

**COMHAIRLE CHONTAE NA GAILLIMHE**

**MINUTES OF MONTHLY MEETING OF GALWAY COUNTY COUNCIL  
HELD AT ÁRAS AN CHONTAE, PROSPECT HILL ON MONDAY 28<sup>th</sup>  
FEBRUARY, 2005.**

**CATHAOIRLEACH:** Mayor W Burke

**ILATHAIR FREISIN:**

**Baill:** Cllrs. S. Connaughton, D. Connolly, M. Connolly, Comh. S. O’Cuaig, Cllrs. J. Cuddy, M. Fahy, P. Feeney, F. Healy Eames, M. Hoade, P. Hynes, J. Joyce, C. Keaveney, S. Kyne, T. Mannion, J. McDonagh, T. McHugh, M. Mullins, Comh. S. O’Tuairisg, Cllrs. M. Regan, T. Reilly, J. Tierney, S. Walsh, T. Walsh, T. Welby, B. Willers.

**Oifigigh:** Mr. P. Gallagher, County Manager, Messrs. J. Cullen, J. Morgan, F. Dawson, F. Gilmore, P. Ridge, Directors of Service; L. Gavin, A/Director of Service; G. Mullarkey, Head of Finance; T. Murphy, County Secretary; A. Comer, D. Barrett, Senior Executive Officers; M. Dolly, M. Lavelle, Senior Engineers; J. O’Donnell, Executive Planner; R. Burke, Temporary Graduate Planner; M. McGrath, Senior Staff Officer; B. Donnellan, G. Healy, Staff Officers.

**Thosaigh an cruinniú leis an paidir.**

**RESOLUTIONS OF SYMPATHY**

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The Members extended their sympathy to Comh. Ní Fhatharta and her family on the death of her father, Tomás Ó Fatharta. Cllr. Hoade proposed that the Meeting be adjourned for five minutes as a mark of respect and this proposal was seconded by Cllr. McDonagh and agreed.

A Resolution of Sympathy was extended to the following:-

- The family of the late Jerdy Dillon, Portumna
- The O’Connor Family, Nenagh, Kinvara
- The Burns Family, Caherlea, Belclare
- The family of the late Dr. John Corry, Moher, Ballinasloe

Ms. Mary Conneely, Carnmore, Oranmroe, Co. Galway.  
Mr. Jim Manning, 1 Greenhills View, The Pines, Creagh, Ballinasloe,  
Mr. P.J. O'Connor, Lecha, Kinvara, Co. Galway.

### MINUTES

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The Minutes of the Monthly Meeting held on 24<sup>th</sup> January, 2005 were approved by the Council and signed by the Mayor on the proposal of Cllr. Regan, seconded by Cllr. Mullins.

Arising from the Minutes, Cllr. D. Connolly expressed concern as to the future proposals for the Civic Amenity Site at Ballinasloe and asked that the Manager for Ballinasloe give an update on the matter. The Mayor stated that this was a matter for discussion by Ballinasloe Town Council.

### REPORTS

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The report of the Corporate Policy Group Meeting held on 13th December, 2004 was considered. It was adopted by the Council on the proposal of Cllr. Keaveney, seconded by Cllr. Hoade.

The report of the Corporate Policy Group Meeting Meeting held on 21<sup>st</sup> February, 2005 was considered. It was adopted by the Council on the proposal of Cllr. T. Walsh, seconded by Cllr. Keaveney.

The report of the Loughrea Area Committee Meeting held on 15th December, 2004 was considered. It was adopted by the Council on the proposal of Cllr. Regan, seconded by Cllr. Willers.

The report of the Loughrea Area Committee Meeting held on 15<sup>th</sup> February, 2005 was considered. It was adopted by the Council on the proposal of Cllr. Regan, seconded by Cllr. Willers.

Arising from the Report, Cllr. Fahy wished to make a correction on Page 2, in that the Report stated that "Frank Keady" made an individual presentation regarding the Draft Kinvara Area Plan and this should have read "Frank Keeley". It was agreed that this correction be made.

The report of the Tuam Area Committee Meeting held on 19<sup>th</sup> January, 2005 was considered. It was adopted by the Council on the proposal of Cllr. McHugh, seconded by Cllr. T. Walsh.

The report of the Planning & Economic Development Strategic Policy Committee Meeting held on 20<sup>th</sup> January, 2005 was considered. It was adopted by the Council on the proposal of Cllr. Hoade, seconded by Cllr. Healy Eames.

**TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND  
DEVELOPMENT REGULATIONS 2001 – CONSTRUCTION OF 16 NO. THREE  
BEDROOM HOUSES AND 6 NO. TWO BEDROOM HOUSES AT TIRBOY,  
TUAM, CO. GALWAY** 334

Report dated 27<sup>th</sup> January, 2005 was already circulated to each Member.

On the proposal of Cllr. Keaveney, seconded by Cllr. McHugh, the proposed construction of 16 no. three bedroom houses and 6 no. two bedroom houses at Tirboy, Tuam, Co. Galway was approved.

**TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND  
DEVELOPMENT REGULATIONS 2001 – CONSTRUCTION OF SINGLE  
RURAL HOUSE WITH SERVICES AT DOOROSBEG, WOODFORD, CO.  
GALWAY** 335

Report dated 18th January, 2005 was already circulated to each Member.

On the proposal of Cllr. Willers, seconded by Cllr. Regan, the construction of a single rural house with services at Doorosbeg, Woodford, Co. Galway was approved.

**TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND  
DEVELOPMENT REGULATIONS 2001 – DEMOLITION OF THE EXISTING  
DWELLING HOUSE AND THE CONSTRUCTION OF A SINGLE RURAL  
HOUSE WITH SERVICES AT CARRA, BULLAUN, CO. GALWAY.** 336

Report dated 18th January, 2005 was already circulated to each Member.

On the proposal of Cllr. Cannon, seconded by Cllr. Hynes, the demolition of the existing dwelling house and the construction of a single rural house with services at Carra, Bullaun, Co. Galway was approved.

**TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND  
DEVELOPMENT REGULATIONS 2001 – CONSTRUCTION OF A SINGLE  
RURAL HOUSE WITH SERVICES AT CURRAGH, KYLEBRACK,  
LOUGHREA, CO. GALWAY.** 337

Report dated 31st January, 2005 was already circulated to each Member.

On the proposal of Cllr. Hynes, seconded by Cllr. Regan, the construction of a single rural house with services at Curragh, Kylebrack, Loughrea, Co. Galway was approved.

**EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY – SECTION 73 OF THE ROADS ACT, 1993** 338

Details as follows: -

Extinguishment of Pubic Right of Way on section of the LT53632 in the Townland of Cartoor extending from its junction with the LS 5363 from Tullokyne to Portdarragh for a length of one hundred and sixty metres.

It was proposed by Cllr. Kyne, seconded by Cllr. S. Walsh and agreed to defer this item to the next Meeting of the Council.

