

- 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.

One of the tourism objectives of the IAP is to “make the quay area and the town square a location of vibrant activity and of associated in businesses thus enhancing the economy” (IAP, pg 48). The Draft Plan recognises the importance of tourism to the village and promotes the growth of tourist-related industries, particularly within the village centre. 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. An increase in the zoning of Tourism Enterprise would discourage potential tourists from entering the village.

The land adjoining Dungaíre Castle is zoned Tourism Enterprise (see Map 2). Objective ET3 identifies this land as suitable for appropriate parking and tourism facilities. This is adequate land for Tourism Enterprise in this area.

**Recommendation:**

No change to the Draft Plan boundary or the proposed zonings contained within it.

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

**D17.2: Format and Content of Local Area Plan**

Townland and DED boundaries should be shown on all maps regardless and census data relating to townlands and DED’s should be included in the Local Area Plan. Each area of proposed zoning should have a unique classification showing the areas (in hectares).

For proper review all maps and associated data should be developed in a digital format compatible with GIS. The community should be facilitated in the provision of data to update the GIS as appropriate.

**Response:**

Census data relating to the DED’s in the Kinvara area is already contained in the Draft Plan. (See pg 10).

The Draft Plan is available at a number of locations in the area and is also on line at [www.galway.ie](http://www.galway.ie). It is not in the remit of Galway County Council to provide the community with access to GIS computer software.

The amount of land zoned for each land use is shown in the text of the Draft Plan and these will be updated in the final Plan.

**Recommendation:**

No change to the format and content of the Draft Plan.

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

**DI7.3: Proposed New Street**

**Summary:**

It is preferable to locate new development along existing streets and not create a new street. To do this would create a "circular ribbonisation." The proposed new street would create a village by-pass with potential traffic hazards.

The proposed street seems to have been randomly located and does not take account of field patterns, areas containing flora and fauna or the topography of the land. Due to the topography of the land, it could prove difficult to provide a sewerage system to the area and some of the lower lying fields are liable to flooding. The proposed street is not required and should be omitted.

The existing access route off the N67, opposite the National School, should be used to access the area zoned Community Facilities.

**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.

Furthermore the proposed new street clearly follows field boundaries where possible and it is clearly stated that it is indicative only. Site surveys and consultation with the relevant stakeholders will need to be carried out as part of any development proposal.

**Recommendation:**

No change to the proposed new street.

**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.***

**D17.4: Environmental & Flood Protection**

**Summary:**

Kinvara Bay must be protected. It is being contaminated daily. Until a new sewerage treatment facility can eliminate all contaminations, there should be a restriction or suspension on all developments producing wastewater discharge that can flow to the bay. To allow even new developments to connect to the existing sewerage system provides the opposite of what the general community wants.

Therefore, the observer believes that a wastewater treatment plant (treating to secondary or tertiary levels) is vital. According to the Preliminary Report for the Kinvara Sewerage Scheme the site for this is at Ballybranagan. This site should be zoned for this and for community recycling, waste management and composting.

Because it is likely that sewage will need to be pumped from the area near the pier to the new wastewater treatment, consideration should be given to incorporating pier and harbour development with the construction of the pumping station so that a potentially negative development can be turned into a valuable community resource.

There should be no net loss of wetlands so that sustainable urban drainage practice can be adhered to. On-site storm water treatment should be encouraged. No developments should be allowed in flood plains or on lands liable to flood. These areas must be identified.

**Response:**

Only new developments of small infill, refurbishment, extension to existing development or similar nature are currently allowed to connect to the existing sewerage system. Such developments contribute relatively small loads to the system. More substantial developments are required to provide treatment in accordance with the EPA Wastewater Treatment Manuals and development control standards.

The location of a pumping station has not yet been finalised and it is likely that it will be outside the Draft Plan boundary.

The Draft Plan recognises that a new Sewerage Treatment Plan is required for the village. 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. Cannon, and agreed to accept the recommendation in the Manager's Report.*

D17.5: Maintenance of Views

**Summary:**

There is little mention of views from the village. There are great views from the village, in a general south-west direction of the Burren. These views should be maintained for existing developments with preference given to existing or older developments. The observer believes that the granting of views to a new development should never be at the expense of the removal of the same views from an older or existing development.

**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.

**Recommendation:**

No change to the Draft Plan.

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

D17.6: Sustainable Communities

**Summary:**

The observer states that one of the visions of both the IAP and the Draft LAP is the development of a sustainable community. However, it is almost impossible to determine the progress on achieving such sustainability without a clear definition of that is. This will require the form of indicators against which the community can measure their sustainability. Without these the aspiration to become a sustainable community will remain just that, an aspiration.

**Response:**

This is addressed in the Environmental Assessment included in the Draft Plan. The Environmental Assessment assesses the potential impact if the Policies and Objectives of the Plan are implemented. The benefit of this process is that it:

- Allows alternative policies to be assessed,
- Adverse effects to be minimised,
- Positive benefits to be identified,
- **Monitoring measures to be identified.**

**Recommendation:**

No change to the Draft Plan.

