

COMHAIRLE CHONTAE NA GAILLIMHE

MINUTES OF MONTHLY MEETING OF GALWAY COUNTY COUNCIL HELD AT ÁRAS AN CHONTAE, PROSPECT HILL ON MONDAY 22nd JANUARY 2007.

CATHAOIRLEACH: Mayor M. Mullins.

ILATHAIR FREISIN:

Baill: Cllrs. W Burke, 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, P. Hynes, J. Joyce, S. Kyne, T. Mannion, J. McDonagh, M. Mullins, Comh. C. Ni Fhatharta, S. O’Tuairisg, Cllrs. M. Regan, T. Reilly, S. Walsh, T. Walsh, T. Welby, B. Willers.

Oifigigh: Mr. P. Gallagher, County Manager, Messrs. P. Ridge, J. Cullen, F. Dawson, F. Gilmore, J. Morgan, K. Kelly, Directors of Service; G. Mullarkey, Head of Finance; L. Gavin, M. Lavelle, R. Killeen, Senior Engineers; D. Barrett, A. Comer, G. Scully, Senior Executive Officers, T. Murphy, County Secretary; M. McGrath, Senior Staff Officer, Páid O’Neachtain, Oifigeach Gaeilge; J. Keane, Staff Officer.

Thosnaigh an cruinniú leis an paidir.

RESOLUTIONS OF SYMPATHY

1137

The Mayor and Members extended sympathy to Cllr. Tom McHugh on the death of his father Paddy McHugh and to Deputy Paddy McHugh on the death of his father John McHugh.

A Resolution of Sympathy was also extended to the following:-

Cllr. Pat O’Sullivan on the death of his father Máirtín O Suilleabháin

Minutes of Monthly Meeting 22/01/07

Cllr. Ciarán Cannon on the death of his father-in-law, Liam Lawless,
Cllr. Sean Canney on the death of his father-in-law, John McHugh,

Martin Daly, Kilcloghans, Tuam.

Margaret Maloney and Family, Newtownmorris, Tuam.

Cóilín O'Maoláin (Dan), Doirefhearta Beag, An Ceathru Rua.

Muintir Uí Shuilleabháin, Cuan na Loinge, Beal a Daingean.

Móira McHugh, Kiltvna, Dunmore.

Mary Trappe, Pearsepark, Aughrim, Ballinasloe.

Denis Phelan, Bailedoite, Moycullen.

Máirtín Ó Culáin, Máirín agus Máire Áine, Caisleán, Indreabhán.

The Manager stated that he wished to be associated with all of the expressions of sympathy.

Cllr. McDonagh proposed that the Meeting be adjourned for five minutes as a mark of respect to the deceased and this was agreed.

The Meeting was then adjourned for five minutes.

CONFIRMATION OF MINUTES OF MEETINGS.

1138

The Minutes of the Budget Meeting held on 18th December, 2006 were approved by the Council and signed by the Mayor on the proposal of Comh. Ní Fhatharta, seconded by Cllr. Cuddy.

The Minutes of the Monthly Meeting held on 18th December, 2006 were approved by the Council and signed by the Mayor on the proposal of Comh. Ní Fhatharta, seconded by Cllr. Willers.

REPORT OF COMMITTEE MEETINGS FOR CONSIDERATION AND ADOPTION

1139

The report of the Corporate Policy Group Meeting held on 11th December 2006 was considered. It was adopted by the Council on the proposal of Cllr. T. Walsh and seconded by Comh O'Cuaig.

The report of the Corporate Policy Group Meeting held on 18th December 2006 was considered. It was adopted by the Council on the proposal of Cllr. T. Walsh and seconded by Cllr. Cuddy.

The report of the Loughrea Area Committee Meeting held on 19th December 2006 was considered. It was adopted by the Council on the proposal of Cllr. Cannon and seconded by Cllr. Willers.

TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING & DEVELOPMENT REGULATIONS 2001 – Extension to Tuam Regional Water Supply Scheme –

1140

Report dated 6th December, 2006 was already circulated to Each Member

On the proposal of Cllr. Reilly, seconded by Cllr. M. Connolly, the Extension to the Tuam Regional Water Supply Scheme was approved.

DRAFT POLICY DOCUMENT – APPLICATION FOR CONNECTIONS TO WATER & WASTE WATER FACILITIES.