**TO CONSIDER THE MANAGERS REPORT PREPARED IN ACCORDANCE WITH SECTION 20 OF THE PLANNING NAD DEVELOPMENT ACT 2000, AS AMENDED, ON THE SUBMISSIONS RECEIVED IN CONNECTION WITH THE KINVARA DRAFT LOCAL AREA PLAN** 339

The Mayor invited Mr Paul Ridge to present the Manager's Report on the submissions received on the Draft Kinvara Local Area Plan to the Members

Mr Ridge explained, that Galway County Council embarked on a pilot project with Kinvara Community Council in the preparation of the Kinvara Integrated Plan, a community based plan. The Community Plan is the result of over two year's extensive consultation with the community. The community plan sets out the community's vision on how they wish Kinvara to develop. The elected members from the Loughrea Electoral area along with Council staff committed themselves fully to the preparation and implementation of the pilot project.

Mr Ridge stated that the aim of the Draft Kinvara Local Area Plan is to take on board the community's vision as far as practical. This is achieved by providing a framework for actions that are within remit of the County Council's functions and the Planning and Development Acts. This Plan therefore sets out a strategy to manage change so that development is carried out in a planned manner.

He stated that the Draft Kinvara Local Area Plan was prepared by Galway County Council in accordance with the provisions of the Planning & Development Act 2000, as amended.

Mr Ridge invited Roisin Burke to present the Manager's Report on the submissions received on the Draft Kinvara Local Area Plan to the Members

Ms. Burke began by giving background information on the Draft Kinvara Local Area Plan

She stated that the Draft Local Area Plan was the result of 2 years consultation with the local community. The Integrated Area Plan was submitted to Galway County Council to form the basis of Galway County Councils Local Area Plan. The Community Plan / IAP did not propose zonings however; it did identify an indicative 500m and 1km boundary radiating from the village centre (Post Office).

Ms Burke outlined the formulation of the Draft Plan Boundary having regard to the following criteria;

- Indicative Boundary identified in Kinvara IAP (duration of plan 10 years),
- Duration of Local Area Plan for 6 years,
- Location of Kinvara on the 4<sup>th</sup> tier of the County Development Plan Settlement Hierarchy,
- Historic settlement pattern and analysis of how the village has developed,
- Extent of developed land,
- Location of existing services,
- Existing public water supply and
- Existing and proposed sewerage network,
- Lands with development potential (within reason),
- Landscape sensitivity ratings in the area,
- Visual sensitivity of the coastline across the bay from the village.

Ms Burke explained that an objective of the Community's IAP is for *'Kinvara town to accommodate a population within the County Development Plan guidelines but not to exceed a doubling within the next 10 years.'* (Page 60, IAP)

However she explained that the Local Area Plan is for 6 years 2005-2011. She stated that there are approx. 250 houses within the Draft Plan Boundary. Using this assumption at the County average occupancy rate of 3.06 per residential unit, it would give a current population within the boundary of 765 persons.

She stated that if this were to double over a period of ten years it would allow for a maximum of 25 residential units per year.

She stated that an area of 94 acres has been zoned residential in the Draft Plan which offers a generous allowance for zoned lands not becoming available for development.

Therefore sufficient lands are zoned to cater for the projected household/population growth allowing for a varying degree of density and choice.

At an average density of 8 houses to the acre, the proposed undeveloped residential zoning in the Draft has the capacity to allow up to 752 houses (a possible population increase of approximately 2301) in the lifetime of the Plan.

Ms Burke further added that it is unlikely that all or the majority of this land would become available for development and be subsequently permitted. The Managers Report on the submissions received on the Draft Plan recommends that there be no change to the zoning provisions which were contained in the Draft.

Ms Burke stated that the additional 30.85 acres of Residential zoning that has been proposed is considered excessive.

Ms Burke began with Submission D1 of the Manager's Report

**Submission D1**

**Submitted by:**

Una Murphy  
Main Street  
Kinvara  
Co Galway

**Issues:**

- Status of Protected Structure RPS 375
- Figure 5.4 Extension of the Urban Grain

**DI.1: Status of Protected Structure RPS 375**

**Summary:**

Ms. Murphy is the owner of the building in question and was never informed of its protected state. There is also a discrepancy between the existing shop sign and what is stated in the Draft Plan.

**Response:**

The original notification to this structure was addressed to the name on the façade. A subsequent legal search was unsuccessful due to technical difficulties

**Recommendation:**

If notice was not received by the owner, the provisions of the Planning and Development Act 2000 have not been met. Notification will be reissued at the earliest opportunity.

*It was proposed by Cllr. Regan, seconded by Cllr. Fahy, and agreed to accept the recommendation in the Manager's Report.*

**DI.2: Objection to Figure 5.4**

**Summary:**

Figure 5.4 indicates a possible route for pedestrian access to backlands. Ms. Murphy asks that these indicative lines are removed.

**Response:**

Figure 5.4 is included in the Design Framework Guidelines. The aim of the design framework is to provide guidance to promote the revitalisation of the village centre and its expansion. Figure 5.4 provides an indicative example of how to revitalise and enhance the Village Centre.

Figure 5.4 clearly states that the red dots are indicative only and that they are illustrated as potential points only. Therefore any proposal for this area must take cognisance of the suggestions in the Draft Local Area Plan and any development proposal would have to be clearly outlined at a pre-planning stage.

**Recommendation:**

No objection to removing the red dots from Figure 5.4 provided an arrow at the entrance points can be used to illustrate potential pedestrian routes.

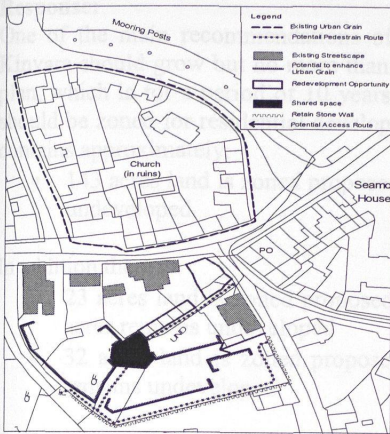


Figure 5.4 in the Draft Plan

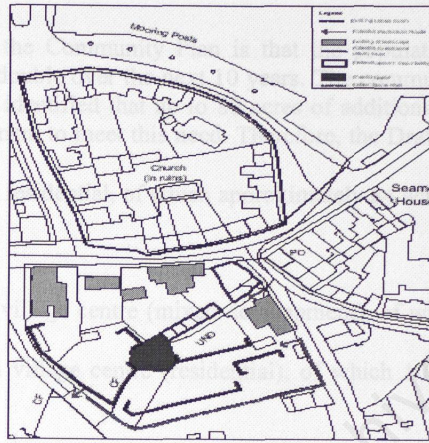


Figure 5.4 Indicative Example of Extension of Urban Grain

Proposed Changed Figure 5.4

*It was proposed by Cllr. Feeney, seconded by Cllr. Willers, and agreed to accept the recommendation in the Manager's Report.*

**Submission D2**

**Submitted by:**  
 Padraic Burke  
 Lowstrand Properties Ltd  
 Odeon House  
 Eyre Square  
 Galway

**Issues:**

- Recommend an additional 48 acres to be zoned for proposed residential development
- The boundary proposed is too conservative; it is recommended that the plan boundary is increased to 1km as recommended in the community Integrated Area Plan.
- The area zoned for proposed residential development to the east of the village should be changed from proposed Phase 2 Residential to proposed Phase 1 Residential.
- A further 15 acres east of the castle be zoned for proposed tourist development.
- **No maps provided**

**D2.1: Additional 48 acres zoned for proposed residential land**

**Summary:**

The observer believes that the population base is too low and that use of the population figures for the Kinvara DED and the Doorus DED would be more appropriate. This would increase the population figures in the Draft Plan by 3.2 times. This then leads to the assumption that the Draft Plan Boundary does not include adequate lands for residential development. Therefore an additional 48 acres of proposed residential land should be zoned.