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

**Submission D18**

**Submitted by:**

Mr. Michael G. McArdle

On behalf of:

Mr Gerard O'Connor

**Issues:**

- Extension of Draft Plan boundary

*(No maps provided)*

**Summary:**

The Draft Plan boundary should be extended eastwards, at least to the 40mph speed limits, if not as far as the bottom of Foy's Hill. Mr O'Connor has strong family ties to the area and feels it would be beneficial in defining the character and boundary of the village.

He suggests zoning the land from the junction of the N67/Ardrahan Road to the 40mph speed limit (or bottom of Foy's Hill) proposed residential or tourism development.

In an historical context, it would be appropriate to extend the Draft Plan boundary to include the O'Connor family lands the Martin family lands and the Winkle family (Mary Moore) lands.

**Response:**

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.

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.

The Draft Plan recognises the importance of tourism to the village and promotes the growth of tourist-related industries, particularly within the village centre. Tourism development is primarily encouraged within the proposed village centre (mixed development) zone and the Draft Plan aims to strengthen links between the village and the castle.

**Recommendation:**

No change to Draft Plan boundary or proposed land use zonings within it.

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

**Submission D19**

**Submitted by:**

Sarah & Michael O'Sullivan  
 St Mary's  
 Kinvara  
 Co. Galway

**Issue:**

- Inclusion of land in Draft Plan boundary

**Summary:**

The observers own approximately one acre of land in the townland of Kinvarra (Kitartan By). This land is connected to the Kinvara Water and Sewerage System, this work was carried out under a public private partnership a number of years ago. The Draft Plan boundary should be extended to include this land and it should be zoned proposed Residential (Phase 1)

**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 residential development.

Therefore, the Draft Plan contains approximately:

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

In addition there is:

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

**Recommendation:**

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

*It was proposed by Cllr. Regan, seconded by Cllr. Fahy to extend the Plan boundary and zone the lands the subject of submission D19 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. McDonagh , Cllr Mc Hugh, , Cllr O' Cuaig, Cllr. O' Tuairisg, Cllr Regan, Cllr. Reilly, Cllr. Tierney, Cllr T Walsh, Cllr Willers (20)

**IN AGHAIDH (0)**

Response:

**GAN VOTAIL (0)**

***The Mayor declared the proposal carried.***

**Submission D20**

**Submitted by:**

Anne Korff  
Newtownlynch  
Doorus  
Kinvara  
Co Galway

**Issue:**

A number of observations relating to the Harbour Area, Protected Structures, maintenance of views and text suggestions

**D20.1: Harbour Area**

**Summary:**

Relating to Objective HB10 – “in the preparation of this scheme (A Harbour Scheme) consider the following:

- Mooring facilities north west of the Harbour
- The possibility of developing a car park as part of a mooring facility.”

Kinvara Harbour is tidal and this area is a mud berth only. It is used by local sailing boats. Because there is no water for approximately 6 – 12 hours it is not suitable for visitor mooring facilities.

**Response:**

It is acknowledged that Ms. Korff is correct in this respect. However, there are other options regarding the safe mooring of boats in this area. Also it should be noted that these moorings would not be available exclusively for visitors but are also available for the local population. Several people already moor their boats in this area, without problem.

**Recommendation:**

No change to the Draft Plan.

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

**D20.2: Harbour Area – Car Parking**

**Summary:**

A car park would obscure the view from the pier to the Delamaine Lodge. Cars would also dominate and de-grade the view of the natural curved bay northwest of the pier. Ms. Korff proposes including the coastline from the pier to Delamaine Lodge in the ‘views to be maintained’ section of Map 2.

**Response:**

It is unlikely that car parking would obscure the view from the pier. The Traffic Management Plan for Kinvara will address this issue and ensure that adequate screening is in place.

**Recommendation:**

No change to Draft Plan.

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

**D20.3: Maintenance of Views.**

**Summary:**

Delamaine Lodge is a Protected Structure and stands on a unique topographical feature which is one of the main vistas of Kinvara; therefore it should be included in Map 2. It should also be included in Map 3 as 'Built Environment Features which Contribute to the Local Character of Area.'

**Response:**

Delamaine Lodge is outside the Draft Plan boundary and, therefore, would be under the remit of the County Development Plan. Delamaine Lodge is included in the Sites & Monuments Record, which forms part of the County Development Plan.

**Recommendation:**

No change to the Draft Plan.

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

**D20.4: Text Changes**

**Summary:**

Page 33, Paragraph 4.9.17 should read 75% instead of 25% to ensure that Kinvara does not become a village of holiday homes.

**Response:**

25% is considered fair and adequate. However, it is proposed that the policy is changed.