1141

Report entitled “Draft Policy Document on Dealing with Applications to provide existing and proposed developments with Connections to Water and Waste Water Facilities” was already circulated to Each Member

Mr. Cullen gave a summary of the draft policy document. He said that the purpose of the policy is to bring about a standard approach throughout the County in the manner in which applications for connection to services are considered. It provides guidelines on the approach to be adopted in the various circumstances that arise, for example, instances where municipal facilities are or might not readily available or where issues of network or treatment capacity arise. It also clarifies the charging regime for developments connecting to water and wastewater services. In effect a capital contribution will be payable in respect of all developments availing of public water and wastewater facilities. Normally this contribution is included by way of a condition of the relevant planning permission for the development (i.e.) the development levy. Where, for whatever reason, it is not so included, then a capital contribution equivalent to the development levy will be payable at the time of the connection to the public service.

All applications for connection will be charged a minimum amount of €250 to process the application. This will apply per connection and will not be applied per development unit. Applicants will be required to employ a competent contractor to carry out works and ensure that they meet the insurance requirement of the Council.

The draft policy document on “Dealing with Applications to provide existing and proposed development with Connections to Water and Waste Water Facilities” was considered by the Planning & Sustainable Development Strategic Policy Committee and by the Environment, Water & Emergency Services Strategic Policy Committee and was approved by both and recommended for adoption by the full Council.

Cllr. Healy Eames stated that it was not fair that people who paid development charges should be required to pay a connection fee to group water supply schemes and Mr. Cullen stated that the Council had no control over private group schemes.

Cllr. Mannion asked was there a reduced development charge in respect private water supply schemes and Mr. Cullen stated that the fee was reduced by 50% in such instances.

Comh. O’Cuaig asked Mr. Cullen to summarise the fees charged and Mr. Cullen stated that the fees were made up of (1) the development charge (2) cost of making the water connection i.e. laying of pipes along the road etc. and (3) the application fee of €250. He also stated that obviously there would be no application fee where the water supply was from a private group scheme.

On the proposal of Comh. O’Cuaig, seconded by Cllr. Willers, the Draft Policy Document – Application for Connections to Water & Waste Water Facilities, was endorsed by the Council.

REPORT ON ORANMORE LOCAL AREA PLAN.

1142

Mr. Ridge referred to the documentation that had been forwarded to the members at their request and stated that it outlined the situation regarding the Judicial Review in relation to the Oranmore Local Area Plan.

Cllr Healy Eames expressed her disappointment at the Judicial Review proceedings to the Oranmore Local Area Plan 2006-2012. She explained that she and her fellow Oranmore Electoral area councillors had considered the zoning of the lands, the subject of the Judicial Review at length, went through all the required stages of the Local Area Plan process and had agreed unanimously that the zoning should be Amenity –Environment due to the low lying nature of the lands and the fact that the lands were liable to flooding. She added that it was also agreed and adopted at Full Council and was therefore surprised to read of two affidavits from two of her colleagues in the Chamber which were used to ground the application for the Judicial Review.

Cllr. Healy Eames also enquired if it was in order to propose a material alteration to the Oranmore LAP so as to reinstate what was originally adopted by the Full Council.

Cllr Joyce referred to Items 15 and 16 of the Judicial Review and the affidavit of Jim Burke and stated that one of the main weaknesses of the Local Area Plan process was not notifying the landowners whose lands were subject to change in the plan process. He stated that he was aware that there was no onus on the Planning Authority to do it legally but that it should be done out of courtesy. Cllr Joyce proposed that in the making of future Plans, it should be the policy of the Council to notify by registered post all landowners whose lands could be affected by the development plan process. Cllr Reilly seconded this proposal.

Cllr Cuddy also supported Cllr Joyce's proposal. He asked why the developer had sought the support of Councillors from outside the Oranmore Electoral Area to ground the application for Judicial Review. He added that there were major questions to be asked and that he has tried in vain to contact the legal department for some answers.

He also called into question the length of time it took for the Councillors to be given the full details of the Judicial Review.

He said that they as councillors had acted on behalf of the local people of Oranmore and it was made very clear to them what the community wanted. He added that they as councillors had totally vindicated their standing on their zoning of the lands the subject of the Judicial Review. He questioned the point in doing local area plans.

Cllr Cuddy proposed that Galway County Council contact the OPW to demand a hydrological report on the wetlands in Oranmore and Claregalway.

This proposal was seconded by Cllr Cannon.