**Response:**

One of the main recommendations of the Community Plan is that the population of Kinvara should grow but no more than double over the next 10 years. The community's plan, which is for a period of 10 years, identified that up to 80 acres of additional land should be zoned for residential development to meet this need. Therefore, the Draft Plan contains approximately:

- 143 acres land is zoned proposed residential, of which approximately 84 acres are undeveloped.

In addition there is:

- 23 acres land is zoned proposed village centre (mixed development), of which 9 acres remains undeveloped
- 32 acres land is zoned proposed village centre (residential), of which 10 acres remains undeveloped.

Sufficient lands are zoned to cater for the projected household/population growth allowing for a varying degree of density and choice.

Furthermore, the Draft Plan used the population figure for the Kinvara Census Town in 2002. It is considered that this figure is more accurate as it contains the village within its boundary; it covers approximately 103 hectares (256 acres). The DED's of Kinvara and Doorus cover a much larger area, approximately 4,489 hectares (11,092 acres), and using the population figures of these areas would give an inaccurate and misleading reflection of population numbers and subsequent growth of Kinvara. An extension of Residential land would result in an unacceptable breach of the provisions of the County Settlement Strategy. It should also be noted that the Draft Plan provides a framework for actions contained in the Integrated Area Plan.

**Recommendation:**

No additional proposed zoning in the Draft Local Area Plan

*It was proposed by Cllr. Cannon, seconded by Cllr. Regan, and agreed to accept the recommendation in the Manager's Report.*

**D2.2: Increase Plan boundary to 1km radius as indicated in the Integrated Area Plan.****Summary:**

It is recommended that the Draft Plan Boundary be extended to 1km as suggested in the IAP. The observer believes that a boundary at a smaller size than this will lead to increased land values within the boundary and promote ribbon development outside it.

**Response:**

The 1km boundary in the IAP is indicative only and this is clearly stated in the community plan on page 81. The Draft Plan boundary was identified following an analysis of the following:

- Indicative Boundary identified in Kinvara IAP (duration of plan 10 years)



- Duration of Local Area Plan for 6 years,
- Location of Kinvara on the 4<sup>th</sup> tier of the County Development Plan Settlement Hierarchy,
- Historic settlement pattern and analysis of how the village has developed,
- Extent of developed land,
- Location of existing services,
- Existing public water supply and
- Existing and proposed sewerage network,
- Lands with development potential (within reason),
- Landscape sensitivity ratings in the area,
- Visual sensitivity of the coastline across the bay from the village.

It is considered that there are adequate lands identified to meet the community's vision.

**Recommendation:**

No change to the Draft Plan boundary.

*It was proposed by Cllr. Feeney, seconded by Cllr. Cannon, and agreed to accept the recommendation in the Manager's Report.*

**D2.3: Request to change zoning in area to the east of the village (see Map 1) from proposed Residential Phase 2 to proposed Residential Phase 1**

**Summary:**

The area zoned proposed Residential Phase 2 to the east of the village should be brought forward and zoned as proposed Residential Phase 1.

**Response:**

The aim of phasing is to focus primarily on the development of Kinvara from the centre out and to avoid an unacceptable breach of the provisions of the County Settlement Strategy.

However, having regard to the fact that there is a recently granted planning permission on site, for eight cottages, it is considered appropriate to change this area from proposed Residential Phase 2 to proposed Phase 1. (See Map 1)

**Recommendation:**

Change zoning from proposed Residential (Phase 2) to proposed Residential (Phase 1).

It was noted that submission D2.3 was with regard to the same issue as D25.2.

Cllr Cannon requested clarification on Phase 1 and Phase 2 residential zonings and the significance of this for Kinvara

Ms.Burke referred to Section BE8 of the Draft Kinvara Local Area Plan which states that lands designated as residential phase 2 shall remain undeveloped until the County Development Spatial strategy is reviewed.

Mr Ridge further added that there are more than adequate lands zoned residential to meet the needs of Kinvara.

Cllr Regan enquired if some areas had not already reached their allocation as per the CDP Settlement Strategy.

Mr Ridge explained that a planning application is examined firstly on it's compliance with Proper Planning and Sustainable Development and secondly on it's compliance to the provisions of the County Development Plan... If it complies with the former and not the latter then a Material Contravention of the Development Plan is required. Therefore the Planning Authority is not in a position to grant Planning permission in a town that has reached it's quota as per the Settlement Strategy without a Material Contravention of the County Development Plan being agreed.

*It was proposed by Cllr. Fahy, seconded by Cllr. Regan, and agreed to accept the recommendation in the Manager's Report.*

#### **D2.4: Zone an additional 15 acres for proposed Tourist Development**

##### **Summary:**

The observer believes that there is a need for the provision for a number of tourist activities including holiday homes, guest houses and hotels. In order to facilitate this development a further 15 acres should be zoned for proposed tourism, preferably in the vicinity of Dunguaire Castle.

##### **Response:**

Tourism development is primarily encouraged within the village centre (mixed development) zone and the Draft Plan aims to strengthen links between the village and the castle.

Dunguaire Castle is a Protected Structure with grounds, it is considered to be an important local and regional asset. A site has already been designated for appropriate tourism and parking facilities across from Dunguaire Castle Any future development proposals within this area shall be subject to an action plan to be approved by the Planning Authority. Pre-planning meetings to examine development proposal are recommended. Any development proposal shall examine the issues outlined above in order to maintain and enhance the unique character of the area.

The land use zoning matrix allows for flexibility with regard tourism-related enterprises in the village centre.

##### **Recommendation:**

Recommend no change to proposed Tourism Enterprise Zoning.

*It was proposed by Cllr. Fahy, seconded by Cllr. Cannon, and agreed to accept the recommendation in the Manager's Report*

**Submission D3****Submitted by:**

Western Regional Fisheries Board  
The Weir Lodge  
Earls Island  
Galway

**D3.1: Adhere to Policy 4.4.3****Summary:**

**Issue:** 4.4.3 should be strictly adhered to.

- Quality of water and new sewerage treatment facilities

**Response:**

The Fisheries Board made a number of observations on the Draft Plan which relate to the Harbour and Bay Area or the Water, Sewerage and Surface Water sections. These shall be summarised and responded to individually.

**D3.1: Provision of a sewerage treatment facility****Summary:**

The observer states that the provision of this facility must be a priority. The existing sewerage network must be significantly upgraded for the improvement of the designated shellfish waters. A plan to eliminate all non treated discharges of sewerage must be put in place and completed within three years.

**Response:**

The Kinvara Sewerage Scheme, which includes for a sewerage treatment plant, is included on the Water Services Investment Programme 2004 – 2006, (WSIP), to begin construction in 2006. A preliminary report was prepared and submitted to the DoEHLG in February 2003. The Council is awaiting DoEHLG approval of this Preliminary Report.