**Recommendation:**

Recommend Policy 4.9.17 is changed as follows:

**"4.9.17 For all residential developments requires a minimum of 25% of the total number of units be made available for people who qualify for essential housing need as defined by the County Development Plan 2003 – 2009."**

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

**Submission D21**

**Submitted by:**

Sean Forde & Jane Joyce  
Thornberry House  
Nally's Lane  
Kinvara  
Co. Galway

**Issue:**

Various including: Change of zoning, traffic hazards and the Coastal Walk

**D21.1: Request change of Zoning from proposed Community Facilities to proposed Residential and/or proposed Village Centre**

**Summary:**

The family lands have been proposed zoned Community Facilities (See Map 1) (the submission refers to the zoning as Recreation & Amenity but it is Community Facilities). The observers object to this on the basis that as it is part of their front garden it will never realistically be available for proposed Community Facilities. The only realistic usage for this land is either for the children and/or parents or for the expansion of their veterinary business. Therefore it is inappropriate for this land to be zoned proposed Community Facilities, it should be zoned for proposed Residential Development or proposed Village Centre to allow the expansion of the observer's business (veterinary surgery).

**Response:**

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 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.

**Recommendation:**

No change recommended.

***Cllr. Regan stated that he agreed with changing the zoning from Community facilities to residential in respect of the lands, the subject of Submission 21.1***

*Mr Ridge stated that by zoning these lands residential undermines the whole Integrated Area Plan. He asked that the Councillors consider the proper development of Kinvara and advised them not to zone these lands for residential*

*It was proposed by Cllr. Regan, seconded by Cllr. Feeney to zone the lands the subject of submission D21.1 residential phase 1. A vote was taken on the proposal which resulted as follows:*

**AR SON:** *Cllr. Burke, Cllr. Cannon, Cllr. Connaughton, Cllr Cuddy, Cllr Fahy, Cllr Feeney, , Cllr Hoade, Cllr Hynes, Cllr Kyne, Cllr McDonagh , Cllr Mc Hugh, Cllr. Mullins, Cllr. O' Tuairisg, Cllr Regan, Cllr. Reilly, Cllr T Walsh, Cllr. Welby, Cllr Willers (18)*

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

**GAN VOTAIL** *Cllr. D. Connolly, Cllr O' Cuaig (2)*

*The Mayor declared the proposal carried.*

**D21.2: Request change zoning of land to the rear of the school from proposed Village Centre (Residential) to proposed Community Facilities.**

#### **Summary:**

It is suggested that there are more suitable sites for Community Facilities are available. These include lands to rear of the National School and on the Green Road (no map provided to show where exactly).

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

#### **D21.3: Traffic Hazards**

#### **Summary:**

The proposed development of a civic space area at the junction to Main Street would create a traffic hazard as the sight lines available would be unsafe.

#### **Response:**

Figure 4.2 in the Draft Plan shows an indicative layout of the proposed civic space in the Harbour Area. The detail of this scheme has yet to be finalised. The finished design will ensure that there are adequate sight lines for vehicles while not blocking the existing slipway.

**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.*

**D21.4: Traditional Coastal Walk**

**Summary:**

The Coastal Walk marked in the Draft Plan actually shortens the traditional walk which is shown on Map 1. The Plan is failing to recognise and preserve a valuable village amenity.

**Response:**

The extension of the Coastal Walk would go beyond the Draft Plan boundary. This would then be a matter for consideration under the County Development Plan.

**Recommendation:**

No change to the Draft Plan.

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

**Submission D22**

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.*

**Submitted by:**

Richard Broad  
Comhairle an Phobail Teo  
Secretary Kinvara Community Council  
Kinvara  
Co. Galway

**Issue:**

Various including: concern about consultation, the pace of development, the development of the village centre, development priorities, the Draft Plan boundary, suggested text changes, coastal walk, provision of cycleways, residential policies, traffic studies,

**D22.1: Concern about Consultation**

**Summary:**

Concern was expressed that in relation to specific proposals in the Draft Plan the individual landowners were not consulted. Before any of these proposals are

implemented the Community Council would expect that the landowners involved to be consulted and their views taken into account by the relevant authorities and stakeholders.

**Response:** Plan also states that Kinvara has been identified on the fourth tier of the Zoning objectives are based on the proper planning and sustainable development of an area and not on division of land ownership. Landowners are not normally consulted in the drafting of zonings for specific parcels of land.

The Kinvara Community Planning Project was developed as a response to concerns expressed by the local Community Council regarding the level, nature and extent of future development in the area. Through the Community Planning Project the Kinvara Integrated Area Plan was developed. This community plan sets out the community's vision of how they wish Kinvara to develop over the next 10 years.

Everyone in Kinvara village and hinterland was invited to become involved since they have an interest in how Kinvara develops. A summary of the steps undertaken is outlined in Appendix 7.1 of the Draft Plan. During this process the Integrated Area Plan was put to the Kinvara community, elected members and officials of Galway County Council to gain support and agreement. Once agreed, it was submitted to Galway County Council to form the basis of Galway County Councils Local Area Plan.

