

COMHAIRLE CHONTAE NA GAILLIMHE

MINUTES OF FINANCE MEETING OF GALWAY COUNTY COUNCIL HELD AT ARAS AN CHONTAE, PROSPECT HILL, GALWAY ON MONDAY, 27th MARCH, 2006.

ILATHAIR:

CATHAOIRLEACH:

Mayor P. Hynes

BAILL:

Cllrs. W. Burke, S. Canney, C. Cannon, S. Connaughton, J. Conneely, D. Connolly, M. Connolly, Comh. S. O’Cuaig, Cllrs. J. Cuddy, M. Fahy, P. Feeney, F. Healy Eames, M. Hoade, J. Joyce, C. Keaveney, S. Kyne, T. Mannion, J. McDonagh, T. McHugh, M. Mullins, Comh. C. Ni Fhatharta, S. O’Tuairisg, Cllrs. M. Regan, T. Reilly, J. Tierney, S. Walsh, T. Walsh, T. Welby, B. Willers.

OIFIGIGH:

Mr. P. Gallagher, County Manager,
J. Cullen, K. Kelly, F. Gilmore, P. Ridge,
Directors Of Services, G. Mullarkey, Head of
Finance, T. Murphy, G. Scully, D. Barrett,
Senior Executive Officers, M. Dolly, Senior
Engineer, M. O’Donnell, A/Administrative
Officer, G. Healy, Staff Officer, P. O
Neachtain, Oifigeach Gaeilge.

Thosnaigh an cruinniu leis an paidir.

FINANCIAL REPORT FOR THE PERIOD ENDED 28/02/06

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Report dated 22/03/06 was circulated to each Member.

Referring to the report, Mr. Mullarakey said that the expenditure and income figures by programme group were broadly in line with expectations. He stated that the income side was mainly composed of the 1st quarter of the Local Government Fund allocation which had been received and accrued income for rates for the first two months of the year. He also stated that expenditure and income will accelerate as the year progresses.

Cllr. Welby said that he had a major problem with the distribution of monies collected under the Development Contribution Scheme. He said that the estimates of income and expenditure under the Scheme did not correspond with what was presented at the December Budget meeting.

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Cllr. McHugh stated that over the two months there had not been huge activity, but said that the amount of money drawn for capital allocation was small. He referred to the amounts received and spent on the Roads & Transportation and Water programmes and stated that in his opinion the low amounts of income were putting pressure on the resources of the Council, and that the money spent on maintaining the bank overdraft would be better spent on works within county programmes.

Mr. Mullarkey, stated that none of the revenue programmes were 100% funded, and the balance of monies not covered by the Local Government Fund had to be made up by the Local Authority.

Cllr. Joyce queried the amount allocated in the 2006 Budget for "Environmental Protection" of €14.5m, and asked where this money was to be spent. He also referred to the allocation of €12.5m for Programme Group 3, and asked if it was possible to spend more than this. He referred to the water schemes scheduled to start in 2007 and asked what schemes are definitely going to go ahead.

Mr. Cullen, explained that Environmental Protection encompassed the Fire Services, which accounted for close to €8m. He stated that the €12.5m allocation for Programme Group 3 referred only to revenue expenditure on operation and maintenance and was completely separate from the Capital Allocation. He said that the capital schemes were covered under the separate Water Services Investment Programme.

Cllr. Mannion referred to the preliminary reports on capital programmes, and asked what the cost of consultancy fees is based on, and also asked how involved were the Council engineers in the preparation of the reports.

Mr. Cullen replied that the Council staff were heavily involved in the preparation of the preliminary reports. He stated that the consultants are initially given a detailed brief setting the parameters for the report, and that the report is then closely scrutinised. He said that there has been a move from paying the consultants a percentage fee to a fixed fee.

The County Manager, gave an update on the Three Year Capital Programme. He referred to the amount collected under the Development Contribution Scheme, and stated that the actual amount collected from March 2004 to the end of December 2005 amounted to €5.7m, slightly lower than the €6.3m which was forecasted in the Budget.

He noted that the income collected from development contributions amounts to 3.3% of the budgeted Capital spend for 2006 of €176m.

He said that the planned expenditure of these funds included an innovative approach to funds received under the Water and Waste Water headings of the Scheme, and that the new "Settlement Centres Initiative" is designed to make funding available to a smaller town/village in each electoral area for water/sewerage provision that would have little chance of funding from other sources. These projects, while included in our Assessment of Needs, are not funded under the Department's current Water Services Investment Programme. It is planned to commence in the Ballinasloe Area, with the Conamara, Tuam, Loughrea and Oranmore Areas to follow in turn. Details of each area will be agreed in consultation with the relevant Area Committee.

He reiterated his advice to members to carry out a review of the current scheme to try to increase income from this source. He went on to outline the contents of the summary report on development contributions received and the planned distribution of these funds.

Cllr. Pusey said he had sympathy for the Ballinasloe area, but he questioned whether the lack of development in the area was due to the lack of infrastructure. He stated that the

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Cllr. T. Walsh referred to the funding to be made available to smaller towns and villages, and asked if this could be related to problems with specific schemes. He mentioned the Glenamaddy Sewerage Scheme and asked where this scheme stood.

Cllr. Regan referred to the Development Contributions Scheme, and said that the Loughrea electoral area was badly catered for by the Scheme. He said that services were badly needed in Loughrea, e.g. swimming pool and said that more money should be ringfenced. He noted that contributions collected in the Loughrea electoral area amounted to €2.235m, while the planned distribution for the area was €1.299m, only €180,000 more than the 50% of monies collected (€1.117m). He said that this compared unfavourably with the ratio of collection/distribution in other electoral areas, that this should not be allowed to happen, and that there should be more balance in the process.

Cllr. Burke said that he agreed with Cllr. Regan, and that Loughrea electoral area was providing a large amount of development contributions, and that the area should receive a bigger share in 2008 and 2009.

He also stated that GAA clubs were the heart of rural communities, and that in the past grants had not been given to GAA clubs. He said that spending was needed at the heart of the community in rural towns, that 95% of the facilities in rural areas were built around the GAA clubs, and that these should be supported. He stated that the 10-18 year-old age group was not being catered for at the moment.

Cllr. Welby referred to the forecasted development contributions figures in the 2006 Budget and stated that the proposed allocation for the Conamara electoral area was down from €2,047,000 in the budget to €973,800 in the current report, while the allocation in the Ballinasloe electoral area was up from €506,000 to €1.5m.

He noted an overall reduction in 11% of the allocation in the 2006 budget and asked whether these figures are subject to audit.

He also said that Ballinasloe Electoral area would benefit from development contributions calculated over a 22 month period while the electoral areas to benefit in subsequent years will have their allocation based on a 12 month collection period. He said that the current financial report should be rejected out of hand, and that the Development Contribution System should be reviewed and made fairer and more transparent.

Comh. O'Cuaig referred to social exclusion and unemployment in less developed areas of the county, and he felt that these areas were losing out on funding with a stroke of the pen. He said that the funding received from development contributions should be used to bring fairness and stability to the areas, and stated that the areas that don't have a lot of development are losing out.

Cllr. Healy Eames referred to the development contributions collected up to 31/12/05 and specifically the figures quoted at the December Budget meeting. She said that at the Budget meeting, she requested figures for contributions collected in the Oranmore electoral area for the year preceding 31/12/05 and asked for an update on this.

Cllr. Joyce said that the Ballinasloe electoral area, had no new sewerage schemes since 1955, and that there was only one regional water supply scheme in the area. He said that the Ballinasloe area had been left behind, and welcomed the Managers proposal. He said these mirrored the European model whereby funding is allocated to peripheral countries with less development. He said the proposals represented an effort to provide funding for areas that have seen little development, and that these areas need a kick-start. He also said that the amount of funding of €1.1m was in reality not a large amount.

Cllr. Feeney said he had sympathy for the Ballinasloe area, but he questioned whether the lack of development in the area was due to the lack of infrastructure. He stated that the

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Loughrea area was only getting just over 50% of the contributions collected within the area, and that these contributions are paid by the homeowners for amenities in the area. He said that Loughrea is subsidising the rest of the county. He said that the Minister should be responsible for water and waste water schemes.

Cllr. Mullins welcomed the additional allocation for the Ballinasloe area in year 1, as it was an underdeveloped area. He said that this was the only opportunity for the area to get water & sewerage facilities into areas that would not get funding from central government. He hoped that other areas would not deprive Ballinasloe of this chance. He stated that it had been agreed that 50% would be ringfenced for each area and the rest would be shared out, and that the Manager would make every effort for equitable distribution

Cllr. Mannion said that the first step is to recognise that a problem exists in relation to balanced development and the document does this. He said that Ballinasloe is behind as regards development, and it was important for the area that funding be made available to allow them to catch up.

Cllr. Cuddy said that it was difficult to accept the figures. He stated that €415,000 for amenity facilities for the Oranmore area was not enough. He noted that the overall allocation under the Development Contributions Scheme was estimated at €6.3m at the Budget meeting in December, but was now down to €5.3m., and that the allocation for the Oranmore area had dropped also. He stated that the Oranmore area would have one of the largest development contribution incomes in the county and that the amount to be redistributed of €782,000 was not enough.

Cllr. Cannon said that the redistribution under the Development Contributions Scheme represented a bad deal for Loughrea area, and that the end-users wanted to see results in their own areas. He supported the remarks made earlier by Cllr. Burke with regard to the spending of recreation and amenity monies and that the proposal for playgrounds was positive but did not cater for the vulnerable section of the community aged between 13 and 17 years. He said that young people in this age group need somewhere to socialise and meet other young people. He stated that the National Task Force on Alcohol found that people of this age group were vulnerable to accelerated alcohol abuse, and that an alternative, credible outlet for this age group was very important. He suggested that the local authority liaise with the Health Services Executive to provide these facilities.

Cllr. Fahy said that young people should be encouraged to take up sport, and suggested that the council should use some of the income from development contributions to exempt GAA facilities from charges.

The County Manager, said that he appreciated that the members were elected to represent electoral areas, but that the Development Contributions Scheme was a county-wide initiative. He stated that in line with this, efforts are made to address the needs of the electoral areas and the needs of the county at large, for example, the 50% which is allocated to each electoral area. He said that a reasonable balance should be achieved between the areas that are doing well as regards development, and the areas that are seeing less development. He also stated that as the Scheme was multi-annual, each area would get their fair share within the lifetime of the Scheme.

He also stated that a different approach was taken in the current report from the original report in December. He said that a better picture of the allocations were now available under the Water Services Investment Programme 2005-2007. He stated that allocations from other Government departments e.g. Dept of Community, Rural & Gaeltacht, had also been taken into account. He also said that some schemes had been identified which could be funded by monies to be collected from the old development contributions scheme. He reiterated that the

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€1.1m allocation under the Settlement Centre Initiative would be used to develop schemes in areas which would not normally get funding under the Water Services Investment Programme. He said that this would have a very positive impact on small towns and villages. He stated that progress could be reviewed next year, with a view to advancing progress if income streams were favourable.

With regard to the Recreation and Amenity allocations, he stated that the need to increase levies for this purpose would need to be examined in the review of the scheme.

He referred to the audit of the figures provided and stated that these are subject to audit by the Local Government Audit Service.

With regard to the queries as to why the overall allocation was lower than had been anticipated in the December Budget meeting, he explained that the figure of €6.3m was a best estimate at the time, and the lower actual income was due to receipts that were anticipated in December 2005, but not received until January, 2006.

He further stated that the aim of allocating funding to specific electoral areas was an attempt to focus funding on a particular area in one year, make a positive difference in that area, and then move on to the next area in the following year.