**Recommendation:**

No change to the Draft Plan

*It was proposed by Cllr. Regan, seconded by Cllr. Feeney, and agreed to accept the recommendation in the Manager's Report.*

**Recommendation:****D3.2: Request for a separate collection system for groundwater****Summary:**

A separate collection system for surface water should be a priority.

This issue is provided for under Section 6.2.6

**Response:**

A surface water collection sewer is provided for in the aforementioned Preliminary Report.

**Summary:****Recommendation:**

No change to the Draft Plan.

*It was proposed by Cllr. Regan, seconded by Cllr. Feeney, and agreed to accept the recommendation in the Manager's Report.*

**D3.3: Adhere to Policy 4.4.5**

**Summary:**

Policy 4.4.5 should be strictly adhered to.

**Response:**

Policy 4.4.5 states that any proposed development which could pose an unacceptable threat to the capacity of water, wastewater and surface water infrastructure is prohibited. The Council will have full regard for this policy.

**Recommendation:**

No change recommended.

*It was proposed by Cllr. Cannon, seconded by Cllr. Feeney, and agreed to accept the recommendation in the Manager's Report.*

**D3.4: Curtail new development until the Kinvara Sewerage Scheme is completed.**

**Summary:**

New developments in Kinvara should be curtailed until such time as the new sewerage scheme is complete. Objective WS3 should reflect this.

**Response:**

Objective WS3 allows for small infill developments and/or refurbishment and/or extension to existing developments within the catchment area of the existing sewerage network to be connected to the existing sewer. The Council recognises that this may create additional pollution of the bay; however it is acknowledged that this is necessary for the revitalisation of the Village Centre.

**Recommendation:**

No change recommended.

*It was proposed by Cllr. Feeney, seconded by Cllr. Regan, and agreed to accept the recommendation in the Manager's Report.*

**D3.5: Any infrastructural projects undertaken must ensure that due care is given to existing watercourses.**

**Summary:**

All infrastructural projects should ensure that regard is given to the existing water courses both surface and underwater to ensure that there is no deterioration in water quality and fish habitats.

**Response:**

Galway County Council have due regard for the legislation in place to protect existing water courses in the design of infrastructural projects.

**Recommendation:**

No change recommended.

*It was proposed by Cllr. Regan, seconded by Cllr. Willers, and agreed to accept the recommendation in the Manager's Report.*

**Submission D4**

**Submitted by:**

Sr Laurence Treacy  
Seamount College  
Kinvara  
Co Galway

**Issue:**

- Designation of lands for educational use in Kinvara

**Summary:**

Sr Treacy represents Seamount College. Figure 4.1 of the Draft Plan indicates a possible drop-off/collection point for the pupils and staff of Seamount College. However the school currently has an application for an extension to the school with the Department of Education and Science. It is envisaged that this extension would be on this space. Sr Treacy recommends that this land is not proposed as a drop-off/collection point.

**Response:**

The Draft Plan's aims to facilitate the extension of the school; however pupil and staff safety is equally important. Any extension of the school should incorporate both these issues.

This issue can be further considered on the implementation of the Draft Plan objective or when an application is submitted.

**Recommendation:**

No change to the Draft Plan.

*It was proposed by Cllr. Fahy, seconded by Cllr. Regan, and agreed to accept the recommendation in the Manager's Report.*

**Submission D5**

**Submitted by:**

Christina Sullivan  
Environment Section  
Galway County Council

**Issue:**

- Heritage and Environmental Issues

**Summary:**

Several suggested text changes.

**Response:**

Where possible these changes will be adopted.

**Recommendation:**

Text changes as follows:

The sewerage network is referred to as the sewage, sewer and sewerage network alternatively throughout the document. The correct term is “sewerage network”. The material being treated is the “sewage”.

**Section 3.4 (Pg 18)** It is recommended that the paragraph relating to the Western Catchment Management Plan be re-worded as follows:

**Under the EU Water Framework Directive Ireland is required to ensure that all waters including rivers, lakes, estuaries, coastal waters and groundwaters achieve “good status by 2015. Galway County Council is the coordinating authority for the Western River Basin District, which includes the Kinvara area and its catchment. A Western River Basin Catchment Management Plan will be prepared which will detail the pressures on the water bodies within the catchment and set out mitigation measures to be implemented.**

**Section 3.6 (Pg 18)** Include the following sentence after the sentence “Segregated dry waste including...”. **Galway County Council is working with the private operators in County Galway to ensure that the segregated collection system is extended to include organic waste.**

**Section 3.7 (Pg 19)** It is recommended that the following paragraph be included at the beginning of this section and that the final paragraph be removed.

**A high percentage of the energy sources currently used in Kinvara are non-renewable and cause significant damage to the environment. Initiatives and measures for reducing the energy requirements of buildings and encouraging the development of renewable energy sources are strongly supported. Such measures must be consistent with other policies and objectives in the plan.**

**Section 4.5 (Pg 30)** It is recommended that the following be included as policies under this section:

- **Ensure that commercial and industrial premises discharging wastewater are operating under and in accordance with a wastewater discharge licence.**

- Ensure that all existing small scale and individual wastewater treatment plants are adequately sized, installed and maintained.

Section 4.8 (Pg 32) It is recommended that the following objectives be included as E3:

In order to improve the energy efficiency of building designs developers will be required to ensure that all new developments incorporate passive solar design techniques. Techniques that should be incorporated include:

- Orientation of dwellings such that the rooms with the highest heating requirements (living and dining areas) are within +/- 25% of due south. Windows to the north to be minimised,
- Provision of adequate spacing to minimise shading,
- Design of landscaping to provide shelter from prevailing wind,
- Use of compact building forms.

*It was proposed by Cllr. Cannon, seconded by Cllr. Regan, and agreed to accept the recommendation in the Manager's Report and make the necessary text changes as set out above.*

Submission D6

Submitted by:

Anthony Byrne  
Kinvara  
Co Galway

Issue:

- Section 5.2 Revitalisation of the Village Centre

Summary:

The observer objects to Figure 5.1 Example of Opportunity for Backland Development for a number of reasons:

- The arrow indicating potential access goes through a private road on which he has right of way.
- The area in Figure 5.1 is his private property
- If this access was allowed it would cut across his rear garden.

Response:

Figure 5.1 is included in the Design Framework Guidelines. The aim of the design framework is to provide *guidance* to promote the revitalisation of the village centre and its expansion. Figure 5.1 provides an indicative example of how to revitalise and enhance the Village Centre.

Figure 5.1 clearly states that access routes are indicative only and it illustrates potential access points only. The Planning Authority recommends pre-planning meetings to examine development in the area; the principles shall be clearly defined at these stages.

**Recommendation:**

Recommend that it is not removed from the Draft Plan.

**Issue:**

Cllr. Feeney stated that he felt the indicative line indicated on the Draft Plan map which was the subject of submission D6 was unnecessary and felt it might be an unfair encumbrance on the properties over which it was indicated.

*It was proposed by Cllr. Feeney, seconded by Cllr. Fahy, and agreed to delete the indicative line indicated as local access to backlands.*

**Submission D7****Submitted by:**

Padraic Burke  
 Lowstrand Properties  
 Odeon House  
 Eyre Square  
 Galway

**Issue:**

- A further submission to Submission D2

**Summary:**

The observer believes that development should be allowed one mile from the village centre on the Galway Road. He believes this will start the process of providing a proper backdrop for the harbour.