The Planning & Development Acts obliges the Planning Authority to display the Draft Plan in public locations for a minimum of 6 weeks. It is at this time that landowners and local residents have the opportunity to make their submission and comments and have them considered by the Planning Authority.

It should also be noted that every effort was made to publicise the publication of the Draft Plan

**Recommendation:**

No change to Draft Plan.

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

D22.2: The Pace of Development

**Summary:**

The fear persists in Kinvara that the village could mushroom into a commuter town. The Community Council would like the Draft Plan to make it very clear that the village should no more than double in the next ten years.

The Community Council have submitted suggested text changes to clarify this.

**Response:**

The Draft Plan already states (Pg 11) that the aim of the IAP is that the population should grow but no more than double over the next ten years.

The Draft Plan also states that Kinvara has been identified on the fourth tier of the G.T.P.S. Settlement Hierarchy in the County Development Plan 2003-2009. A scale of growth that reflects the status of Kinvara as a village on this tier is promoted.

The Planning Authority does not consider it reasonable or workable to zone the land and then place a limit upon it. This is consistent with the recommendations contained within this report.

**Recommendation:**

No changes to text as these points are already stated.

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

**D22.3: The Development of the Village Centre**

**Summary:**

During the drafting of the Integrated Area Plan it became clear that the priority was the refurbishment of the village centre.

The Community Council would like the Main Street and Market Square to have their own section in the Draft Plan, like the Harbour and Bay Area. They have suggested some of the text for this.

**Response:**

While it is recognised that the Harbour and Bay Area have received separate section, it is felt that this is not necessary for the Main Street and the Market Square. The Main Street and the Market Square are considered part of the core of the village and this area is addressed under a number of different sections.

The suggested changes from the Community Council are already included in the Draft Plan at various points, particularly in the Built Environment Context, Policies and Objectives and in the Development Control Standards.

It should also be noted that some of the suggested text changes, i.e. Identify parking opportunities and no parking areas in the Main Street, will be considered in the preparation of a Traffic Management Plan.

**Recommendation:**

No change to the Draft Plan.

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

**D22.4: Development Priorities in the Village:**

**Summary:**

The observer believes that it should be highlighted that the Draft Plan's priority should be the refurbishment and redevelopment of the village centre. This should be achieved before the development of any additional streets. Investment should be directed towards the Main Street. The construction of any additional streets should be conditional on the realisation of the full development potential of the village centre.

The Community Council has suggested changes to the text to make this clear. (See Submission)

**Response:**

The aim of the Draft Kinvara Local Area Plan is to take on board the community's vision to the best ability of the County Council. This is achieved by providing a framework for actions that are within remit of the County Councils functions and the Planning and Development Acts.

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.

The commercial core of the village has been identified 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.

This Plan aims to, where appropriate and within financial constraints, enhance the village centre through environmental improvements and the provision of a satisfactory level of car parking.

However, it is also proposed to expand the village on lands to the rear of the Market Square and Main Street through the creation of additional streets. While it is recognised that it is preferable for the redevelopment of the Main Street to occur first, this can not be enforced and therefore it is not possible for these suggested text changes to be incorporated.

**Recommendation:**

No change to the Draft Plan as this is not enforceable.

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

#### D22.5: Draft Plan Boundary

##### **Summary:**

The Draft Plan boundary should include land to the west of the road known locally as the Green Road from the back of Delamaine Lodge to the Ballybranagan boreen and this whole area should be zoned residential, including the area currently zoned enterprise. Enterprise should be encouraged in the village centre and, as already proposed, between the two Gort Roads. The Community Council believes that this will achieve a better balance of development in the village.

The boundary to the east is somewhat arbitrary and should be reviewed so that it is more coherent and obvious on the ground.

The Community Council would like to see the Draft Plan boundary extended down the Moy Road as far as the GAA Pitch and that provision for footpaths, cycleways and lighting is made for this road.

##### **Response:**

There is no justification for the extension of the Draft Plan boundary. The 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 should be noted that the Draft Plan boundary follows field boundaries where possible. 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.

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.

Enterprise zonings have been strategically located at the edge of the village adjacent to traffic nodes. Location of this type of development in the Village Centre would be inappropriate and contrary to policies and objectives for this area.

**Recommendation:**

No change to Draft Plan boundary.

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

**D22.6: Coastal Walk**

**Summary:**

A safe walkway should be provided between the Castle and the foot of Foy's Hill.

**Response:**

The extension of the Coastal Walk would go beyond the Draft Plan boundary. This would then be a matter for consideration under the County Development Plan.

**Recommendation:**

No change to Draft Plan

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

**D22.7: Change of Zoning**

**Summary:**

Land immediately behind the National School should be zoned for Recreation and Amenity and/or for Community Facilities for the expansion of the school.