With regard to the query from Cllr. F. Healy-Eames regarding collection figures for the Oranmore electoral area, he referred to the December meeting when he stated that these figures would be available as part of the 2005 Annual Financial Statement, which should be available in May or June 2006.

As regards the sequencing of the electoral areas to benefit, he said that the Water Services Investment Programme indicates clearly which areas are set out for funding, and that the funding under the Settlement Centre Initiative was an effort to take a balanced approach.

Mr. Cullen clarified that the funding under the development contributions scheme would not displace anything in the Water Services Investment Programme.

Cllr. Welby raised the issue of the current report being based on collection figures over 22 months.

The County Manager, replied that though the current report was based on income figures from March 2004 to December 2005, he was very confident that the yield from the development contributions scheme this year will meet or exceed the 22 month figure.

Comh. O’Cuaig referred to the funding from other Government departments referred to by the Manager, for example, funding under the Clar programme, and stated that money was allocated under this programme to try to redress imbalances in less developed areas.

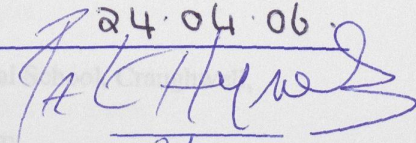
CRIOCHNAIGH AN CRUINNIU ANSIN

RESOLUTIONS OF SYMPATHY

A Resolution of Sympathy was extended to the following:

- Stíofar Mac Suibhne, Sidhán, An Spidéal
- Prendergast Family, Kilbannon, Tuam, Co. Galway
- Michael & Rene Browne, Principal, Killeenoreen, National
- John Abberton, Rossmore, Woodford, Co. Galway
- The Cahill Family, Rock Road, Clonsilla, Co. Galway
- Joseph Finnerty, Castlebar, Ahascragh, Balinashoe, Co. Galway

Submitted, Approved & Signed

24.04.06

 Date

COMHAIRLE CHONTAE NA GAILLIMHE

MINUTES OF MONTHLY MEETING OF GALWAY COUNTY COUNCIL HELD AT ÁRAS AN CHONTAE, PROSPECT HILL ON MONDAY 27th FEBRUARY, 2006.

CATHAOIRLEACH: Mayor P Hynes

I LATHAIR FREISIN:

Baill: Cllrs. W. Burke, S. Canney, C. Cannon, S. Connaughton, J. Conneely, D. Connolly, M. Connolly, Comh. S. O’Cuaig, Cllrs. J. Cuddy, M. Fahy, P. Feeney, M. Hoade, J. Joyce, C. Keaveney, S. Kyne, T. Mannion, J. McDonagh, T. McHugh, M. Mullins, Comh. C. Ni Fhatharta, S. O’Tuairisg, Cllrs. M. Regan, T. Reilly, J. Tierney, S. Walsh, T. Walsh, T. Welby, B. Willers.

Oifigheach: Mr. P. Gallagher, County Manager; Messrs. J. Cullen, J. Morgan, F. Dawson, F. Gilmore, P. Ridge, K. Kelly, Directors of Service; L. Gavin, M. Lavelle, Senior Engineers; D Barrett Acting County Secretary; A. Comer, G. Scully, Senior Executive Officers; C. McConnell, Senior Planner; P. O’Neachtain, Oifigeach Gaeilge; M McGrath, Senior Staff officer, J Keane, Staff Officer.

Thosnaigh an cruinniú leis an paidir.

RESOLUTIONS OF SYMPATHY

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A Resolution of Sympathy was extended to the following:-

- Stiofán Mac Suibhne, Sidheán, An Spidéal
- Prendergast Family, Kilbannon, Tuam, Co. Galway.
- Michael & Rene Browne, Principal, Killeeneen, National School, Craughwell, John Abberton, Rossmore, Woodford, Co. Galway.
- The Cahill Family, Rock Road, Claregalway, Co. Galway.
- Joseph Finnerty, Castlegar, Ahascragh, Ballinalsoe, Co. Galway.

Brid Bn Ui Thuathail & Clann, Lochán Beag, Indreabhán, Co. na Gaillimhe.

CONFIRMATION OF MINUTES OF THE FOLLOWING MEETINGS

751

The Minutes of the Monthly Meeting held on 23rd January, 2006 were approved by the Council and signed by the Mayor on the proposal of Comh Ní Fhatharta and seconded by Cllr. McDonagh.

The Minutes of the Special Meeting held on 30th January, 2006 were approved by the Council and signed by the Mayor on the proposal of Cllr. Mullins and seconded by Cllr Mannion.

It was proposed by Cllr McDonagh and seconded by Cllr Canney and agreed that items eleven, twelve and fifteen be dealt with after item nine.

Cllr D Connolly stated that on the 22/12/05 Minister Dick Roche announced that € 7 million was being made available towards the operating costs of Civic Amenity sites. He said that despite this the Civic Amenity site in Ballinasloe was being scaled down. He asked that funding be made available for this site to be fully reinstated.

Comh O Cuaig referred to the progress of Carna Regional Water Supply Scheme but said he had difficulty where side roads were not included He stated that he had asked at the last meeting why some of the roads were being left out.

Mr. Cullen said that he had asked Comh. O Cuaig for a map of the roads he was referring to so that the matter could be fully investigated.

Cllr. O Cuaig handed up a map at the meeting to the Council Officials.

Cllr Mullins said he wished to support Cllr. D.Connolly in his proposal in relation to the Ballinasloe Civic Amenity Site. He sated that as the Council had invested in the infrastructure it should maximize this investment and that the cost of clearing up illegal dumping should be compared to re opening the Civic Amenity Site. He also called on the Government and the Dept of Social and Family Affairs to sort out a waiver scheme.

Cllr Mannion said in relation to Ballinasloe Leisure Centre that in the interest of Social Inclusion there should be access by all to the centre.

Cllr Keaveney asked for an update with regard to waivers and in particular if there had been any assessment of the possible cost of such a scheme.

Mr. Cullen said that the matter had been referred to the Environment SPC which had considered it recently. He said that the report of that meeting would probably be before the Council at the March Meeting.

Cllr Burke referred to the housing rents increases in the last week. He gave an example whereby an old person had received increases in the Budget of €14 but his rent had now increased by €11.

Cllr Kyne referred to calls he had received from people on fixed incomes whose rent had increased by 200%. He said these increases were unacceptable for people on fixed income and called for the establishment of an appeals system.

Mr. Gilmore stated that there is an appeals process and that the rent payable had been recently assessed for the first time in three years. The rent payable was assessed on the standard differential rent system. He stated that if people feel hard done by that they can be reassessed.

Cllr M Connolly proposed that the Environment SPC pass a motion asking the Government to amend the Waste Management Act 1996 to allow for a tendering process which would require Private Companies to provide a service to rural areas.

Cllr. Reilly stated that the Council had spent € 30,000 on a clean up recently in Tuam. He said that more people should be brought before the Courts and prosecuted. He said that the Council should write to the Minister to get a change in legislation and that more offenders should be named and shamed.

Comh O Cuaig asked when Planning Clinics would be held in Carraroe and when would a service through Irish be available there.

Mr. Ridge stated that IT facilities are now in place but there was a problem with the availability of an Irish Speaking Planning Officer.

Comh O Cuaig proposed that the Council write to the Dept so that the restriction on staff numbers can be lifted in order that the Council can advertise for the position.

Cllr D Connolly stated that he wished to support Comh O Cuaig and that it was a serious issue.

Cllr Fahy asked that the Gort Regional Water Scheme progress report be on the agenda for the March meeting and this was agreed.

Cllr Cuddy asked about a waiver from commercial water charges for Community groups. The Mayor informed him that this was being discussed under item 16 on the agenda.

REPORTS OF COMMITTEE MEETINGS FOR CONSIDERATION AND ADOPTION

752

The report of the Environment, Water & Emergency Services, SPC Meeting held on 20th September 2005 was considered. It was adopted by the Council on the proposal of Comh Ni Fhatharta and seconded by Cllr Mullins.

The report of the Environment Water & Emergency Services, SPC Meeting held on 23rd November 2005 was considered. It was adopted by the Council on the proposal of Comh Ni Fhatharta and seconded by Cllr Mullins.

The report of Roads & Transportation SPC Meeting held on 8th September 2005 was considered. It was adopted by the Council on the proposal of Comh Ni Fhatharta and seconded by Cllr Mullins.

The report of Roads & Transportation SPC Meeting held on 17th November 2005 was considered. It was adopted by the Council on the proposal of Comh Ni Fhatharta and seconded by Cllr Mullins.

The report of the Roads & Transportation SPC Galway County Council Meeting with Transport & Infrastructure Committee of Galway City Council held on 17th November 2005 was considered. It was adopted by the Council on the proposal of Comh Ni Fhatharta and seconded by Cllr Mullins.

The report of the Roads & Transportation SPC Meeting held on 19th January 2006 was considered. It was adopted by the Council on the proposal of Comh Ni Fhatharta and seconded by Cllr Mullins.

The report of the Corporate & Cultural Affairs SPC Meeting held on 27th January 2006 was considered. It was adopted by the Council on the proposal of Comh Ni Fhatharta and seconded by Cllr Mullins.

The report of the Oranmore Area Committee Meeting held on 12th January 2006 was considered. It was adopted by the Council on the proposal of Comh Ni Fhatharta and seconded by Cllr Mullins.

The report of the Loughrea Area Committee Meeting held on 14th February 2006 was considered. It was adopted by the Council on the proposal of Comh Ni Fhatharta and seconded by Cllr Mullins.

TO CONSIDER REPORT UNDER SECTION 183 OF THE LOCAL GOVERNMENT ACT 2001 ON THE DISPOSAL OF 0.45HA/1.11 ACRES TO DOLMAC PLANT & TOOLHIRE LTD.

753

Report dated 17th February, 2006 was already circulated to Each Member

On the proposal of Cllr Joyce, seconded by Cllr McDonagh, the proposal to dispose of 0.45 HA/1.11 acres to Dolmac Plant & Tool Hire was approved.

TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 – CONSTRUCTION OF A PREFABRICATED CO-LOCATION UNIT AND PERIMETER FENCING AT STATION ROAD, LOUGHREA, CO. GALWAY.

754

Report dated 17th February, 2006 was already circulated to Each Member

On the proposal of Cllr Regan, seconded by Cllr Willers, the proposal for the construction of a prefabricated co-location unit and perimeter fencing at Station Road, Loughrea, Co Galway was approved.

TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 – CONSTRUCTION OF A PREFABRICATED CO-LOCATION UNIT AND PERIMETER FENCING AT THE LOW ROAD, CLIFDEN, CO. GALWAY.

755

Report dated 17th February, 2006 was already circulated to Each Member

On the proposal of Cllr Conneely, seconded by Cllr S Walsh, the proposal for the construction of a prefabricated co-location unit and perimeter fencing at the Low Road, Clifden Co Galway was approved.

TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 – CONSTRUCTION OF A PREFABRICATED CO-LOCATION UNIT AND PERIMETER FENCING AT SWANGATE, ATHENRY, CO. GALWAY.

756

Report dated 17th February, 2006 was already circulated to Each Member

On the proposal of Cllr Feeney, seconded by Cllr Cannon, the proposal for the construction of a prefabricated co-location unit and perimeter fencing at Swangate, Athenry, Co Galway was approved.

TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 – PERMISSION FOR INISHBOFFIN COSTAL PROTECTION WORKS AND PIER IMPROVEMENT WORKS PROJECT.

757

Report dated 21st February, 2006 was already circulated to Each Member

On the proposal of Cllr Conneely, seconded by Cllr S Walsh, the proposal for Inishboffin Costal Protection Works and Pier Improvement Works Project was approved.

TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 – APPROVAL FOR ALTERATION TO EXISTING OFFICE BUILDING AT BARRACK STREET, LOUGHREA FOR THE PROVISION OF ACCOMMODATION FOR COUNTY COUNCIL OFFICES.

758

Report dated 17th February, 2006 was already circulated to Each Member

On the proposal of Cllr Regan, seconded by Cllr Willers, the proposal for alteration to existing office building at Barrack Street, Loughrea for the provision of accommodation for County Council Offices was approved

Cllr Regan said that this was a much needed development for the Loughrea area and he wished to compliment all the staff involved.

Cllr Burke also stated his thank to the officials of the Council involved.

The Mayor stated that he was delighted that a suitable premises had been found and that this would mean a considerable improvement in the provision of services to the public.

TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 - APPROVAL FOR MIXED USE DEVELOPMENT COMPRISES COUNTY COUNCIL OFFICES, PUBLIC LIBRARY AND ASSOCIATED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT HIGH STREET, TUAM

759

Report dated 17th February, 2006 was already circulated to Each Member

Cllr Canney welcomed the proposed development but stated that he had problems with aspects of it, in particular, that 35% was proposed for residential development and he felt that there were many community groups in Tuam looking for facilities and this development would meet their needs. He said that the residential aspect would also take 19 car parking spaces further reducing those available to the public.

Cllr Reilly stated that he wished to support Cllr Canney and could not support residential development in the area. He asked that the residential element be omitted from the plans.

Cllr M Connolly stated that the residential development was not appropriate and suggested that it be removed.

Cllr Kyne asked that it be referred back to the area committee again and this was seconded by Cllr McHugh.

Mr Kelly stated that he was aware of the efforts that had been made over last few years for this development to come about. He said that the adjacent property had been purchased so that it could happen. He said the first phase involved the Branch Library and the Area Office and this could proceed without having to wait on phase two which was dependent on the relocation of the Fire Station and the Council yard. He said that phase two would take a couple of years to progress. He stated that residential development was a suitable and sustainable use for a town centre development. Many policies such as the "Living Over the Shop Scheme" were designed to encourage people to live in the heart of urban areas where they would be close to facilities and would not be as dependent on car transport.

Mr Kelly stated that in relation to car parking the residential spaces would be used at different times of the day than the office activity and this had been taken into account. He said that the development was meeting the needs of the Fire Station, Council Yard and the Civic requirements. He said that the elected members needed to ensure the viability of the total proposal including the proposed relocation of the Council yard and the Fire Station. He said that their concerns were not being ignored but that the overall proposal needed to be sustainable.

Cllr Reilly stated that Abbey Trinity car park was sold and stated that the proceeds from this were to go towards the Fire Station.

Mr Kelly stated that the funds from Abbey Trinity were going towards the cost of the development together with funding from the loan approved by the Members.

Cllr McHugh said that putting in residential development was not sustainable as there was already adequate residential development in Tuam.

Cllr Canney asked if revised drawings could be provided.

Mr Ridge stated that the Part 8 process had been started and now had to be completed.

Cllr Joyce asked if a private developer was providing the project would there be the same objections.

It was agreed that the meeting be deferred for fifteen minutes so that the various options could be considered.

Summary:

This land is located in the townland of Gienrack. It is partly within the Draft Plan boundary and proposed to be zoned Agricultural.

It was proposed by Cllr Canney, seconded by Cllr M. Connolly and agreed that the Council proceed with Phase 1 of the development.

No change to Draft Plan

TO CONSIDER THE MANAGERS REPORT ON SUBMISSIONS RECEIVED ON THE DRAFT GORT LOCAL AREA PLAN PREPARED AS PER SECTION 20 (3) (d) (i) OF THE PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED

760

1b Rynal O'Connell, C/O AP McCarthy Planning & Estimate Ltd

Cllr Hynes invited Ms Burke to present the Manager's Report on the submissions received on the Draft Gort Local Area Plan.

Ms. Burke explained that the Draft Gort Local Area Plan was on public display from the 10th November 2005 to the 30th December 2005 and this report is based on the submissions received during the draft display period and the Manager's response to the issues raised. The report forms part of the statutory procedure for preparing new Local Area Plans that is set out in the Planning and Development Acts. It is a key element of the process of bringing the draft Plan to final adoption with or without amendments by the members of the Council.

She explained that during the draft display period 51 submissions were received. The Manager's Report was divided up into 24 issues.

Ms Burke commenced with Issue 1

Issue 1 Proposed New N18 & Associated Zoning Requests

General Comments Submitted by: Leo Finn, Siobhan Fahy, Austin McInerney, Adrian Feeney, J. Mannion, Martina McMahon, Leah Kelly, Helen Divilly, Mary Lee, Deirdre Lenehan, John Higgins, Anne Loughery, Daniel O'Reilly

On the proposal of Cllr Regan and seconded by Cllr Willers it was agreed to accept the recommendation in the Manager's Report.

Recommendation:

No change to the Draft Plan or the N18

On the proposal of Cllr Burke and seconded by Cllr Cannon it was agreed to accept the recommendation in the Manager's Report.

None part of this land is included in Submission 1a

Specific Zoning Requests

Summary:

This land is located in the south west of the town, in the townland of Ballyhugh. It is partly within the Draft Plan boundary and proposed to be zoned Agricultural.

Specific Zoning Requests Submitted by: Colman Keane, Rynal Coen, Coleman Roche & Hannah Kent, Colman Keane, Colman Keane & Robin Lahiffe, Colman Keane, John Loughery, Michael Cunningham & Others

1a Colman Keane

Summary:

This land is located in the north of the town, in the townland of Glenbrack. It is partly within the Draft Plan boundary and proposed to be zoned Agricultural.

Recommendation:

No change to Draft Plan.

On the proposal of Cllr Burke and seconded by Cllr Cannon it was agreed to accept the recommendation in the Manager's Report.

1b Rynal Coen, C/O AP McCarthy Planning Consultants Ltd

Summary:

The land in question is located in the townland of Glenbrack between the proposed new N18 and Gallagher's Lane. They are currently proposed to be zoned Agricultural.

Recommendation:

No change to the Draft Plan

On the proposal of Cllr Cannon and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report.

1c Coleman Roche & Hannah Kent, C/O Ignatius T. Greaney

Summary:

The lands are located on the Corofin Road, in the townland of Ballyhugh. They are currently proposed to be zoned Agricultural.

Recommendation:

Change from proposed Agricultural zoning to Residential.

On the proposal of Cllr Regan and seconded by Cllr Willers it was agreed to accept the recommendation in the Manager's Report.

1d Colman Keane

Note: Part of this land is included in Submission 1e

Summary:

This land is located in the south west of the town, in the townland of Ballyhugh. It is partly within the Draft Plan boundary and proposed to be zoned Agricultural.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr Burke and seconded by Cllr Feeney it was agreed to accept the recommendation in the Manager's Report.

1e Colman Keane & Robin Lahiffe, C/O Grealish, Glynn & Associates

Note: Part of this land is included in Submission 1d

Summary:

This land is located in the south west of the town, in the townlands of Ballyhugh and Drumminacloghaun. It is currently outside the Draft Plan Boundary.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr Burke and seconded by Cllr Cannon it was agreed to accept the recommendation in the Manager's Report.

1f Colman Keane, John Loughery, Michael Cunningham & Others, C/O Grealish, Glynn & Associates

Note: No map was provided.

Recommendation:

No change to Draft Plan, except for the land in Submission 1c.

On the proposal of Cllr Cannon and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report.

Issue 2 Residential Zoning

General Comments Submitted by: Brian Kenny, Department of Environment, Heritage & Local Government, Leo Finn, Siobhan Fahy, Austin McInerney, Adrian Feeney, J. Mannion, Martina McMahon, Leah Kelly, Helen Divilly, Mary Lee, Deirdre Lenehan, John Higgins, Anne Loughery, Daniel O'Reilly, Colman Keane

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr Burke and seconded by Cllr Feeney it was agreed to accept the recommendation in the Manager's Report.

Specific Zoning Requests:

Specific Zoning Requests Submitted by: Thomas Leech, Bernard Stanford and GAPP, Gort Area People's Park, David Coen, Gort Homes, David & Rita Fahy, Ann Griffin, Susan & Joseph C Halvey, Lisk (Ireland) Ltd, GAPP, Gort Area People's Park, Oliver Roache, Niall Finnegan, Sean & Kathleen Glynn, Ralph & Elaine Keane, John Howley, Sean Ruane, Mary Rodgers, Michael Burke, Robin Kahiffe & Jack Hayes, Patrick Griffin, Aileen O'Grady, Frances Spellman, Colman Keane, Colman Keane

2a Thomas Leech

Summary:

The land is located on the Kinincha Road. They are currently outside the Draft Plan boundary.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr Cannon and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report.

2b Bernard Stanford GAPP, Gort Area People's Park

Summary:

The land is located on the Loughrea Road, in the townland of Lavally. It is currently proposed to be zoned Industrial.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr Willers and seconded by Cllr Regan it was agreed to zone the lands the subject of submission 2b from industrial to residential.

2c David Coen, Gort Homes, C/O Roddy Mannion & Associates

Summary:

The subject lands are located on the Loughrea Road, in the townland of Lavally. They are currently proposed to be zoned Industrial.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr Fahy and seconded by Cllr Willers it was agreed to zone the lands the subject of submission 2c from industrial to residential.

2d David & Rita Fahy, C/O Paul O'Grady

Summary:

The subject lands are located on the Loughrea Road, in the townland of Carragh and Lavally. The land is currently outside the Draft Plan boundary.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr Regan and seconded by Cllr Cannon it was agreed to accept the recommendation in the Manager's Report.

2g Lisk (Ireland) Ltd, C/O John Keene

Summary:

The subject lands are located on the Ennis Road.

Summary:
The land is located in the east of the town, in the townland of Lavally. The land is currently proposed to be zoned Community Facilities.

Recommendation:

No change to Draft Plan.

On the proposal of Cllr Willers and seconded by Cllr Regan it was agreed to zone the lands the subject of submission 2e from community facilities to residential.

The land is located adjacent to the Ennis Road in the townland of Rindlin. It is currently proposed to be zoned industrial.

Recommendation:

2f Susan & Joseph C Halvey

Summary:

The subject lands are located on the Circular Road, south east of the town centre. They are located in the townlands of Gortstuckanagh and Cloghnakeava. The lands are outside of the Plan boundary.

Recommendation:

No change to Draft Plan.

It was proposed by Cllr. Fahy, seconded by Cllr. Regan to extend the plan boundary and to zone 5 acres of the lands the subject of submission 2f recreation/amenity and the remainder to be zoned residential.

Cllr Fahy stated that these proposed 5 acres of Recreational and Amenity Land would be a prime asset to the people of Gort.

to part Community Facilities and part Residential as indicated in the submission.

Mr Ridge stated that he was strongly opposed to this proposal and added that it was contrary the Planning Regulations to seek planning gain in order to get zoning.

Cllr Fahy stated that it would be in the best interest of planning and development of Gort that the lands in question be zoned residential and 5 acres of which be zoned recreational and amenity.

Mr. Cullen advised that this site was outside the town boundary and stated that the lands fall away and to physically service the land would be very difficult.

Cllr Regan withdrew his support for Cllr. Fahy's proposal.

On the proposal of Cllr Burke and seconded by Cllr Willers it was agreed to accept the recommendation in the Manager's Report.

2g Lisk (Ireland) Ltd, C/O John Roache

Summary:

The land in question is located in the townland of Rindifin, on the Ennis Road. They are currently proposed to be zoned industrial.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr Regan and seconded by Cllr Cannon it was agreed to accept the recommendation in the Manager's Report.