**Response:**

As stated in response to Submission D2 the Draft Plan is the framework for the community's objectives and visions contained in the Integrated Area Plan. The Draft Plan boundary is based on the community's vision. Furthermore, a boundary one mile from the village centre would be inappropriate for the village and would be contrary to proper planning and sustainable development principles.

This issue has been further addressed in D2.

**Recommendation:**

No change to Draft Plan recommended.

*It was proposed by Cllr. Fahy, seconded by Cllr. Regan, and agreed to accept the recommendation in the Manager's Report.*

**Submission D8****Submitted by:**

Elizabeth Murphy  
 Murphy's Stores



The Quay  
Kinvara

**Issue:**

Various including revitalisation of village centre, the sewerage treatment plant and residential zonings

**D8.1: The revitalisation of the village centre**

**Summary:**

The observer believes that there is not enough emphasis on revitalising the village centre and growing from the core out.

**Response:**

The Draft Plan, in a number of instances, emphasises the need for the revitalisation of the village centre. Section 3.8 of the Plan states that the Plan aims to revitalise and enhance the village centre. This is to be achieved through a number of measures including encouraging the renewal of derelict sites, backland areas and street infill in a manner that is sympathetic to the character of the surrounding area. The Plan identifies the commercial core of the village as Main Street, Harbour area, the streets linking these areas and around the Market Square. Further commercial activity in this area is promoted along with the development of the Harbour area and Market Square as focal points.

**Recommendation:**

No change to Draft Plan

*It was proposed by Cllr. Cannon, seconded by Cllr. Feeney, and agreed to accept the recommendation in the Manager's Report.*

**D8.2: Parking and Pedestrian Safety**

**Summary:**

The problem of public parking and pedestrian safety has not been addressed.

**Response:**

Detailed Traffic Management proposals are outlined in the Draft Plan in Section 4.3, including Policy 4.3.6 which encourages better environment for pedestrians and cyclists through, among others, developing footpaths and ensuring that they are suitable for those with special mobility needs and encouraging new pedestrian routes. Objective T10 states that additional traffic management measures including pedestrian crossings will be assessed.

This Draft Plan represents the vision; it will be implemented via development proposals and County Council funding, where available.

**Recommendation:**

No change recommended.

*It was proposed by Cllr. Regan, seconded by Cllr. Feeney, and agreed to accept the recommendation in the Manager's Report.*

**D8.3: Sewerage Treatment Plant**

**Summary:**

The observer states that the sewerage treatment plant to be "completed within the lifetime of the Plan" is not an acceptable timeframe. The smell and the sight of raw sewage in the bay are unacceptable. Why will it take so long to implement/complete?

**Response:**

The Kinvara Sewerage Scheme, which includes for a sewage treatment plant, is included on the Water Services Investment Programme 2004 – 2006, (WSIP), to begin construction in 2006. A Preliminary Report was prepared and submitted to the DoEHLG in February, 2003. The Council is awaiting DoEHLG approval of this Preliminary Report.

There are a total of 57 schemes on the Water Services Investment Programme 2004 – 2006, for Galway County. As it is impossible to progress all of these schemes simultaneously, it is necessary to prioritise schemes. In addition, the design and procurement of a scheme involves a number of stages, all of which require the approval of the DoEHLG, in order to secure funding.

**Recommendation:**

No change recommended

*It was proposed by Cllr. Regan, seconded by Cllr. Fahy, and agreed to accept the recommendation in the Manager's Report.*

**D8.4: proposed Residential Zoning**

The observer believes that the 198 acres zoned in the Draft Plan in far in excess of the proposed population growth of "not more than double" and 70 – 80 acres identified in the Integrated Area Plan. She points out that according to the Settlement Strategy approximately 6 houses per annum will be granted. To ensure that the village grows properly residential zoning needs to be phased to meet the County Development Plan targets.

**Response:**

The IAP recommended that 70 – 80 acres be zoned for proposed Residential development. The Draft Plan contains 198 acres in its entirety; this included a number of additional land uses.

The level of land zoned is to allow for flexibility and to ensure that sufficient land will be available for development as release of the land for development purposes is at the discretion of landowners.

Therefore, the Draft Plan contains approximately:

- 143 acres land is zoned proposed residential, of which approximately 84 acres are undeveloped.

In addition there is:

- 23 acres land is zoned proposed village centre (mixed development), of which 9 acres remains undeveloped
- 32 acres land is zoned proposed village centre (residential), of which 10 acres remains undeveloped.

Sufficient lands are zoned to cater for the projected household/population growth allowing for a varying degree of density and choice.

In relation to the Settlement Strategy a progress report will be prepared in mid-2005. The Settlement Strategy will be assessed with regard to development trends and pressures since the adoption of the County Development Plan 2003 – 2009.

**Recommendation:**

No change to amount of land zoned proposed Residential.

*It was proposed by Cllr. Feeney, seconded by Cllr. Willers, and agreed to accept the recommendation in the Manager's Report.*

**Submission D9**

**Submitted by:**

Christine Sullivan  
Same as Submission D5

It was noted that submission D9 was the same as submission D5 dealt with earlier on.

*It was proposed by Cllr. Regan, seconded by Cllr. Fahy, and agreed to accept the recommendation in the Manager's Report.*

**Submission D10**

**Submitted by:**

Aengus Lynch  
Kinvara  
Co Galway

**Issue:**

- Proposed new street

**Summary:**

Mr Lynch strongly objects to the proposed new road in Kinvara. (No specific details supplied)

**Response:**

This issue has come up in a number of submissions. The aim of the Draft Plan is to revitalise the village and allow it to extend in a planned manner through the creation of additional streets.

The Integrated Area Plan for Kinvara aims to allow the village centre to consolidate and expand in a planned manner. The Draft Local Area Plan has policies and objectives which reinforce this. In order to prevent the linear expansion of Kinvara the village centre must expand to the lands to the rear of Main Street. A new road is necessary to allow access to these lands.

**Recommendation:**

Taking account of this it is recommended that there is no change to the Draft Plan.

**It was noted that submission nos. D10, D14.6, D17.3, D22.4 and D32.4 generally related to the same issue concerning the proposed roadway indicated on the Plan.**

***It was proposed by Cllr. Feeney, seconded by Cllr. Willers, and agreed to accept the recommendation in the Manager's Report.***

**Submission D11**

**Submitted by:**

Mary O'Moore  
Dunguaire  
Kinvara  
Co. Galway

**Issue:**

- Zone a further 15 acres for proposed Tourist development in the vicinity of Dunguaire Castle
- **No maps provided**

**Summary:**

Ms. O'Moore believes that the Castle needs to be upgraded so that it can remain open on a year round basis and that complementary tourist-related facilities need to be developed on lands adjoining Dunguaire Castle. The car parking and signage for the castle needs to be improved. The economic importance of tourism to Kinvara is recognised in the Draft Local Area Plan. Therefore a further 15 acres of land in the vicinity of Dunguaire Castle should be zoned for proposed tourism development purposes.

**Response:**

Dunguaire Castle is in private ownership and therefore it is not in the remit of Galway County Council to carry out any works to the castle.

Tourism development is primarily encouraged within the village centre (mixed development) zone and the Draft Plan aims to strengthen links between the village and the castle.