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

**D22.8: Text Changes**

**Summary:**

The Community Council has suggested numerous changes to the text including the removal of Figures 5.1 and 5.4 to an appendix and several to the Built Environment section, both with regard to Context, Policies and Objectives and Development Control Standards.

**Response:**

Figures 5.1 and 5.4 are both clearly marked indicative and should remain in the main body of the Draft Plan.

However, these text changes are generally favourable and will be absorbed into the Draft Plan.

**Recommendation:**

Section 6.1.3 Plot Ratio – Residential Areas (Pg 45)

Change text to:

Residential development will be based on the cluster concept. Central to the concept is that housing and associated public open spaces are designed as an integrated whole that reflect and respond to the scale and nature of Kinvara's built environment. In particular that achieve of the overall goal of ensuring a design approach that is appropriate in scale and detailing and that enhances the experience of being in Kinvara shall be sought. In addition, design approaches shall be much as to eliminate development of a scale, layout or design that is more appropriate to the edges of large urban centres. The creation of high quality housing, attractive public open spaces and a sense of community shall take priority in design considerations. New development shall follow the principles below:

- Development shall take cognisance of the natural features that define the character of site in the context of its surrounding environment (including topography, aspect, foliage, geological features). In responding to these factors developments shall preserve all existing vegetation and built boundary and other landscape elements. In addition they shall take into account the pattern of development in the vicinity and in particular the way in which development has

responded to the area's topographical characteristics. Variations from these requirements will be permitted only where it can be demonstrated that there is no practical way of incorporating them into an appropriate layout.

- Individual clusters should generally not exceed 8 dwellings per acre.
- The form of new development should follow the natural contours of the ground and shall not appear regular or linear. In particular, development s shall seek to reflect the organic pattern of development that has largely characterised the emergence of the built form of Kinvara.
- Dwellings should not be located on a ridgeline; the roof level should be sited below the ridgeline. These measures should allow the natural contours of the land to assimilate development.
- The details of individual building design are of great importance in establishing the character of individual buildings as well as larger development's Regard shall be had to softening the visual impact of a building through design detailing. For example, attention shall be given to doors, roof details and windows to reduce the visual impact of development and to increase its contribution to the urban character of the area.
- Developments of more than five dwellings shall, in general, be divided into distinct and identifiable clusters. Each group of houses should shall have its own visual identity with variations and separation from other clusters being achieved by layout, siting, building lines, house design, external finishes, colour, hard and soft landscaping and house size.
- All design proposals shall respect the design approaches of the area. While modern design approaches will not be prohibited provided they respect the traditional local design approaches, the use of traditional design, local materials and techniques on all buildings is encouraged will generally be viewed favourably by the Planning Authority.
- Housing designs shall ~~consider~~ address orientation and sun-path so as to maximise amenity, daylight and the benefits of passive solar gain to domestic heating.
- Consideration shall be given to the retention of trees, groups of trees, stonewalls and other landscape features where possible.
- Where boundaries have to be removed and are to be replaced, they shall be replaced with boundary types similar to those removed, for example, masonry stone walls.
- Respond Have regard to natural features or views or vistas to enrich the layout and orientation of housing shall be such to maximise the benefit of such features provided the other requirements of this Plan are taken into account.
- ~~Ensure that~~ roads, cycle ways and pedestrian pathways ~~are~~ shall be laid out so that they contribute to linking the development to the rest of the locality and other residential areas.
- In the interests of security, all areas used by the public such as open spaces, roads and footpaths shall be overlooked by housing where possible. In particular, public open spaces shall be incorporated into the design so that they are addressed by the front elevations of dwellings.

#### 02.16 Traffic Management

- Consider landscaping **proposals shall be considered** at the initial planning stage in order to obtain the maximum benefit from existing features **and to ensure the incorporation of landscaping considerations into the overall design approach.** This has scope to **landscaping shall be used, inter alia to** break up and soften the development's visual impact and assist in integrating the development into the topography.
- **Landscaping proposals shall incorporate** Encourage the planting of native species which have a high biodiversity value (see appendix 7.4).
- Discourage suburban type walls, entrance gates and suburban building. **Suburban type wall, entrance and suburban buildings shall, in general, not be incorporated in the design approach of new developments.**
- Discourage use of brightly coloured or multicoloured brick or panel paving which is out of character with an area. **Brightly coloured or multi-coloured brick or panel paving which is out of character with an area shall not be incorporated into the design proposals for housing developments.**
- **Where appropriate development proposals shall** have regard to 'Design Guidelines for the Single Rural House' the 'Galway Clustered Housing Design Guidelines' available for consultation or any revised versions thereof published within the period of the Plan.

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

#### **D22.9: Change of Policy**

##### **Summary:**

Page 33, Paragraph 4.9.17 should read for all residential developments of 5 or more units require a minimum of **75%** of the total number of units be made available for permanent residents. The Community Council would also like to see provision made to ensure that at least 20% of new housing be made available to members' of the local community.