2h GAPP, Gort Area People's Park

Summary:

The land is located adjacent to the Ennis Road in the townland of Rindifin. It is currently proposed to be zoned industrial.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr Regan and seconded by Cllr Cannon it was agreed to accept the recommendation in the Manager's Report.

2i Oliver Roache

Summary:

The subject lands are located in the townland of Cloonnahaha, off the Ennis Road. They are currently proposed to be zoned Community Facilities.

Recommendation:

No change recommended.

On the proposal of Cllr. Willers and seconded by Cllr. Regan it was agreed to zone the lands the subject of submission 2i from Community Facilities to part Community Facilities and part Residential as indicated in the submission.

2j Niall Finnegan

Summary:

In the Draft Plan the subject lands are located off the Ennis Road, adjacent to the railway line, in the townland of Cloonnahaha. These lands are located outside the Draft Plan Boundary.

Recommendation:

No change to Draft Plan.

On the proposal of Cllr Willers and seconded by Cllr Fahy it was agreed to extend the plan boundary and zone the lands the subject of submission 2j residential.

2k Sean & Kathleen Glynn

Summary:

The subject lands are located in the townland of Cloonnahaha, adjacent to the Ennis Road. In the Draft Plan the subject lands are outside the Plan boundary.

Recommendation:

No change to Draft Plan.

On the proposal of Cllr Willers and seconded by Cllr Regan it was agreed to extend the plan boundary and zone the lands the subject of submission 2k residential.

2l Ralph & Elaine Keane, C/O Connor Hayes Consulting Engineers Ltd

2l Part 1

The land is located in the south of the town, between the River and the railway line. It is currently proposed to be zoned as Community Facilities.

Recommendation:

No change to the Draft Plan.

Summary:

The lands are located on the Tubber Road, in the townland of Ballyhugh. They

On the proposal of Cllr. Cannon and seconded by Cllr Regan it was agreed to accept the recommendation in the Manager's Report.

Recommendation:

No change to the Draft Plan.

2l Part 2

This land is also located in the south of the town just off the Ennis Road. It is currently proposed to be zoned Community Facilities.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr Feeney and seconded by Cllr Regan it was agreed to zone the lands the subject of submission 2l from community facilities to residential.

2m John Howley

Summary:

The subject lands are located in the townland of Cloonahaha, between the railway line and the river. They are currently proposed to be zoned as Community Facilities.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Burke and seconded by Cllr Willers it was agreed to accept the recommendation in the Manager's Report.

2n Sean Ruane, C/O Grealish, Glynn & Associates

Summary:

The land is located in the south of the town, in the townland of Cloonahaha. It is situated between the railway line and the river. It is currently proposed to be zoned Community Facilities.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Burke and seconded by Cllr Cannon it was agreed to accept the recommendation in the Manager's Report.

2o Mary Rodgers

Summary:

The lands are located on the Tubber Road, in the townland of Ballyhugh. They are currently outside the Draft Plan Boundary.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Cannon and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report.

2p Michael Burke

Summary:

The land is located on the Tubber Road, in the townlands of Ballyhugh and Ballyhbaun. It is currently outside the Draft Plan boundary.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Regan and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report.

2q Robin Lahiffe & Jack Hayes, C/O Grealish, Glynn & Associates

Note: insufficient maps were supplied; we are assuming they are referring to the land shown on Map 2.

Summary:

The land is located in the townland of Ballyhugh, adjacent to the existing GAA pitches and the Boy's National School. It is currently proposed to be zoned Recreation & Amenity and Community Facilities.

Recommendation:

- Amend Section 2.14 of the Draft Plan, to say:
 - "This area includes approximately four and a half **hectares** of playing fields....."
- No change to the proposed zoning.

On the proposal of Cllr Cannon and seconded by Cllr Willers it was agreed to accept the recommendation in the Manager's Report to amend Section 2.14 of the Draft Plan, to say "This area includes approximately four and a half hectares of playing fields".

On the proposal of Cllr. Regan and seconded by Cllr.Fahy it was agreed to zone the lands the subject of submission 2q part residential and part Community as indicated on the map presented to this meeting (residential zoning marked in green and community facilities zoning in blue).

2r Patrick Griffin, C/O Oliver Higgins Consulting Engineers Ltd

Summary:

The land is located on the Corofin Road, on the corner with Gallagher's Lane. It is currently proposed to be zoned Enterprise.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr Fahy and seconded by Cllr Willers it was agreed to zone the lands the subject of submission 2r from enterprise to residential.

2s Aileen O'Grady, C/O Gabriel Dolan & Associates

Summary:

The lands are located in the west of the town, just off the Corofin Road and adjacent to The Maples housing estate. They are currently proposed to be zoned Enterprise.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Burke and seconded by Cllr Feeney it was agreed to accept the recommendation in the Manager's Report.

On the proposal of Cllr Fahy and seconded by Cllr Regan it was agreed to zone the lands the subject of submission 2s from enterprise to residential.

Recommendation:

A vote was taken on Cllr Burke's proposal and the result of the vote was as follows:

AR SON: Cllr. Burke, , Cllr. Cannon, Cllr. Feeney, Comh. O'Cuaig, Cllr. Welby, Cllr. Willers (6)

IN AGHAIDH: Cllr. Fahy, Cllr. Hoade, Cllr. Regan, (3)

GAN VOTAIL: (0)

The Mayor declared Cllr Burke 's proposal carried

2t Frances Spellman

Summary:

The lands are located to the north of the town, on the Galway Road. They are currently proposed to be zoned for Industrial use.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Burke and seconded by Cllr Cannon it was agreed to accept the recommendation in the Manager's Report.

2u Colman Keane

Summary:

The land is located on the Galway Road, in the townland of Glenbrack. The majority of the land is within the Draft Plan boundary and is currently proposed to be zoned Industrial.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Burke and seconded by Cllr Regan it was agreed to accept the recommendation in the Manager's Report.

2v Colman Keane

Summary:

The land is located on the Galway Road, in the townland of Glenbrack. The land is currently outside the Draft Plan boundary.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Cannon and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report.

Issue 3 Additional Zoning Requests

General Comments Submitted by: Minister Noel Treacy (No Map) & GRACE, Gort Regional Alliance for Community & Environment

General Comments:

Summary:

- The Gort Town Business Association are anxious that a broad view should be taken on the southern side of the town. It is felt that all lands on the eastern side of the railway in the townland of Rindifin should be zoned Commercial and land on the other side of the railway should be zoned Amenity, Sporting or Entertainment. (No map was supplied with this submission)
- GRACE feels there is an excessive amount of land zoned for industrial and enterprise purposes in the Draft Plan. It is too close to residential areas. It is requested that the amount of Industrial land is reduced, the land on the Loughrea Road is suggested as an example of unacceptable zoning. Also, the type of industrial development allowed must be made clear, the difference between industrial and enterprise land should also be stated.

Recommendation:

No change to the Draft Plan

On the proposal of Cllr. Regan and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report.

Specific Requests:

Specific Requests Submitted by: 3a Thomas Leech, 3b Vivian Diviney, 3c GAPP Gort Area People's Park, 3d Pat Callanan, John Hickey & Brian Melia, and GAPP, 3e GAPP, Gort Area People's Park, 3f GAPP, Gort Area People's Park, 3g GAPP, Gort Area People's Park, 3h GAPP, Gort Area People's Park, 3i Tom Griffin, 3j GAPP, Gort Area People's Park, 3k GAPP, Gort Area People's Park, 3l GRACE, Gort Regional Alliance for Community & Environment and GAPP, 3m GAPP, Gort Area People's Park, 3n The Lydon Family, 3o Pearse Piggott, Liam Fahy & Colman Keane, 3p GAPP, Gort Area People's Park

3a Thomas Leech

Summary:

This land is located on the Kinicha Road, north of the town centre. It is currently outside the Draft Plan boundary.

Recommendation:

No change to Draft Plan.

On the proposal of Cllr Feeney and seconded by Cllr Fahy it was agreed to extend the plan boundary and to zone the lands the subject of submission 3a to industrial.

Summary:

The land is located north of the town centre between the railway line and the

3b Vivian Diviney, C/O Grealish, Glynn & Associates

Note: Part of this land is included in 3c – GAPP, Gort Area People's Park

Summary:

This land is located to the north of the town centre, adjacent to the Kinicha Road. It is currently proposed to be zoned Industrial.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Burke and seconded by Cllr Regan it was agreed to accept the recommendation in the Manager's Report.

3f GAPP, Gort Area People's Park

3c GAPP, Gort Area People's Park

Note: Part of this land is included in 3b – Vivian Diviney

Summary: proposed to be zoned Industrial.

The land is located north of the town centre adjacent to the Kinicha Road. It is currently proposed to be zoned Industrial.

No change to the Draft Plan.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Burke and seconded by Cllr Fahy it was agreed to accept the recommendation in the Manager's Report.

3d Pat Callanan, John Hickey & Brian Melia, C/O AP McCarthy Planning Consultants, GAPP, Gort Area People's Park

Summary:

The lands are located in the north of the town centre. They are bordered by Crowe Street, Kinicha Road and the Cannahowna River. They are currently proposed to be zoned part Town Centre (Mixed Development), Industrial and Recreation & Amenity.

Recommendation:

Change from proposed Industrial zoning to Town Centre (Mixed Development). No change to the Recreation & Amenity zone.

On the proposal of Cllr. Regan and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report.

3e GAPP, Gort Area People's Park

Summary:

The land is located north of the town centre between the railway line and the Cannahowen River. It is currently proposed to be zoned Industrial.

Recommendation:

No change to the Draft Plan.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Regan and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report.

3f GAPP, Gort Area People's Park

Note: Part of this land is included in Submission 2c – David Coen, Gort Homes

Summary:

The land is located off the Loughrea Road, adjacent to the railway line. It is currently proposed to be zoned Industrial.

Recommendation:

No change to the Draft Plan.

It was noted that the lands which the subject of 3f had already been dealt with by virtue of the decision taken for submission 2c.

3g GAPP, Gort Area People's Park

Note: Part of this land is also included in Submissions 2h, Oliver Roache and 2k, Ralph & Elaine Keane

3g GAPP, Gort Area People's Park

The land is located south of the town centre, between the Ennis Road and the
Note: Part of this land is also subject of Submission 2c – David Coen, Gort Homes

Summary:

The land is located on the Loughrea Road, in the townland of Lavally. It is currently proposed to be zoned Industrial.

It was noted that the lands which the subject of 3j had already been dealt with by virtue of the decision taken for submissions 2i and 2l.

Recommendation:

No change to the Draft Plan.

It was noted that the lands which the subject of 3g had already been dealt with by virtue of the decision taken for submission 2c.

Summary:

The land is located in the town centre to the rear of George's Street, in the townland of Lavally. It is currently proposed to be zoned Town Centre.

3h GAPP, Gort Area People's Park

Recommendation:

No change to the Draft Plan

Summary:

The land is located north of the town centre between the railway line and the Cannahowen River. It is currently proposed to be zoned part Town Centre (Mixed Development) and part Recreation & Amenity.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Regan and seconded by Cllr Fahy it was agreed to accept the recommendation in the Manager's Report.

Summary:

The land is located in the town centre, to the rear of George's Street and adjacent to the railway line. It is currently proposed to be zoned Town Centre

3i Tom Griffin

Summary:

The land is located in the south east of the town, in the townland of Lavally. It is currently proposed to be zoned Community Facilities.

On the proposal of Cllr Willers and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report and to plan to retain this area and the town within its public open space.

Recommendation:

No change to the Draft Plan

On the proposal of Cllr Regan and seconded by Cllr Willers it was agreed to zone the lands the subject of submission 3i from Community facilities to Residential.