Dunguaire Castle is considered to be an important local and regional asset. A site has already been designated for appropriate tourism and parking facilities across from Dunguaire Castle. Objective ET3 identifies this land. Any future development proposals within this area shall be subject to an action plan to be approved by the Planning Authority. Pre-planning meetings to examine development proposals are recommended. Any development proposals shall examine the issues outlined above in order to maintain and enhance the unique character of the area.

The land use zoning matrix allows for flexibility with regard tourism-related enterprises in the village centre.

Objective ET5 aims to develop a strategy for information signage for Kinvara. This strategy is to include information signs at the Harbour and Market Square areas. It is possible to include Dunguaire Castle in this.

**Recommendation:**

No change regarding amount of land zoned for proposed Tourism Enterprise.

Change Objective ET5 to read

“Develop a strategy for information signage for Kinvara. Strategy to include guidance on appropriate information signage at the Market Square, Harbour area and Dunguaire Castle.”

**It was noted that submission nos. D2.4, D11, D23.1 and D24.1 all related to the same issue.**

***It was proposed by Cllr. Cannon, seconded by Cllr. Feeney, and agreed to accept the recommendation in the Manager’s Report.***

**Submission D12**

**Submitted by:**

Mary Murray  
Main Street  
Kinvara

**Issue:**

- Indicative junction on Map 1

**Summary:**

Ms. Murray objects to the road marked on Map 1 between the Gort Road and Kiltartan Road, as it goes through her land. (See Map 1)

**Response:**

One of the key aims of the Community Plan is to expand and consolidate the village. These arrows are indicative only. There are indicating the reserving of access points to ensure that the land to the rear does not become landlocked.

**Recommendation:**

No change to the Draft Plan.

*It was proposed by Cllr. Regan, seconded by Cllr. Cannon, and agreed to accept the recommendation in the Manager's Report.*

**Submission D13**

**Submitted by:**

Catherine J. Hughes & Company

On behalf of:

O'Connor Family

Thornville Lodge

Kinvara

Co. Galway

**Issues:**

- Change family lands from proposed **Community Facilities** to proposed **Residential** or proposed **Commercial**,
- Change zoning of land to the rear of the school from proposed **Village Centre (Residential)** to proposed **Community Facilities**,
- Change zoning of land to the front of the family home from proposed **Enterprise** to proposed **Community Facilities** or proposed **Recreation & Amenity**.

**Location:** Family lands are to the south of the Main Street, adjacent to Record of Monuments and Place number 143 (RMP). *(No map provided)*

*D13.1: Request to change family lands from proposed Community Facilities to proposed Residential or proposed Commercial*

**Summary:**

The O'Connor's are concerned with the proposed zoning of the land to the rear of their home. They feel it is unfair of the Council to zone lands community without firstly consulting the land owners. In addition, the term Community Facilities has not been defined so it is unclear what this means.

As the fields in question *(although no map was provided, we are assuming these are the community facilities behind Thornville Lodge, as this is the O'Connor's address)* are close to the Village Centre they should be zoned as Mixed Development.

**Response:**

The term Community Facilities is defined throughout the text, in particular, in Section 3 where the context of this term in Kinvara is outlined. Furthermore, the matrix table outlines the zoning objective for each area of the village and indicates the uses which

may or may not be considered under each objective identified in the Plan. It is acknowledged that this is not an exhaustive list of potential land use zones which may be proposed.

There is adequate land proposed to be zoned for both Village Centre (Mixed Development and Residential) and Residential (Phase 1 and 2). An extension of Residential land would result in an unacceptable breach of the provisions of the County Settlement Strategy. Furthermore, there is a need in Kinvara for adequate lands for future Community Facilities. These, in close proximity to the Village Centre, are ideal for Community Facility use. The land in question has specific objectives:

- EC2 Reserve lands for the provision and expansion of education and community facilities in a central location where optimum community benefit can be gained (Map 4).
- RA6 Facilitate the development of recreation and amenity infrastructure, for example, playing pitches that are linked with education facilities.

The Community Facility zone also provides for the development of health, welfare, religious, childcare and recycling facilities. It is therefore not considered that there is an excessive amount of lands zoned Community Facility in the Plan. The landowner should bear in mind that residential development is 'Open for consideration' in a Community Facility zone.

It should be noted that the community's aim is for Kinvara to grow and to prosper. The aim of this Draft Plan is to have an integrated approach so that the pace of residential development is matched by the provision of social, educational, commercial and recreational facilities alongside the provision of infrastructure. This, in essence means, that there must be a range of land use zonings in the appropriate areas.

**Recommendation:**

No change recommended.

*It was proposed by Cllr. Fahy, seconded by Cllr. Cannon, and agreed to accept the recommendation in the Manager's Report.*

**D13.2: Request to change proposed zoning of land to the rear of the school from proposed Village Centre (Residential) to proposed Community Facilities.**

**Summary:**

It is believed that the land to the rear of the National School would be suited for recreational or community use.

**Response:**

There is adequate land proposed zoned for Community Facilities.

It should also be noted that community facilities are permitted in principle in Village Centre (Residential) lands.

**Recommendation:**

No change to the proposed Draft Plan zonings.

*It was proposed by Cllr. Feeney, seconded by Cllr. Fahy, and agreed to accept the recommendation in the Manager's Report.*

D13.3: Change zoning of land to the front of the family home from proposed **Enterprise** to proposed **Community Facilities** or proposed **Recreation & Amenity**.

**Summary:**

The road in front of the family home should be changed from proposed enterprise development. It should be zoned proposed Recreation & Amenity or proposed Community Facilities so that the views of the sea can be maintained.

**Response:**

The Draft Plan considers the maintenance of views and vistas very important. This issue is addressed under Section 4.2 and objective H5. However, the protection of views from individual establishments is not provided for in the Draft Plan as this would be an unreasonable constraint on development and would conflict with zoning objectives.

The Kinvara Integrated Area Plan identified that the village exhibited the characteristics of a sustainable entity and was able to support a broad range of enterprises.

The Draft Plan recommends that small-scale enterprise development be accommodated within Kinvara. Approximately 11.3 acres has been designated for enterprise of which 10.8 acres are undeveloped, 1.6 acres have been designated for tourism related development.

**Recommendation:**

No change to amount of land proposed zoned Enterprise.

*It was proposed by Cllr. Feeney, seconded by Cllr Willers, and agreed to accept the recommendation in the Manager's Report.*

**Submission D14**

**Submitted by:**

Paul Tierney & Clare Moroney  
10 Arvough

Kinvara

Co Galway

**Issue:**

Various including: development, pedestrian crossings, car parking, footpaths, play and recreation facilities, the proposed road, social and affordable housing, take-away food outlets, and bicycle parking.



#### D14.1: Development

##### **Summary:**

Development should take place from the centre out, rather than the other way round. New housing developments should be small in number, no more than 14-15 per development. Views should be protected and maintained in the village.

##### **Response:**

The Draft Plan aims to revitalise and enhance the village centre. This is to be achieved through a number of measures including encouraging the renewal of derelict sites, backland areas and street infill in a manner that is sympathetic to the character of the surrounding area, i.e. from the Village Centre out.

