategy. A total of 97 settlements were identified and it is believed that there are sufficient settlements identified to meet the needs of the county within the plan period. Had the above mentioned areas met all the criteria then they would have been considered for designation at the outset.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Comh. P. O'Foighil and seconded by Cllr. T. Rabbitt it was agreed to defer a decision on this submission.**

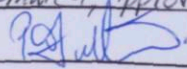
<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	Encourage local groups to prepare plans for there area.
<b>Response</b>	Galway County Council has received funding from the DoELG for a pilot scheme for the development of community planning in Kinvara. One of the aims of this project is to ensure active involvement of the public in the preparation of this plan. This plan will act as a template for future plan preparation throughout the country.
<b>Recommendation</b>	Include a policy statement that it is the intention of the Planning Authority to facilitate and encourage greater public involvement in the planning process.

**On the proposal of Cllr. J. Joyce and seconded by Cllr. M. Mullins it was agreed to include a policy statement that it is in the intention of the Planning Authority to facilitate and encourage greater public involvement in the planning process.**

<b>Issue</b>	Settlement Strategy.
<b>Summary</b>	A survey of developed areas be undertaken to be defined in the County Development Plan.
<b>Response</b>	A Settlement Strategy necessitated an analysis of the capacity of towns and villages throughout the county to accommodate future growth. The strategy identified that much rural hinterland with an existing community. These areas have been classified and defined in the hierarchy of settlements for the G.T.P.S. area, West Galway, North East, Ballinasloe and South East sector.
<b>Recommendation</b>	It is recommended that an alteration to the plan is not needed. Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. ( <i>One-off rural housing</i> ) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

**On the proposal of Cllr. J. Joyce and seconded by Cllr. T. Rabbitt it was agreed to defer a decision on this submission.**

**CHRIOCHNAIGH AN CRUINNIU ANSIN**

Submitted, Approved + Signed  
  
24/2/03  
Date