Note: Part of this land is included in Submission 3n – The Lydon Family
Summary:

The land is located in the town centre at George's Street, between the railway line and the town centre. It is currently proposed to be zoned Town Centre (Mixed Development).

3j GAPP, Gort Area People's Park

Note: Part of this land is also included in Submissions 2h, Oliver Roache and 2k, Ralph & Elaine Keane.

Summary:

The land is located south of the town centre, between the Ennis Road and the railway line. It is currently proposed to be zoned Community Facilities.

Recommendation:

No change to the Draft Plan.

It was noted that the lands which the subject of 3j had already been dealt with by virtue of the decision taken for submissions 2i and 2l part 2.

Note: Part of this land is included in Submission 3m – GAPP

3k GAPP, Gort Area People's Park

The lands are located in the centre of the town. They are bounded on both sides by George's Street and are proposed to be zoned Part Community

Summary:

The land is located in the town centre to the rear of George's Street, in the townland of Lavally. It is currently proposed to be zoned Town Centre.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Cannon and seconded by Cllr Feeney it was agreed to accept the recommendation in the Manager's Report.

**3l GRACE, Gort Regional Alliance for Community & Environment
GAPP, Gort Area People's Park**

Summary:

The land is located in the town centre, to the rear of George's Street and adjacent to the railway line. It is currently proposed to be zoned Town Centre (Mixed Development).

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr Willers and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report and to include an objective in the plan to retain this area and the trees within as a public open space.

3m GAPP, Gort Area People's Park

Note: Part of this land is included in Submission 3n – The Lydon Family

Summary:

The land is located in the town centre at George's Street, between the railway line and the river. It is currently proposed to be zoned Town Centre (Mixed Development).

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Regan and seconded by Cllr Willers it was agreed to accept the recommendation in the Manager's Report.

3n The Lydon Family, C/O AP McCarthy, Planning Consultants

Note: Part of this land is included in Submission 3m – GAPP

Summary:

The lands are located in the centre of the town. They are situated on both sides of the river, at George's Street and are proposed to be zoned Part Community Facilities and part Town Centre (Mixed Development).

Recommendation:

Change from proposed Community Facilities to Town Centre (Mixed Development) zoning.

On the proposal of Cllr. Regan and seconded by Cllr Willers it was agreed to accept the recommendation in the Manager's Report.

3o Pearse Piggott, Liam Fahy & Colman Keane, C/O Connor Hayes, Consulting Engineers

Summary:

The land is located to the west of the town, in the townland of Glenbrack. It is currently outside the Draft Plan boundary.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Cannon and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report.

3p GAPP, Gort Area People's Park

Summary:

It is requested that the amenity and open spaces areas within the existing estates in Crowe Street and at the Maples are zoned as Recreation and Amenity. There is an existing tennis court and small football pitch on part of these lands. The land comprises of approximately 1.6 acres.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Regan and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report.

Recommendation:

Amend the name of the park to Caneva Quinn Park

Issue 4 **Written Content of the Draft Plan**

Submitted by: 4a Frank Glynn, 4b Alan McHugh, Eirgrid, 4c GAPP, Gort Area People's Park

4a **Frank Glynn, C/O AP McCarthy, Planning Consultants**

Summary:

Specific Objective T3 states that it is an objective of the Council to facilitate the development of public car-parking facilities in the vicinity of the town centre. This objective is also marked in Map 3, Specific Objectives.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr Willers and seconded by Cllr Regan it was agreed that Specific Objective T3 is removed from Map 3.

4b **Alan McHugh, Eirgrid**

Summary:

- The Draft Local Area Plan should support the provision of High Voltage electrical infrastructure. This infrastructure is required for the reinforcement of the transmission network, related to growing electricity demand.
- It is requested that the following wording is inserted into the Draft Plan:
- *"The development of secure and reliable electricity transmission infrastructure is recognised as a key factor for supporting economic development and attracting investment to an area. It is the aim of the Planning Authority to support infrastructural renewal and development of electricity networks in the area, including the overhead lines considered necessary to provide the required networks."*

Recommendation:

Amend the Draft Plan to include the paragraph above in Section 2.8 Energy.

On the proposal of Cllr. Regan and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report.

4c GAPP, Gort Area People's Park

Summary:

The Draft Plan refers to a Town Park to the rear of the church, on Church Street. This is overstating this piece of land. It is requested that this piece of land is not referred to as Gort Town Park.

Recommendation:

Amend the name of the park to Canon Quinn Park.

On the proposal of Cllr. Cannon and seconded by Cllr Fahy it was agreed to accept the recommendation in the Manager's Report.

Issue 5 Galway Transportation & Planning Study

Submitted by:

Brian Kenny, Dept. of Environment, Heritage & Local Government

Summary:

Galway City and County Council both adopted the GTPS report and its recommendation in November 2003. This study put Gort on the second tier in the Settlement Strategy and envisaged a population growth of approximately 1,000 households between 2001 and 2016. This Draft Local Area Plan should be examined to ensure that it facilitates and supports the agreed strategy contained in the GTPS and the Regional Planning Guidelines.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Regan and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report.

Issue 6 Water & Drainage

Submitted by: Leo Finn, Siobhan Fahy, Austin McNerney, Adrian Feeney, J. Mannion, Martina McMahon, Leah Kelly, Helen Divilly, Mary Lee, Deirdre Lenehan, John Higgins, Anne Loughery, Daniel O'Reilly, GRACE, Gort Regional Alliance for Community & Environment, GAPP, Gort Area People's Park

Summary:

- The Gort sewerage system needs to be modernised and extended.

- The sewerage system should be extended through the town and the main routes leading to and from Gort, in order for the town to develop in a sustainable way.
- The Gort water supply also needs to be upgraded in a number of ways.
- The current water system was installed in 1928 and it now needs to be made redundant in favour of a new system.
- Currently, there is a serious fire risk as there is insufficient water pressure, particularly in the evenings along Bridge Street and George's Street.
- There is also a question about water quality from such an antiquated system.
- The Local Area Plan should contain a timeframe for these proposals.
- Development beyond the current boundary would be considered unwise until there is adequate infrastructure for existing and new developments.
- Infrastructural development should be carried out in advance of further development for the good of Gort's population.
- It is suggested that the Blackwater should be used as a source of water.
- The Gort Water Supply scheme was due to start in 2005, now it seems that it won't be started until 2008/9. This is unacceptable and must be brought forward.
- GRACE and GAPP request a moratorium on any new planning proposals until there is adequate water and sewerage systems.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Regan and seconded by Cllr Fahy it was agreed to accept the recommendation in the Manager's Report.

Issue 7 Transportation and Roads

Submitted by:

GAPP, Gort Area People's Park

Summary:

The state of the roads in Gort is disgraceful. GAPP requests that all roads are resurfaced in the next 12 months.

The location of the primary access objectives in Maps 2 and 3 in the Draft Plan should be examined with regard to areas of Special Scientific Interest. It is also requested that an EIA would be carried out before construction and that regard is had to Directives 79/409/EEC (Birds) and 92/43/EEC (Habitats).

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Regan and seconded by Cllr Fahy it was agreed to accept the recommendation in the Manager's Report.

Issue 8 Car Parking

Submitted by:

GAPP, Gort Area People's Park

Summary:

There is a need for additional car parking in Gort. At present people are parking haphazardly. The proposed new traffic management plan will improve the order of parking but does not increase the number of spaces available.

There are two possible sites for car parking, marked on Map 4. Site A is adjacent to the railway station and site B could be used for town centre shopping and the proposed new Town Centre Park.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Burke and seconded by Cllr Cannon it was agreed to accept the recommendation in the Manager's Report.

Issue 9 Heritage

Submitted by:

Ian Lumley, An Taisce, Brian Kenny, Department of Environment, Heritage & Local Government

Summary:

- An Taisce is pleased to note the proposed Architectural Conservation Area for the town centre. They request that the Plan boundary is extended to include to incorporate an area of the original Lough Cultra estate and associated woodlands which run to the south of the town to ensure their proper planning and amenity protection. This area should then be scheduled as a Landscape Conservation Area under Section 204 of the Planning and Development Act.
- The Department of Environment, Heritage & Local Government suggested a number of text changes.

Recommendation:

Amend text as shown below:

Section 2.1

Include site numbers for the candidate Special Area of Conservation (252) and the Special Protection Area (4107) at the Coole-Garryland Complex.

Include:

The Coole-Garryland turlough is considered to be the most important turlough in Ireland and in the world. It is a wetland system of global significance. Gort is located within the groundwater and surface water catchments of the Coole-

Garryland turlough. Because of hydrological and hydrogeological links, the potential indirect effects on the cSAC must be recognised. All surface and ground water sources must be protected inline with the requirements of the EU Habitats and Water Framework Directives.

Section 3.1

Include policies:

- Recognise the potential for indirect effects on the Coole-Garryland turlough and cSAC as a result of development in the town. Assess new developments with regard to these possible effects, as required under Article 6 of the EU Habitats Directive.
- Restrict essential tree felling, hedgerow maintenance and vegetation clearance to the period outside the bird nesting season, (1st March to 21st August).
- Retain and protect surface waters, wetlands and other seasonally flooded areas, this is to include their extent, water quality and interconnectivity and the banks of Gort River.
- Protect and conserve ecological networks/corridors/links and stepping stones, and promote the interconnectivity of areas of natural heritage importance, while recognising wider links outside the plan area.
- Protect bats and their roosts, and to maintain woodland, hedgerows, treelines and ecological networks and corridors which serve as feeding areas, flight paths and commuting routes for bats.

Amend the following policy:

- 3.1.4 Protect and conserve ecological networks and prevent loss and fragment of ecological corridors where possible, **also promote their sensitive management and maintenance.**

On the proposal of Cllr. Regan and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report.

Issue 10 Urban Design Framework

Submitted by:

Pearse Piggott, C/O Connor Hayes, The Lydon Family, C/O AP McCarthy

Summary:

- The land in question is located in the town centre to the rear of the Post Office. It is requested that the Urban Design Framework is revised. Currently Map 2a, in the Draft, shows, on this land, a car park and civic open space. These would have a negative effect on the owner's proposals for this land.
- Planning Application 05-3042 is located on land adjacent to the river and George's Street. It is requested that the Urban Design Framework is amended to take account of the building layout contained in this application.

Recommendation:

Amend the Urban Design Framework, see Map 5.

On the proposal of Cllr. Cannon and seconded by Cllr Fahy it was agreed to accept the recommendation in the Manager's Report

Issue 11 SEA Directive

Submitted by:

GAPP, Gort Area People's Park

Summary:

It is recognised, in Appendix 1, that the process for a new Local Area Plan for Gort began previous to July 2004, however, the Plan has been completely rewritten and it should be subject to the SEA process.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Burke and seconded by Cllr Fahy it was agreed to accept the recommendation in the Manager's Report.

Issue 12 EIA Requirements

Submitted by:

GAPP, Gort Area People's Park

Summary:

GAPP feel that any type of development should be subject to an Environmental Impact Assessment (EIA). EIA requirements derive from EU Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Burke and seconded by Cllr Feeney it was agreed to accept the recommendation in the Manager's Report.

Issue 13 Litter and Waste Management

Submitted by

GRACE, Gort Regional Alliance for Community & Environment,
GAPP, Gort Area People's Park

Summary:

Gort should have its own community based resource recovery centre/recycling centre. At present, residents must travel to Ennis or Scariff to recycle. It is recognised that a centre is being developed in Loughrea, however, this would mean increased traffic to Loughrea. This is not acceptable or practical for the population of Gort.

Although it is the Council's intention to encourage waste management practitioners to collect everyone's waste, most lorries are unable to travel on many of the smaller boreens. This increases the risk of illegal burning and dumping of waste.