Section 6 – Development Control Standards (Page 44) of the Draft Plan states that as a general rule no more than 15 dwellings should be built in any one location.

Policy 4.2.2 states that the views that enhance the setting of Kinvara will be protected and maintained and Objective H5 states: Where lands are zoned for development, regard shall be given to views of the Burren, the coast and other significant aspects and the creation of vistas. Map 2 in Draft Plan also shows where views will be maintained.

##### **Recommendation:**

No change recommended

*It was proposed by Cllr. Fahy, seconded by Cllr. Willers, and agreed to accept the recommendation in the Manager's Report.*

#### D14.2: Pedestrian Crossings

##### **Summary:**

Three safe crossings are needed near the Church/school, Market Square and the Harbour.

##### **Response:**

The Draft Plan outlines policies and objectives to improve traffic management in the village. For example, it proposes to improve and further pedestrian routes that link different land uses. Objective T10 seeks to assess additional traffic management measures including, the provision of pedestrian crossings. These options will be further examined in a Traffic Management Plan.

##### **Recommendation:**

No change to text in Draft Plan.

*It was proposed by Cllr. Regan, seconded by Cllr. Cannon, and agreed to accept the recommendation in the Manager's Report.*

### D14.3: Car Parking

#### **Summary:**

Traffic management in the town would be assisted by a non-intrusive car park in the centre of town close to Winkles Hotel and the use of double yellow lines on one side if the Main Street.

#### **Response:**

The Draft Plan aims to improve parking management and develop parking facilities convenient to the village centre. Objective T10 will assess additional traffic management measures including:

- Traffic management bylaws for car parking (one side parking, parking controls, loading bays) in tandem with the development of parking facilities and pay and display facilities.

Again, these issues will be further examined in a Traffic Management Plan for Kinvara.

#### **Recommendation:**

No change to text in Draft Plan.

*It was proposed by Cllr. Regan, seconded by Cllr. Feeney, and agreed to accept the recommendation in the Manager's Report.*

### D14.4: Footpaths

#### **Summary:**

The observers submit that the footpaths in the village are of poor quality and non-existent in some places. Where there are footpaths cars vans and trucks are regularly parked on them preventing pedestrians from using them. The footpaths are also not acceptable for people with special mobility needs.

The observers support objectives T7 and RA1 to develop a coastal walk.

#### **Response:**

A number of footpaths were repaired and improved in Kinvara in the last year. This work will continue. However, because the Main Street is a National Secondary Road (N67) it is under the remit of the NRA. Any works to the Main Street or its footpath must be audited by the NRA.

#### **Recommendation:**

No change to the Draft Plan.

*It was proposed by Cllr. Regan, seconded by Cllr. Feeney, and agreed to accept the recommendation in the Manager's Report.*

The Draft Plan clearly states that while it is for a period of six years it also provides a vision for the future of the village.

#### D14.5: Recreation Facilities

##### **Summary:**

There are no play facilities in Kinvara. A playground for young children is required as well as space for teenagers. Appropriate examples can be seen in West Cork.

##### **Response:**

The Draft Plan promotes the development of a child friendly environment and contains policies and objectives to promote and develop the recreation potential of the village in co-operation with all stakeholders. Approximately 8 acres have been zoned for recreation and amenity facilities.

Several objectives in the Draft Plan touch on the provision of play areas for children and young people:

- RA2 Investigate the provision of a children's play ground incorporating a civic space in the village centre in consultation with stakeholders.
- RA3 Encourage and facilitate suitable facilities for teenagers at appropriate locations.
- RA5 Develop lands zoned for recreation and amenity as a park. A special levy may be required to enable the development of these lands under powers set out in the Development Contribution Scheme.

The development of a children's playground and recreation and amenity uses such as a playing pitch is also permitted within most land use zoning categories.

##### **Recommendation:**

No change to Draft Plan

*It was proposed by Cllr. Regan, seconded by Cllr. Willers, and agreed to accept the recommendation in the Manager's Report.*

#### D14.6: Proposed Road

##### **Summary:**

It is proposed to build a road parallel to the Main Street to allow for the development of backlands. This proposal is premature and should not be considered for another ten years. Also the proposed new junction could be dangerous. Any plans to by-pass the Main Street should begin back at the Castle.

##### **Recommendation:**

The observers would be affected by this proposed new road and hope that proper consultation would take place.

##### **Response:**

The Draft Plan clearly states that while it is for a period of six years it also provides a long term strategic approach to the future of the village.

The aim of the Draft Plan is to revitalise the village and allow it to extend in a planned manner.

The Integrated Area Plan for Kinvara aims to allow the village centre to consolidate and expand. The Draft Local Area Plan has policies and objectives which reinforce this. In order to prevent the linear expansion of Kinvara the village centre must expand to the lands to the rear of Main Street. A new road is necessary to allow access to these lands.

The Draft Plan recognises that the junction in question can be problematic and as a result has inserted an objective stating that we will examine the possible redesign of roadway intersections which meet at the Post Office and the junction of the N67 and R347 (linking Kinvara to Ardrahan).

Before any of these developments would take place consultation between all the necessary stakeholders would take place.

**Recommendation:**

No change to the Draft Plan

**It was noted that submission nos. D10, D14.6, D17.3, D22.4 and D32.4 generally related to the same issue concerning the proposed roadway indicated on the Plan.**

***It was proposed by Cllr. Feeney, seconded by Cllr. Willers, and agreed to accept the recommendation in the Manager's Report.***

**D14.7: Social & Affordable Housing**

**Summary:**

The observers believe that any housing development in Kinvara should include a number of social and affordable units.

**Response:**

As regards social and affordable units, when the Draft Plan is adopted all housing developments of 4 or more units or on a site greater than 0.2 hectares will be subject to Part V of the Planning Act.

**Recommendation:**

No change recommended.

***It was proposed by Cllr. Fahy, seconded by Cllr. Cannon, and agreed to accept the recommendation in the Manager's Report.***

#### D14.8: Take-Away Food Outlets

##### **Summary:**

These should be kept to a minimum with strict enforcement relating to litter laws.

##### **Response:**

The Draft Plan says that a proliferation of hot food take-aways will not be permitted in any area. Regard will be had to the impact of hot-food take-aways on the amenities in the area, including noise, odour and litter. The Planning Authority may impose restrictions on opening hours of hot food take-aways as a condition of planning permission.

##### **Recommendation:**

No change to Draft Plan

*It was proposed by Cllr. Cannon, seconded by Cllr. Feeney, and agreed to accept the recommendation in the Manager's Report.*

#### D14.9: Bicycle Parking

##### **Summary:**

There is a need for space for bicycle parking, in particular near Market Square and the Harbour Area

##### **Response:**

The Draft Plan recognises the importance of alternative modes of transport such as walking and cycling.

Policy 4.3.6 encourages a better environment through the promotion of walking and cycling.

Bicycle parking will be provided for in the preparation of a Traffic Management Plan.

##### **Recommendation:**

No change to the Draft Plan.

*It was proposed by Cllr. Fahy, seconded by Cllr. Cannon, and agreed to accept the recommendation in the Manager's Report.*

#### **Submission D15**

##### **Submitted by:**

Alan Bermingham  
The Quay  
Kinvara  
Co Galway

##### **Issues:**

- Proposed Zoning request

No change to Draft Plan boundary or the amount of land zoned Residential (Phase 1 & 2).