##### **Response:**

25% is considered fair and adequate. However, it is proposed that the policy is changed.

##### **Recommendation:**

Recommend Policy 4.9.17 is changed as follows:

**"4.9.17 For all residential developments, require a minimum of 25% of the total number of units be made available for people who qualify for essential housing need as defined by the County Development Plan 2003 – 2009."**

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

#### **D22.10: Traffic Management**

**Summary:**

The creation of an additional street parallel to the Main Street will increase traffic movements on the Kilmacduagh Road. This needs to be addressed by the Draft Plan. The Community Council suggests that a study of the potential traffic flow should be carried out before the additional street is developed.

**Response:**

At planning application stage the relevant traffic surveys will be carried out and analysed.

**Recommendation:**

No change to Draft Plan.

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

**Submission D23****Submitted by:**

Martin and Patricia Winkle  
Dungora  
Kinvara  
Co Galway

**Issue:**

- Amount of land proposed for Tourism Enterprise,
- The balance of development,
- Lack of consultation and
- The Kinvara Sewerage Scheme

**D23.1: Amount of Land Proposed for Tourism Enterprise****Summary:**

This area for development is too small and the conditions are too stringent. This area has the potential to be a year-round asset for the village. This could become an area of indigenous employment and would not detract from the commercial role of the village centre.

**Response:**

It should be observed that the Draft Plan is a framework for the actions and objectives contained in the IAP. One of the tourism objectives of the IAP is to "make the quay area and the town square a location of vibrant activity and of associated in businesses thus enhancing the economy" (IAP, pg 48).

The Draft Plan recognises the importance of tourism to the village and promotes the growth of tourist-related industries, particularly within the village centre. 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.

The land adjoining Dunguaire Castle is zoned Tourism Enterprise (see Map 2). Objective ET3 identifies this land as suitable for appropriate parking and tourism facilities. Objective ET5 aims to develop a strategy for information signage for Kinvara.

There are a number of policies and objectives in the Draft Plan that relate to the growth of the tourist industry. Policy 4.9.7 says "Encourage commercial development and services for tourists to locate within the village centre." Policy 4.10.6 says that the potential of Kinvara's rich heritage will be realised in a sensitive and sustainable manner. Objective ET6 says: "Liaise with stakeholders in preparing and marketing a Tourism Action Plan aimed at the promotion and development of sustainable tourism."

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

**Recommendation:**

No change to proposed Tourism Enterprise zoning in the Draft Plan.

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

*Cllr Cannon explained that the applicant in question in submission D 23.1 omitted in error the map outlining the lands in question in submission D23.1 but that he has now circulated the map to the members*

*He further stated that he supported the request to zone these lands for Tourism Enterprise*

*Mr Ridge stated that he was strongly opposed to zoning these lands for Tourism Enterprise as this site is at the entrance to a village. Dunguaire Castle is a gateway to the village and it is important that the gate way is maintained. This zoning could result in inappropriate development leading also to a restricted entrance onto a dangerous road.*

*It was proposed by Cllr. Cannon, seconded by Cllr. Fahy to zone the lands in question in Submission D23.1 Tourism Enterprise. A vote was taken on the proposal which resulted as follows.*

**AR SON:** *Cllr. Burke, Cllr. Cannon, Cllr. Connaughton, Cllr Cuddy, Cllr Fahy, Cllr Feeney, , Cllr Hoade, Cllr Hynes, Cll Joyce, Cllr Keaveney, Cllr Kyne, Cllr. McDonagh , Cllr Mc Hugh, Cllr. Mullins, , Cllr Regan, Cllr. Reilly, Cllr Tierney Cllr T Walsh, Cllr. Welby, Cllr Willers (20)*

**IN AGHAIDH (0)**

**GAN VOTAIL** *Cllr. D. Connolly, Cllr. O' Cuaig Cllr. O' Tuairisg (3)*

*The Mayor declared the proposal carried.*

### D23.2: Balance of Development

#### **Summary:**

The proposed zonings for the village are unevenly balanced, with a preference for the western side.

#### **Response:**

The Draft Plan boundary was identified following an analysis of the following:

- Indicative Boundary identified in Kinvara IAP (duration of plan 10 years) (See Appendix 7.3),
- 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.

The Integrated Area Plan selected the Post Office as the centre of the village. The Draft Plan boundary is approximately 0.8km from the Post Office to the east and 0.9km to the west.

#### **Recommendation:**

No change to proposed Draft Plan boundary.

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

### D23.3: Lack of Consultation

#### **Summary:**

There has been no consultation with local land owners regarding the proposed zoning of their land. This will affect the legal status of the Plan.

#### **Response:**

Zoning objectives are based on the proper planning and sustainable development of an area and not on division of land ownership. Landowners are not normally consulted in the drafting of zonings for specific parcels of land.