GRACE is actively seeking a second bottle bank in the town. A bottle bank should form part of a recycling centre. These facilities provide a collection point for all recyclables and help make recycling and sorting easy for people. This facility should be sited on appropriately zoned land within easy access to the town centre.

GAPP, however, feel that bottle banks cause more litter problems than they solve and request that there are bottle bank facilities at a recycling centre.

The old town dump is suggested as a possible site for a waste recycling centre.

Recommendation:

No change to the Draft Plan

Cllr. Cannon stated that each town should have it's own recycling centre and that it was not acceptable that the people of Gort must travel to Loughrea for recycling facilities. He added that the inclusion of recycling facilities in the zoning matrix was not sufficient and suggested an objective be included in the plan.

It was agreed by the members to accept the recommendation in the Manager's Report and to include an objective in the Plan to provide for a recycling centre in Gort.

Issue 14 Gort Station & Western Rail Corridor

Submitted by:

Brian Kenny, Dept of Environment, Heritage & Local Government
GRACE, Gort Regional Alliance for Community & Environment

Summary:

Under the Transport 21 programme, Gort Station is to re-open as part of the Western Rail Corridor. Gort will play a key role, given its location on the existing line. The contribution the town can make to building up a critical mass need to be examined, in the context of the Settlement Strategy.

GRACE request that there is provisions made for Community Facilities adjacent to Gort Station. These should include: car parking, bicycle parking, park and ride, disability car parking and mother and child car-parking.

Issue 17 Derelict Buildings

Recommendation:

No change to the Draft Plan. for Community & Environment

On the proposal of Cllr. Cannon and seconded by Cllr Fahy it was agreed to accept the recommendation in the Manager's Report.

Issue 15 Flooding & Flood Plains

Submitted by:

Brian Kenny, Dept. of Environment, Heritage & Local Government

Summary:

The Draft Plan indicates a flood plain to the north of Cannahowna River and not to the south. No flood plain is indicated on the Gort River. It is recommended that the Local Authority liaise with the Office of Public Works to establish the full extent of lands at risk of flooding and ensure they are zoned appropriately.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Cannon and seconded by Cllr Fahy it was agreed to accept the recommendation in the Manager's Report.

Issue 16 Retail

Submitted by:

Tesco Ireland, C/O DTZ Pidea Consulting

Summary:

Tesco welcomes the fact that Galway County Council are advocating further investment in Gort.

They ask that the Council ensures that there is sufficient land zoned Town Centre (Mixed Development) to facilitate access and car parking provisions.

It is also request that should the retail strategy become available, information should be included in the Draft Plan.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Cannon and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report.

Recommendation:

No change to the Draft Plan.

Issue 17 Derelict Buildings

Submitted by:

GRACE, Gort Regional Alliance for Community & Environment

Summary:

Section 4.2 of the Draft Plan states that it is the Council's intention to "encourage infill, the redevelopment of derelict, obsolete and brownfield sites...." There are a number of derelict buildings in Gort and GRACE requests that the Council uses the powers of CPO to purchase these buildings and ensure that they are redeveloped appropriately.

Renovating these derelict buildings would enhance the appearance of the town and encourage more tourists to stop here.

Recommendation:

Include additional policies in the Draft Plan, Section 3.9:

- Promote best practice in regard to the upkeep of properties by owners including buildings that are underused and buildings on the Register of Derelict Buildings.
Investigate options for the improvement and enhancement of underused properties and properties in disrepair.
- Promote the revitalisation of the town centre in a manner that is sympathetic to the character of its surrounds through exercising Council powers vested under the Derelict Sites Act.

On the proposal of Cllr. Cannon and seconded by Cllr Burke it was agreed to accept the recommendation in the Manager's Report.

Issue 18 Tourism

Submitted by:

GRACE, Gort Regional Alliance for Community & Environment

Summary:

Gort is a recognised Heritage Town, it also is near the Burren and has many sites of mystical, cultural and environmental interest. While it is important to develop Gort as a 'Service Hub', it is also important to recognise Gort's connections to Lady Gregory, W.B. Yeats and the Ecclesiastical Trail. The Coole Park Project is currently being developed in order to foster interest in the environment and promote tourism in the area.

GRACE would like it noted that the pavements in Gort town are unattractive, dangerous and unfriendly for people with mobility needs. If the appearance of Gort is to be improved in order to attract tourists, it is very important that the pavements are improved.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Fahy and seconded by Cllr Cannon it was agreed to accept the recommendation in the Manager's Report and to include reference to Kilmacduagh in text.

Recommendation:

Include additional walkways in Urban Design Framework map and Specific Objectives map, as shown in Map 4.

Issue 19 Coole Park

Submitted by:

GAPP, Gort Area People's Park

Summary:

Improved links to Coole Park are essential for the population of Gort. At the minute the only safe and viable way to reach Coole Park is by car.

Recommendation:

No change necessary to the Draft Plan.

Summary:

On the proposal of Cllr. Regan and seconded by Cllr Fahy it was agreed to accept the recommendation in the Manager's Report

Issue 20 Protected Views

Submitted by:

GAPP, Gort Area People's Park

Summary:

The previous Development Plan for Gort contained two Amenity Views, one from Bridge Street and George's Street looking away from the town and one looking west from Gallagher's Lane. These are not contained in the current Draft Plan. It is requested that they are re-introduced in the adopted Local Area Plan.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Regan and seconded by Cllr Fahy it was agreed to accept the recommendation in the Manager's Report.

Issue 21 Amenity Walkways

Submitted by:

GAPP, Gort Area People's Park

Summary:

GAPP request that there are additional amenity walkways included in the Local Area Plan. These additional walks are shown on Map 4.

Recommendation:

Include additional walkways in Urban Design Framework map and Specific Objectives map, as shown in Map 4.

On the proposal of Cllr. Willers and seconded by Cllr Fahy it was agreed to accept the recommendation in the Manager's Report.

Issue 22 Open Space

Submitted by:

GAPP, Gort Area People's Park

Recommendation:

No change to the Draft Plan.

Summary:

Many developments in Gort contain un-usable open space. It is requested that in the future all new estates will contain usable open space, and that developers are required to submit their proposals for open space.

Recommendation:

No change required.

On the proposal of Cllr. Feeney and seconded by Cllr Fahy it was agreed to accept the recommendation in the Manager's Report.

Issue 23 Trees

Submitted by:

GAPP, Gort Area People's Park

Summary:

The previous Development Plan for Gort stated that 2 trees per new dwelling should be planted. This has been removed from the current draft Plan where is now states that developers are required to agree an adequate level of planting with the planning authority. It is requested that there is a process in place to ensure that the planting and landscaping of new developments is carried out.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Regan and seconded by Cllr Willers it was agreed to accept the recommendation in the Manager's Report.

Issue 24 Consultation and Local Agenda 21

Submitted by:

GAPP, Gort Area People's Park
Colman Keane

Summary:

With regard to Local Agenda 21, GAPP requests that the planning authority consults with local groups and residents at the planning stage of all developments that contain open space.

Local Agenda 21 is an initiative that allows the general public to participate in the planning process. It allows local governments to work with the community to create a sustainable future. It is the opinion of Mr. Keane that the Draft LAP for Gort does not do this.

Recommendation:

No change to the Draft Plan.

On the proposal of Cllr. Fahy and seconded by Cllr Regan it was agreed to accept the recommendation in the Manager's Report.

On the proposal of Cllr. Cannon and seconded by Cllr Feeney it was agreed to accept the amendments and material alterations made and to put the amended Draft Gort Local Area Plan on public display.

Cllr Regan complimented Mr. Gavin and Ms. Burke on their comprehensive presentation and thanked them for the time and effort put into the Plan.

Mr Ridge thanked the Members for the speedy and efficient manner in which they dealt with the Gort Plan.

He also acknowledge receipt of the petition from the Gort Area People's Park and stated that it was heartening to see such interest in planning matters. He stated that their comments would be taken on board.

MATERIAL CONTRAVENTION OF THE COUNTY DEVELOPMENT PLAN FOR GALWAY – FOR PERMISSION FOR THE CONSTRUCTION OF 30 SEMI-DETACHED SERVICED DWELLINGS AND ASSOCIATED SERVICES IN THE TOWNLAND OF HEADFORD 761

Planning Register Reference: 05/1971

APPLICANT: R Corbett C/O Patrick J Newell, Consulting Engineers.

PROPOSED DEVELOPMENT: Permission is sought for the construction of 30 semi-detached serviced dwellings and associated services.

MATERIAL CONTRAVENTION

This proposal is a material contravention of Section 2.6: Settlement Strategy of the County Development Plan 2003-2009. Currently, the household allocation for this tier of the settlement strategy in the County Development Plan 2003-2009 has reached its allocation.

DEVELOPMENT LOCATION

The proposed development is located on the Shrulce Road, in Pollacullaire, Headford, to the north of Headford town.

PLANNING HISTORY

Permission was granted in planning register reference 04/19 for the construction of a residential development consisting of 48 no. accommodation units in phase 1 of an overall phase 1 and 2 development of 56 no. accommodation units. This application for development was on the adjacent site.

HEADFORD LOCAL AREA PLAN

The site is currently zoned Residential in the Headford Local Area Plan 2005-2011. It is considered that the development of 30 dwelling houses is an appropriate development on lands zoned for phase 1 residential development.

DESCRIPTION OF DEVELOPMENT

The total area of the site is 1.26ha. Permission is sought for 30 dwellings. The proposed development is an extension of the residential development granted in planning register reference 04/19 which is currently under construction. The proposed site is located to the rear of this development.

Roads: It is proposed to access the site from the same access road as that permitted in planning register reference 04/19. The applicants have consulted with the Roads Department and submitted details of proposed works to improve sightlines to the satisfaction of the Planning Authority and the Roads Department.

Water Services: The applicants have consulted with Water Services. An agreement has been made which outlines that the foul effluent may be discharged to the public sewer subject to conditions.

Housing: An agreement has been made with the Housing Department in regard to compliance with Part V of the Planning and Development Act.

SUBMISSIONS

Submissions could be accepted up to and including 16/02/06. No submissions have been received.

STATUTORY CONSIDERATIONS

A decision to grant permission cannot be made unless a resolution is passed by the members requiring that such a decision be made in accordance with Section 34(6)(a) of the 2000 Planning Act.

Public notice of the Council's intention to consider deciding to grant permission was given on 19th January 2006 and the notice invited members of the public to submit representations or objections.

If a resolution is passed requiring that a decision to grant permission be made, such a decision will issue with suitable conditions, otherwise a decision to refuse permission must issue.

The latest date for a decision on this application is 15/03/2006.

Cllr Hoade proposed that, having considered the Planning Application made by R. Corbett C/O Patrick J Newell, Consulting Engineers, and having considered Mr. Ridges Report, Galway County Council, in accordance with the provisions of Section 26 (3) of the Local Government (Planning and Development) Act 1976, as amended by Section 45 of the Local Government Act 1991 hereby require that a decision to grant permission be made in the case of this application.

Cllr McDonagh seconded this proposal

A vote was taken to accept this proposal and the result of the vote was as follows:

AR SON: Cllr. Burke, Cllr. Canney, Cllr Connaughton, Cllr. Cannon, Cllr. Conneely, Cllr. D. Connolly, Cllr. M. Connolly Cllr. Cuddy, Cllr. Fahy, Cllr. Feeney, Cllr. Hoade, Cllr. Hynes, Cllr. Joyce, Cllr. Kyne, Cllr Mannion, Cllr. McDonagh, Cllr. McHugh, Cllr. Mullins, Comh Ní Fhatharta, Comh. O'Cuaig Comh. O'Tuairsg, Cllr. Regan, Cllr. Reilly, Cllr. Tierney, Cllr. S. Walsh, Cllr. T. Walsh, Cllr. Welby, Cllr. Willers (28)

IN AGHAIDH: Cllr. Keaveney, , (1)

GAN VOTAIL(0)

The Mayor declared the proposal carried.