**Location:**

Approximately 7 acres situated at Dunguaire West see Map 1.

**Summary:**

Mr Birmingham's land lies partly within the Draft Plan boundary. He requests that it is all included in the Draft Plan boundary and is zoned as proposed Residential (Phase 1).

This land was the subject of a planning application in 2000 (ref: 00/5893) which was withdrawn.

The observer contends that there is less emphasis on developing the east side of the village and this will result in unbalanced growth in Kinvara. Therefore he requests that the Plan boundary be extended to include his land and as far as the new speed limits.

Included in this submission was a report from an architectural consultant putting forward the case for this land. Within this report it is suggested that unless the observer's land is included it will be impossible to achieve site lines for the remainder for his land (inside the Draft Plan boundary).

**Response:**

The community's plan, which is for a period of 10 years, identified that up to 80 acres of additional land should be zoned for proposed residential development.

Therefore, the Draft Plan contains approximately:

- 143 acres land is zoned proposed residential, of which approximately 84 acres are undeveloped.

In addition there is:

- 23 acres land is zoned proposed village centre (mixed development), of which 9 acres remains undeveloped
- 32 acres land is zoned proposed village centre (residential), of which 10 acres remains undeveloped.

Sufficient lands are zoned to cater for the projected household/population growth allowing for a varying degree of density and choice.

It should also be noted that there is adequate land proposed to be zoned for Residential (Phase 1 and 2). An extension of Residential land would result in an unacceptable breach of the provisions of the County Settlement Strategy.

Furthermore, zonings are not bound by the location of speed limits.

**Recommendation:**

No change to Draft Plan boundary or the amount of land zoned Residential (Phase 1 & 2).

*It was proposed by Cllr. Feeney, seconded by Cllr. Regan, and agreed to accept the Cllr. Fahy said that he supported the request to zone Mr. Bermingham's land for residential purposes.*

*It was proposed by Cllr. Fahy, seconded by Cllr. Regan to extend the Plan boundary and zone the lands the subject of submission D15 residential phase 1. A vote was taken on the proposal which resulted as follows:*

**AR SON:** Cllr. Burke, Cllr. Cannon, , Cllr. D. Connolly,, Cllr Cuddy, Cllr Fahy, Cllr Feeney, , Cllr Hoade, Cllr Hynes, Cllr Joyce, Cllr Keaveney, Cllr Kyne, , Cllr Mc Hugh, , Cllr O'Cuaig, , Cllr Regan, Cllr. Reilly, Cllr. Tierney, Cllr T Walsh, Cllr Willers (18)

### **IN AGHAIDH (0)**

### **GAN VOTAIL (0)**

*The Mayor declared the proposal carried.*

### **Submission D16**

### **Submitted by:**

Catriona Lenihan & Shelia Fahy  
Carnamadra  
Kinvara  
Co Galway

### **Issues:**

- Expansion of school grounds,
- Request to change of zoning from Village Centre (Residential) to Community Facilities.

### **Summary:**

The observers feel that the amount of proposed residential land zoned will lead to an increase of pupils at the local national school, St. Josephs. The amount playground space is already inadequate. They request that the zoning at the rear of the school be changed from proposed Village Centre (Residential) to proposed Community Facilities to allow for the expansion of the school grounds.

### **Response:**

There is adequate land zoned for proposed Community Facilities.

It should also be noted that community facilities are permitted in principle in proposed Village Centre (Residential) lands.

### **Recommendation:**

No change to the proposed Draft Plan zonings.

***It was proposed by Cllr. Feeney, seconded by Cllr. Regan, and agreed to accept the recommendation in the Manager's Report.***

**Submission D17**

**Submitted by:**

Michael G. McArdle, Chartered Engineer  
8 Ardvough  
Kinvara  
Co Galway

**Issue:**

Various including: Plan boundary, format of Plan, proposed zonings, additional zonings, proposed new street, environmental and flood protection, maintenance of views, sustainable communities.

**No maps provided**

**D17.1: Alteration of Plan Boundary, alterations to zonings and proposed new zonings**

**Summary:**

To accommodate many of his suggestions, Mr. McArdle suggests altering the Plan boundary. This would involve additional zoning in the areas of Ballybranagan, Dungory East and West and deleting or revising the inclusion of Shessanagirba. This new boundary should follow field, townland and DED boundaries to facilitate population monitoring.

**Proposed Village Centre (Mixed Development)**

It is preferable to develop additional areas of mixed development zoning along existing roads and streets, within walking distance of the village centre. The proposed extension of this area, shown in the townland of Shessanagirba, is therefore not needed.

**Proposed Residential (Phase 2)**

The area is Shessanagirba townland should be eliminated as it is not on an access route, is low-lying, prone to flooding and is difficult to sewer. There is no need for an additional street as there are many existing routes that are more convenient and suitable for development.

**Ballbranagan Townland**

Given the probability that the new sewerage treatment facility will be located close to this townland. The land between the two roads known locally as the 'Green Roads' (off the N67) should be zoned as Residential (either Phase 1 or Phase 2) with some of the land in the area, with frontage onto the N67, possible zoned Village Centre (Mixed Development).

**Shessanagirba Townland**



The area to the rear of the village is unsuitable for development because it involves enveloping existing high quality residential developments (Ardvough & Convent Park) with dense mixed-use development. It would be more appropriate to re-zone the area immediately south of the housing developments as Recreation & Amenity thus joining in a green link to the area already zoned Recreation and Amenity and the area zoned Community Facilities to the south-west of the village.

#### Dunguaire Castle to Foy's Hill

In the Draft Plan there is just a small triangle zoned Tourism Enterprise near Dunguaire Castle. This is too small to develop appropriate tourist-related developments to benefit from the proximity to the Castle. The Draft Plan boundary should be extended on the landward side only, at least to the 40mph speed limits, if not Foy's Hill. The area would best be zoned for Village Centre (Mixed Development), including vernacular residential, tourism and other enterprise. This area could then be linked to the village centre through the proposed coastal walk.

Provision should also be given to the upgrading of car and bus parking in this area and a safer pedestrian crossing.

#### **Response:**

The Draft Plan aims to revitalise and enhance the village centre. This is to be achieved through a number of measures including the creation of additional streets. This will allow the village centre to expand in a planned manner and not in a linear fashion.

The commercial core of the village has been identified as Main Street, Harbour area, the streets linking these areas and around the Market Square. Therefore it is proposed to expand the village on lands to the rear of the Market Square and Main Street through the creation of additional streets. Lands in this area have also been identified for community, recreation and amenity uses.

The Draft Plan promotes this expansion of the village centre on lands to the rear of the Market Square and Main Street. The aim is to extend the urban grain in a manner that takes into account the topographical features of the area and develop a mix of facilities including residential, commercial, community and amenity facilities. Map 5 outlines an indicative layout for the expansion of the village centre.

The community's plan, which is for a period of 10 years, identified that up to 80 acres of additional land should be zoned for proposed residential development.

Therefore, the Draft Plan contains approximately:

- 143 acres land is zoned proposed residential, of which approximately 84 acres are undeveloped.

In addition there is:

- 23 acres land is zoned proposed village centre (mixed development), of which 9 acres remains undeveloped