The Kinvara Community Planning Project was developed as a response to concerns expressed by the local Community Council regarding the level, nature and extent of future development in the area. Through the Community Planning Project the Kinvara

Integrated Area Plan was developed. This community plan sets out the community's vision of how they wish Kinvara to develop over the next 10 years.

Everyone in Kinvara village and hinterland was invited to become involved since they have an interest in how Kinvara develops. A summary of the steps undertaken is outlined in Appendix 7.1 of the Draft Plan. During this process the Integrated Area Plan was put to the Kinvara community, elected members and officials of Galway County Council to gain support and agreement. Once agreed, it was submitted to Galway County Council to form the basis of Galway County Councils Local Area Plan.

The Planning & Development Acts obliges the Planning Authority to display the Draft Plan in public locations for a minimum of 6 weeks. It is at this time that landowners and local residents have the opportunity to make their submission and comments and have them considered by the Planning Authority.

It should also be noted that every effort was made to publicise the publication of the Draft Plan

**Recommendation:**

No change to Draft Plan

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

**D23.4: Kinvara Sewerage Scheme**

**Summary:**

The construction of the Kinvara Sewerage Scheme should be the priority of the Draft Plan.

**Response:**

The Draft Plan recognises that a new Sewerage Treatment Plan is required for the village. 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. DoEHLG approval of this Preliminary Report is awaited.

**Recommendation:**

No change to the Draft Plan.

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

**Submission D24**

**Submitted by:**  
Martin Winkle

Dungora  
Kinvara  
Co Galway

**Issue:**

- Balanced development
- Planning in general

**D24.1: Balanced Development**

**Summary:**

The observer believes that there is a lack of balance in the Draft Plan. There is more land proposed for zoning on the western and southern sides of the village than on the eastern side. Advantages to developing on the eastern side include services are available, i.e. ESB, telephone and water, and there is good percolation so there is no danger of contamination of the ground water supply. Also Dúngaire Castle is the focal point of the eastern side and development here would entice tourists to stay in the area.

**Response:**

The Draft Plan boundary was identified following an analysis of the following:

- Indicative Boundary identified in Kinvara IAP (duration of plan 10 years) (See Appendix 7.3),
- 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.

The Integrated Area Plan selected the Post Office as the centre of the village. The Draft Plan boundary is approximately 0.8km from the Post Office to the east and 0.9km to the west.

**Recommendation:**

No change to the proposed Draft Plan boundary.

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

*It was proposed by Cllr. Cannon, seconded by Cllr. Fahy to zone the lands in question in Submission D24.1 Tourism Enterprise. A vote was taken on the proposal which resulted as follows:*

**AR SON:** Cllr. Burke, Cllr. Cannon, Cllr. Connaughton, Cllr Cuddy, Cllr Fahy, Cllr Feeney, , Cllr Hoade, Cllr Hynes, Cllr Joyce, Cllr Keaveney, Cllr Kyne, Cllr. McDonagh , Cllr Mc Hugh, Cllr. Mullins, , Cllr Regan, Cllr. Reilly, Cllr Tierney Cllr T Walsh, Cllr. Welby, Cllr Willers (20)

**IN AGHAIDH (0)**

**GAN VOTAIL** Cllr. D. Connolly, Cllr. O' Cuaig Cllr. O' Tuairisg (3)

*The Mayor declared the proposal carried.*

**D24.2: Planning in General**

**Summary:**

It is easier for developer to get permission than a young couple in need of a house.

**Response:**

It would appear that this submission relates to County Development Plan policy on one-off housing in the general area. However, the focus of the Draft Plan is on zoned land within the Draft Plan boundary. Residential units are permitted in principle in Residential and Village Centre zones and are open for consideration in Community zones.

**Recommendation:**

No change to the Draft Plan

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

**Submission D25**

**Submitted by:**

AP McCarthy Planning Consultants Ltd  
On behalf of:  
Michael Burke  
Dunguaire  
Kinvara  
Co Galway

**Issue:**

- Extension of Draft Plan boundary
- Request change of Zoning from proposed Residential (Phase 2) to proposed Residential (Phase 1)

**Location:**

The land covers approximately 7 acres; it is on the eastern side of Kinvara adjacent to the N67 and within the 40mph speed limit. (See Map 1)

**D25.1: Extension of Draft Plan boundary****Summary:**

This submission requests that the Draft Plan boundary is extended to include the observer's land and that the land is zoned proposed Residential (Phase 1).

This request is to facilitate the development of a hotel and supporting residential development on the subject lands.

The submission examines the planning policy context established by the current County Development Plan 2003 – 2009 and the Draft Local Area Plan for Kinvara. The submission contains specific references to policies and objectives which relate firstly to Kinvara and secondly to the residential and tourism development in the Kinvara area.

Access to these lands is from the National Secondary Road and is within the existing 40mph limits.