MATERIAL CONTRAVENTION OF THE COUNTY DEVELOPMENT PLAN FOR GALWAY - For the permission for the demolition of existing buildings at No.10 & No.13 Bride Street & two buildings on Moore Street (a protected structure), demolition of extension to rear and alterations to main building and outbuildings at No.12 Bride Street (a protected structure) and construction of a mixed-use development consisting of 35 apartments and 17 townhouses, 1016sqm retail and 401sqm office in three storey block along street level and two and a half storey blocks over 1st floor deck. Basement and covered surface car parking areas including 104 ancillary car parking spaces, stores, plant and bin storage and all associated external works in the townland of Loughrea.

762

Ms McConnell presented the planner's report on this Material Contravention

Material Contravention of The County Development Plan for Galway for permission for the construction of a Mixed Use Development consisting of 35 apartments and 17 townhouses, 1016m² retail and 401m² office, in the townland of Loughrea.

Planning Reference No. 05/1185

APPLICANT: George Fahey & George McGrath.

PROPOSED DEVELOPMENT: Permission for the demolition of existing buildings at No. 10 & No.13 Bride Street & two buildings on Moore Street, demolition of existing derelict building at No. 11 Bride Street (a protected structure), demolition of extension to rear and alterations to main building and outbuildings at No.12 Bride Street (a protected structure) and construction of a mixed-use development consisting of 35 apartments and 17 townhouses, 1016sqm retail and 401sqm office in three storey block along street level and two and a half storey blocks over 1st floor deck. Basement and covered surface car parking areas including 104 ancillary car parking spaces, stores, plant and bin storage and all associated external works.

LOCATION: The site is located in the townland of Loughrea. The site is accessed from Bride Street, which is along the main Galway-Dublin road (N6)

and Moore Street, which runs perpendicular from Bride Street. The new Loughrea By-Pass is located to the north of the site.

PLANNING HISTORY:

No previous planning applications on this site.

ASSESSMENT:

The proposed development is a mixed use development, which consists of residential and commercial/retail units on lands zoned 'Town Centre' in the Loughrea Local Area Plan 2005-2011. Whilst the residential element is not considered excessive, the proposed development, if permitted, would contravene the Settlement Strategy of the Galway County Development Plan 2003 – 2009 by exceeding the number of permitted dwelling units for the entire plan period 2003 – 2009.

It is proposed to permit the 35 apartments and 17 townhouses on the site.

ZONING:

The site is zoned 'Town Centre' (Mixed Dev.) in the Loughrea Local Area Plan 2005-2011.

SUBMISSIONS:

Submissions could be accepted up to and including 10/02/06. Two submissions/objections have been received: (1) An Taisce, which relates to the proposed (a) Demolition of a Protected Structure (b) The Scale & Impact of the Proposed Demolition and (c) The Quality of the Proposed Replacement Development; (2) Local Resident, which relates to (a) Nuisance from Excavations/Risk to Property/Traffic Impacts (b) Overall Density/Quality of Design/Fire Risk/Refuse/Safety and (c) Demolition of Protected Structure.

RECOMMENDATION:

The development as proposed is generally in accordance with the zoning objectives in the Loughrea Local Area Plan.

STATUTORY CONSIDERATION:

A decision to grant permission cannot be made unless a resolution is passed by the members requiring that such a decision be made in accordance with Section 34(6)(a) of the 2000 Planning Act.

Public notice of the Council's intention to consider deciding to grant permission was given on 13th of January 2006 and the notice invited members of the public to submit representations or objections.

If a resolution is passed requiring that a decision to grant permission be made, such a decision will issue with suitable conditions, otherwise a decision to refuse permission must issue.

The latest date for a decision on this application is 09/03/2006.

Cllr Mannion proposed that, having considered the Planning Application made by George Fahy & George McGrath, and having considered Mr. Ridges Report,

Galway County Council, in accordance with the provisions of Section 26 (3) of the Local Government (Planning and Development) Act 1976, as amended by Section 45 of the Local Government Act 1991 hereby require that a decision to grant permission be made in the case of this application

Cllr McHugh seconded this proposal.

A vote was taken to accept this proposal and the result of the vote was as follows:

AR SON: Cllr. Canney, Cllr Connaughton, Cllr. Cannon, Cllr. Conneely, Cllr. D. Connolly, Cllr. M. Connolly Cllr. Cuddy, Cllr. Feeney Cllr. Hoade, , Cllr. Joyce, Cllr. Kyne, Cllr Mannion, Cllr. McDonagh, Cllr. McHugh, Cllr. Mullins, Comh Ní Fhatharta, Comh. O’Cuaig Comh. O’Tuairsg, Cllr. Reilly, Cllr. Tierney, Cllr. S. Walsh, Cllr. T. Walsh, Cllr. Welby, Cllr. Willers (24)

IN AGHAIDH: *Cllr. Hynes Cllr. Keaveney, , (2)*
GAN VOTAIL(0)

The Mayor declared the proposal carried

ROADS PROGRAMME 2006.

763

Report dated 17th February, 2006 was already circulated to Each Member

On the proposal of Cllr Mullins, seconded by Cllr McDonagh, the Roads Programme 2006 was adopted.

Cllr Burke stated that at a previous meeting of the Council it had been agreed that the CEO of the National Roads Authority would be invited to address the Council. He said that this meeting had not been held yet and if it had then the Main Street in Portumna might not have been left out of the Road Programme by the NRA.

Cllr D Connolly stated that he would like to know if the remaining bad stretch of road at Cappataggle was to be completed. He said that as the new N6 would be tolled more people were likely to use the old road instead. He said the Council should continue to seek funding from the NRA to complete this section of road.

Cllr Joyce stated that the streets on the National Primary route in Ballinasloe are a disgrace especially outside Portiuncla Hospital and Creagh. He proposed that these be included in next years programme. He also said that no workers should be laid off in the Ballinasloe East area due to lack of funding.

Cllr Connaughton stated that there was €225,000 provided for the review of speed limits outside schools. She said that she hoped that money would not be spent on Consultants and on drawings. She said that in relation to the Tully Village development outside Ballygar where planning permission was granted for twenty houses the onus was on the Council to ensure the safety of these people when walking back to Ballygar Village through the provision of proper footpaths.

Cllr Fahy stated that he wished to support Cllr Joyce in relation to the road workers in Ballinalsoe. He also wanted to know when the 4 workers from South Galway that were transferred to the Portumna Engineering area would be transferring back.

Comh O Cuaig stated that he welcomed the programme especially for the Conamara Area. He said he hoped that the Council would stand by its commitment to reinstate the R340 when the Regional Water Supply Scheme had been completed.

He welcomed the €61,000 for the Connemara Access road (Barna-Rossaveal). He said more information was needed in relation to the Maam cross to Screeb road.

Mr. Morgan said that the CEO of the NRA had said that he would meet a delegation from the Council and that the County Secretary was making the necessary arrangements for same.

He said that Portumna Main Street was included on the improvement proposals sent to the NRA but it had not got through the approval stage.

He said that in relation to the N6 the PPP contract was being put together and would be signed shortly and that work would commence in 2007. He said that it was unlikely that the NRA would finish the stretch at Cappataggle.

Mr. Morgan said that Ballinasloe Town was included in the request for improvement funding sent to the NRA but no funding was provided. It is possible that some funding may come later in the year.

He said in relation to the road workers that it was not the intention to let anyone go but that funding needed to be there for the road workers.

In relation to Tully Village he said that it was a long way from Ballygar and the NRA would not be prepared to provide funding and that it was usual to ask the developer to provide footpaths serving development.

In relation to the transferred workers he said that they would move back to South Galway if the work and the funding was available for them.

He said that preliminary work in the preparation of the design of the Screeb to Maam Cross Road is going ahead.

URBAN AND VILLAGE RENEWAL PROGRAMME 2006

764

Report dated 16th February 2006 was already circulated to each Member.

Cllr T. Walsh welcomed the programme.

Cllr Canney welcomed the allocation of monies for Williamstown and Glenamaddy. He said that Dunmore is in need of considerable improvement and recommended that it would be included in future schemes.

Cllr Burke welcomed the programme. He said that there are a lot of villages in the County and it would take a number of years to get around to them all. He suggested that 10 to 12 schemes should be done each year instead of 7 and that allocations of €100,000 to €12,000 should be considered in future.

Cllr Willers welcomed the allocation for Gort.

It was proposed by Cllr. T. Walsh, seconded by Cllr Canney to approve the Urban & Village Renewal Programme 2006

COUNCILLORS NOTICE OF MOTION FUNDING FOR ROADS 765

Report dated 17th February, 2006 was already circulated to Each Member

On the proposal of Cllr Mullins, seconded by Cllr Burke, the proposal to adopt the Notice of Motion Funding for Roads was approved.

Mr. Morgan stated that the Roads & Transportation SPC had proposed that the level of funding under the Notice of Motion funding be increased to €15,000 per member. It would be reviewed on an annual basis in reference to local roads maintenance. 70% of the funding is to be allocated by the 31st May each year and the balance by the 1st November. Any unallocated balances would be included in the Council's general account for road maintenance.

Cllr Burke welcomed the increase but questioned whether this funding was discretionary given the proposed constraints on spending it. He said that he always used his in an efficient manner.

Cllr Mannion stated that if the time frame is agreed then the Elected Members need to receive estimates from the Council on time. He also said that if the money

is not allocated by the 1st November each year that he should not forfeit his right to the money.

Cllr Joyce said that the Elected Members were not always notified of decisions made and that he proposed that a reply in relation to proposed projects under the Notice of Motion funding be given within two weeks to the Elected Members.

Cllr Willers asked could Notice of Motion money be combined with the Community Involvement Schemes.

Mr. Morgan said that they were two separate funds and that in the past they did not allow Notice of Motion to be combined with Community Involvement Scheme funds and that he would not recommend it now.

Comh O Tuairisg asked what would happen to the 70% if it was not allocated by the 31st May as the scheme only stated what would happen to funds not spent by the 1st November each year.

Mr. Morgan stated that what they were trying to do was to streamline the process to get the work done. He said that there was money being carried over every year. He said that the works needed to be incorporated into the Roads Programme for the Area Engineer so he can plan for it. He said that other jobs in the areas are being disrupted by late requests for projects to be carried out under the Notice of Motion.

Cllr Canney proposed that the wording on the Notice of Motion scheme be amended to read that works be "noted" at Electoral Area Committee meetings instead of "agreed" at Electoral Area Committee meetings. He stated that if the Council had to wait for agreement at Electoral Area Committee meeting then the projects would be delayed even further. This was agreed by the meeting.

WATER METERING PROJECT UPDATE

766

It was proposed by Cllr. Mannion, seconded by Cllr. McDonagh to defer this item to the next meeting.

ADOPTION OF BARCELONA DECLARATION

767

It was proposed by Cllr. Mannion, seconded by Cllr. McDonagh to defer this item to the next meeting.

MANAGERS BUSINESS

768

Review of Speed Limits

Mr. Morgan said in relation to the review of speed limits that guidelines had recently been issued by the Department on signage. He said that each sign would cost approximately €4,000. There are 122 schools outside the speed limit areas and the total cost for all the schools would be in the region of €4.1m.

He stated that the Council would have to prioritize schools in relation to immediate need as there was only € 200,000 provided for in the Roads programme. This would have to be done at Electoral area meetings. The remaining schools would then be completed on a phased basis.