These lands are close to Dunguaire Castle. The Draft Plan aims to strengthen the links between the Castle and the village and develop the amenity value of this area. There is existing established tourism/residential use on the majority of these lands. Any proposal for a hotel development and supporting residential development would be designed in a sensitive, low-key and appropriate manner.

The development of a hotel at this location will increase visitor numbers to Kinvara and will be a large enterprise creating approximately 80 jobs.

The portion of land on which the residential scheme is proposed is suitable because it's low-lying nature and established access. The location of part of the subject lands is within the Draft Plan boundary and amending the zoning of these lands to residential (Phase 1) will result in the consolidation of the urban form at the entrance to the village.

Therefore it is requested that the Draft Plan boundary is extended to include these lands and they are subsequently zoned as Residential (Phase 1).

**Response:**

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.

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.

**Recommendation:**

No change to Draft Plan boundary or proposed land uses within it.

**Cllr. Feeney stated that these lands are outside the town boundary but inside the speed limit and as they were adjacent to the N67, there is no reason why they should not be zoned for residential purposes**

**Mr. Ridge stated that the position of the Officials with regard to further additional residential zonings has been made clear. He felt that the recommendation was not in accordance with proper planning and sustainable development and was strongly opposed to it.**

**Cllr Feeney stated that this proposed development of a hotel would be of huge benefit to Kinvara in the areas of employment and tourism**

*It was proposed by Cllr. Feeney, seconded by Cllr. Fahy to extend the plan boundary and zone the lands the subject of submission D25.1 residential phase 1. A vote was taken on the proposal which resulted as follows:*

***AR SON: Cllr. Burke, Cllr. Cannon, Cllr Connaughton, Cllr. D. Connolly, Cllr. M Connolly, Cllr Cuddy, Cllr Fahy, Cllr Feeney, Cllr Healy Eames, Cllr Hoade, Cllr Hynes, Cllr Joyce, Cllr Keaveney, Cllr Kyne, Cllr Mc Donagh, Cllr Mc Hugh, Cllr***

*Mullins, Cllr O’Cuaig, Cllr O’ Tuairisg, Cllr Regan, Cllr. Tierney, , Cllr T Walsh, Cllr Welby, Cllr Willers (24)*

**IN AGHAIDH: (0)**

**GAN VOTAIL (0)**

*The Mayor declared the proposal carried.*

**D25.2: Request change zoning in area to the east of the village (see Map 1) from proposed Residential Phase 2 to proposed Residential Phase 1**

**Summary:**

There are currently four thatched cottages on the subject lands and permission has also been granted for 8 additional cottages. (Planning Ref. 03-5833)

Part of the site on which 03-5833 has been granted has been proposed for Residential (Phase 2) zoning. Owing to the existence of this live permission, it is requested that Residential (Phase 2) is amended to Residential (Phase 1).

**Response:**

This area will be changed from proposed Residential Phase 2 to Phase 1 as planning permission has already been granted on part of this area. (See Map 1)

**Recommendation:**

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

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

**Submission D26**

**Submitted by:**

AP McCarthy Planning Consultants Ltd  
On behalf of:  
Padraic Burke  
Kinvara  
Co. Galway

**Issue:**

- Request change of proposed Zoning, from Recreation and Amenity to Tourism Enterprise

**Location:**

These lands are approximately 5 acres and are located adjacent to the N67 within the 40mph speed limits on the eastern side of Kinvara. (See Map 1)

**Summary:**

Mr. Burke is requesting that these lands are changed from the proposed Recreation and Amenity zoning to Tourism Enterprise zoning.

The submission examines the planning policy context established by the Draft Local Area Plan for Kinvara. The submission contains specific references to policies and objectives which relate to tourism development and enterprise in the Kinvara area.

The submission suggests that these lands would better complement the specific objectives in relation to tourism and amenity if zoned for Tourism Enterprise.

The submission also contends that despite the emphasis on the development of tourism in the Draft Plan, only a small proportion of the land is designated to Tourism Enterprise. It is considered that the zoning of these specific lands would represent a unique opportunity to strengthen the links between Dunguaire Castle and the village centre.

Therefore it is requested that these lands are zoned for Tourism Enterprise.

**Response:**

These lands are designated as part of the Natural Heritage Area, the Galway Bay Complex. It would be inappropriate for these to be zoned proposed Tourism Enterprise.

**Recommendation:**

No change to proposed Recreation and Amenity zoning for this area.

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

**Submission D27****Submitted by:**

AP McCarthy Planning Consultants Ltd  
On Behalf of:  
Mr Brian MacMahon & Ms. Jane Joyce  
Kinvara  
Co. Galway

**Issue:**

- Extension of Draft Plan boundary and zoning of land proposed Residential (Phase 1)

**Location:**

These lands are approximately 9.5 acres and are located adjacent to the road known locally as the Green Road on the western side of Kinvara. (See Map 1).

**Summary:**