Cllr Burke stated that it would be difficult to prioritize schools as they would want to know why they had not been included on the immediate needs list and others had.

Cllr Cannon stated that schools in settlement centres should have the fixed speed limits signs applied and this should remove the need for these new signs.

Cllr Welby said there are 3 schools on the N59 and the Council will have to look at putting in permanent speed limits at these schools.

Cllr Connaughton stated that Ballaghelea National School should be prioritized as their playing fields are across the road from the school and this was a dangerous situation. She asked could the Dept of Education and Science be asked if there was funding available as it was the Governments responsibility to provide funding for these signs.

Cllr Cuddy asked why all the schools could not be done at the same time as happened with all the road signs for metrification and that funding should be provided on a National Basis.

Cllr Kyne said that the flashing signs had more of an impact and they were better than fixed signs. He said that new lights on National Roads should be funded by the NRA and that Clár and Notice of Motion funding might be used for Non-National Roads.

In reply to Cllr Willers regarding the cost of the signs, Mr. Morgan said that the signs required special lighting technology and that some schools would require multiple signs as they had many approach roads.

Mr. Morgan said that the provision of these signs is a national issue and the Council would continue to seek funding from the State

Irish Allowance

Comh O Tuairisg stated that in other Gaeltacht areas an allowance for carrying out work through Irish was paid to the Outdoor Workers and he proposed that this be paid to Galway County Council employees.

Comh O Cuaig said he supported Comh O Tuairisg's proposal.

Mr. Kelly stated that there is a scheme but it is implemented in different ways, in various Counties such as Donegal, Kerry and Mayo. He said that the regulations date back to 1966 and that they say a Local authority may pay to an employee an allowance which cannot exceed 7.5% of the annual pay. He said that the Sceim Teanga and the Customer Service Plan provisions had in many aspects overtaken this legislation and that there were no plans to introduce it in Galway.

Pre-Planning Meetings

Cllr Kyne stated that the 18th April was the earliest date he could get for a pre planning consultation and he said while it was an improvement on a year ago he hoped the situation would be looked at again.

Joint Committee on Enterprise & Small Business

The County Manager said that the Oireachtas Joint Committee on Enterprise and Small Business will visit Ballinasloe on Monday, March 6th, and will hold a series of hearings in public session in St. Josephs College, Garbally, commencing at 9.30a.m. and concluding at 1p.m.

He said that he had been invited to make a presentation on behalf of Galway County Council. The Clerk to the Committee has advised that the Members of the Council might be notified of the visit.

CONFERENCES

769

On the proposal of Cllr. Mannion, seconded by Cllr. McDonagh, it was agreed that the attendance of the following members be approved at the Conferences set out hereunder, the cost of each Conference having been circulated to each Member:-

**“Cork County Council Annual Mayors Conference”, Castle Hotel,
Macroom, Co. Cork.
2nd March 2006**

Cllr. W. Burke

**“Pathfinding Conference”, Regency Hotel, Swords Road, Whitehall, D9.
3rd March 2006**

Cllrs. J. McDonagh, M. Mullins

**“Zebra Mussels & Other Alien Invaders Seminar”, The Claregalway Hotel
9th March 2006**

Cllr. J. Cuddy

**“Association of County & City Councils”, Fairways Hotel, Dundalk, Co.
Louth.**

9th, 10th & 11th March 2006

Cllrs. J. McDonagh, W. Burke, J. Joyce, M. Fahy, M. Hoade, M. Regan.

“LAMA”, Newpark Hotel, Kilkenny.

20th & 21st April 2006

Cllrs. J. McDonagh, J. Tierney, M. Mullins, P. Feeney, J. Joyce, M. Hoade, C. Ni Fhatharta.

NOTICE OF MOTIONS

NOTICE OF MOTION NO. 20 – CLLR. B. WILLERS

770

The following reply was given: -

“As with all planning permissions granted, development is monitored by the Planning Enforcement Section and appropriate actions are taken where there are breaches of planning permission conditions.”

NOTICE OF MOTION NO. 21 – CLLR. B. WILLERS

771

The following reply was given: -(Planning)

“In considering an application for Planning Permission the Planning Authority are precluded from considering anything other than the proper planning and sustainable development of the site in question.

Housing Contracts are a matter for the Housing Department.”

The following reply was given:- (Housing)

“The Council will be writing to existing contractors with a view to having existing estates fully completed. They will also be advised that non compliance may be a factor in awarding future contracts.”

NOTICE OF MOTION NO. 22- CLLR. B. WILLERS

772

The following reply was given: -

“The procedure embarked upon by the Council in respect of a competition for the development of the building through a form of Public/Private/Partnership has been terminated on advice. The Council is now actively pursuing the option of selling the building possibly on a leasehold basis with appropriate conditions requiring the retention of a minimum percentage of the building for community uses. It is expected that tenders would be sought in this regard in the coming weeks.”

NOTICE OF MOTION NO. 23- COMH. C. NI FHATHARTA

773

The following reply was given: -

“Is mian liom a chur in iúl go gcostnóidh an obair seo timpeall €300,000.”

NOTICE OF MOTION NO. 24- COMH. C. NI FHATHARTA

774

The following reply was given: -

“Tá tuairisc agus meastachán do 2006 seolta chuig an Roinn Gnóthaí Pobail, Tuaithe & Gaeltachta chun na hoibreacha deisiúcháin agus coiriú seo leanas a dhéanamh ar an gcéibh ar chostas €104,000.

athógáil ar dhá staighre; insealbhú baoi tarrthála agus bullaí feistithe; dréimiri; comharthaí rabhchán agus plá cloich.

Céibh an Spidéal (Tag 144A) (Sean Chéibh)

Is mian liom a chur in iúl gur chuir an Roinn Gnóthaí Pobail, Tuaithe & Gaeltachta agus an Comhairle Contae €95,500.00 ar fáil don Sean Chéibh thríd Clár na Céibheanna Beaga 2005.

Déanadh na hoibreacha seo a leanas – leac nua deic coinchréit; insealbhú bullaí feistithe; baoi tarthála; comharthaí rabhchán agus tógadh balla tearainn cloiche. Roinne an Oifig an Chomhairle Contae, Uachtar Árd, an tobair seo agus tá sé 95% críochnaithe.”

NOTICE OF MOTION NO. 25 – COMH. C. NI FHATHARTA 775

The following reply was given: -

“Is mian liom a chur in iúl go nglanfaidh an Comhairle Chontae an bóthar R336 ag Droichead Crimine, Indreabhán, go luath.”

NOTICE OF MOTION NO. 26 - CLLR. J. MCDONAGH 776

The following reply was given: -

“ I wish to inform you that the location in question is within the sightline triangle when exiting Waterview Village on to the N63. The land in question will be leveled on a one off basis but no new surface can be placed, as this may encourage traffic to pull in and cause a severe traffic hazard for persons attempting to access the N63 from Waterview.”

NOTICE OF MOTION NO. 27– CLLR. J. MCDONAGH 777

The following reply was given: -

“The criteria for establishing Settlement Centres relates to our overall settlement strategy in the County Development Plan. Such criteria refer to the need for a Settlement Centre to be:

1. A Local Service Centre
2. Be serviced or capable of being serviced
3. Be established as part of the policy within the County Development Plan.

In relation to speed limits, there is no relationship between speed limits and Settlement Centres. It should be noted that any entrance onto a National Roads Policy.”

NOTICE OF MOTION NO. 28 – CLLR. J. McDONAGH

778

The following reply was given: -

“Clarinbridge Sewerage Scheme is included within the catchment of Galway City Main Drainage study. This report should be completed shortly. This scheme cannot be advanced until the Galway City Main Drainage study has been completed.”

NOTICE OF MOTION NO. 29 – CLLR. M. FAHY

779

The following reply was given: -

“Kilcolgan water supply would not feasibly supply Gort Regional Water Supply Scheme as there would be excessive demand on limited supply. However, arising out of the construction of the Advanced Scheme, there has been improved pressure in the town. Consideration is been given to further boosting water pressures in areas where pressures are inadequate. A preliminary report for Gort has gone to the Department of Environment, Heritage & Local Government. A supplementary report in relation to the impact of the landslide on Lough Cultra has also been submitted to the Department. An Environmental Impact Assessment is currently being prepared for this scheme also.

NOTICE OF MOTION NO. 30 – CLLR. M. FAHY

780

The following reply was given: -

“Ardrahan Sewerage Scheme is not included in the current Water Services Investment Programme. However, this scheme is included in the Assessment of Needs. Ardrahan is included in Schedule ‘J’ “Sewerage Schemes for the period 2004-2006” and ranked at No. 21 out of a total of 22. Only three of the list of 22 are included in the current 2005-2007 WSIP.”

NOTICE OF MOTION NO. 31 – CLLR. M. FAHY

781

The following reply was given: -

“The works required could cost up to €50,000 and there are no funds available for it in the Council’s allocation for Arterial Drainage. Notice of Motion monies are provided in the Council’s budget for road maintenance and cannot be applied to these works.”

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NOTICE OF MOTION NO. 32 – CLLR. S. CANNEY 782

The following reply was given: -

“This road has been nominated for taking in charge by Cllr. M. Connolly and is currently being processed.”

The following reply was given: -

NOTICE OF MOTION NO. 33 – CLLR. S. CANNEY 783

The following reply was given: -

“Galway County Council in accordance with the Council’s policy on Taking In Charge of Estates, as adopted, will not consider taking any estate development in charge until it determines that the estate has been satisfactorily completed.”

NOTICE OF MOTION NO. 34 – CLLR. S. KYNE 784

The following reply was given: -

“I wish to inform you that the bridge location will be investigated and should funding become available, due consideration will be given.”

NOTICE OF MOTION NO. 35 – CLLR. S. Ó TUAIRISG 785

The following reply was given: -

“Is mian liom a chur in iúl nach bhfuil airgead ag an Comhairle Chontae chun an obair seo a dhéanamh faoi láthair.”

NOTICE OF MOTION NO. 36 – CLLR. S. CONNAUGHTON 786

The following reply was given: -

“This road is in a moderate state of repair generally, except for a number of sections including in the vicinity of dwelling house mentioned where frequent pothole repairs had to be carried out due to the fact that farm yard effluent is allowed to be discharged on the roadway. Further routine maintenance will be carried out in the near future.

A Community Involvement Scheme was approved by the Council a number of years ago for the purpose of improving the situation but the scheme did not

proceed as agreement could not be reached with the landowner for the acquisition of the necessary lands.”

NOTICE OF MOTION NO. 37 – CLLR. S. CONNAUGHTON 787

The following reply was given: -

“I wish to inform you that school flashing lights are in operation at Glinsk National School.”

NOTICE OF MOTION NO. 38 – CLLR. S. CONNAUGHTON 788

The following reply was given: -

“Resurfacing works were carried out on the road leading to this house several years ago and following a recent inspection the road was found to be generally in good condition. A small number of isolated pothole repairs are required to be carried out and these works will be completed as soon as possible. There are no plans at this point in time to resurface the road and the Council will continue to inspect the road on a routine basis and carry out any necessary repairs as the need arises as part of our routine monitoring and maintenance programme.”

CRIOCHNAIGH AN CRUINNIÚ ANSIN

Submitted, Approved & Signed

27.02.06

[Handwritten Signature]

Date

RESOLUTIONS OF SYMPATHY

Resolution of Sympathy was extended to the following:

- Fai Creaven & Family, Masley, Tuam, Co. Galway
- Marion Coy, Kilbanna, Tuam, Co. Galway
- Mrs. Mary Mullins & Family, Moylough, Co. Galway
- Kenneth Coyne, No. 3 Knocknagreens, Ballinasloe, Co. Galway