Mr. Ridge stated the lands in question had a long history of residential zoning. During the Local Area Plan process it was agreed and voted on to zone the lands in question, Amenity & Environment and this was published as variation to the Draft Plan. No submission was received on this variation so it therefore did not appear in the subsequent Manager's Report. It was however raised indirectly at a meeting for debate and it is stated in the signed affidavits that it was not accepted for debate or consideration and as such proper process was not followed.

Because of the decision to grant permission by An Bord Pleanála on half of the lands in question and having taken legal advice he considered that it was in the best interest of the County Council to concede to the reliefs sought.

He also stated that it would have been inappropriate to have the Members involved as it was an executive decision and involved legal proceedings. in the context of the Judicial Review.

It was considered therefore in the context of the Judicial Review that the decision to change the zoning was not properly made.

Mr. Ridge read out the decision of An Bord Pleanála

'Having regard to the residential zoning of the site under the Oranmore Development Plan 2001 (the relevant development plan when the planning application and the appeal were made) and to its recreation and amenity zoning as set out in the current Development Plan for the area (The Oranmore Local Area Plan 2006-2010), the pattern of existing residential development immediately to the north west of the site, the reduction in the extent of development following the amendments to the layout made by the applicant in the course of the appeal and the further reduction in the extent of development consequent on the conditions subject to which this permission is granted, it is considered that the proposed development, subject to compliance with the conditions set out below, would not give rise to an unacceptable risk of flooding,

would not be prejudicial to public health, would not seriously injure the amenities of the area or depreciate the value of property in the vicinity, would not interfere with the integrity of the adjoining European sites, would be acceptable in terms of traffic safety and convenience and would, otherwise, be in accordance with the proper planning and sustainable development of the area.'

Mr. Ridge stated that permission for the development has now been granted on part of the lands by An Bord Pleanála.

In relation to comments made in relation to the notification of landowners whose lands are affected by the local area plan process, Mr. Ridge stated that the consultation process for the local area plans was carried out exactly and precisely as per Section 20 of the Planning & Development Act 2000 as amended. He added that it would be impossible to contact every landowner but that public notices in relation to the plan process were placed in local newspapers and on local radio.

Cllr Healy Eames enquired as to what they as councillors could do now. Mr. Ridge stated that an amendment to the Oranmore Local Area Plan could be made to change the zoning but added that An Bord Pleanála adjudicated on a planning application on the subject lands on the assumption that the lands in question were zoned Recreation and Amenity and that this decision would still stand regardless of any change to the zoning.

Cllr Cuddy referred to the sworn affidavits and enquired if the Council was going to satisfy itself that these documents were legal.

Mr. Ridge stated that they were accepted at face value that the process was over and that the outcome must now be accepted.

ELECTION OF CHAIR OF ENVIRONMENT, WATER & EMERGENCY SERVICES STRATEGIC POLICY COMMITTEE

1143

Report dated 16th January, 2007 was already circulated to Each Member informing them that Cllr. Cuddy had resigned as Chairperson of the Environment, Water & Emergency Services S.P.C. Cllr. Mannion proposed that Comh. Ní Fhatharta be appointed as Chairperson of the Environment, Water & Emergency Services S.P.C. and this proposal was seconded by Cllr. Hoade, and agreed.

The Manager complimented Cllr. Cuddy on his work as Chairperson of the Environment, Water & Emergency Services S.P.C. and thanked him for his assistance on the Corporate Policy Group during that time.

Cllr. Mannion proposed that Cllr. Joyce move from the Environment, Water & Emergency Services S.P.C. to the Housing S.P.C. and this proposal was seconded by Cllr. M. Connolly and agreed.

Cllr. Mannion proposed that Cllr. S. Walsh move from the Environment, Water & Emergency Services S.P.C. to the Planning & Sustainable Development S.P.C. and this proposal was seconded by Cllr. M. Connolly and agreed.

Cllr. Mannion proposed that Cllr. Conneely move from the Planning & Sustainable Development S.P.C. to the Environment, Water & Emergency Services S.P.C. and this proposal was seconded by Cllr. M. Connolly and agreed.

TO NOTE STRATEGIC POLICY COMMITTEES':

1144

(a) **Programme of Works -**

(b) **Schedule of Meetings -**

Report dated 16th January, 2007 was already circulated to Each Member

On the proposal of Cllr. Hoade, seconded by Cllr. Joyce, the Strategic Policy Committees' Programme of Works and Schedule of Meetings for 2007, was noted by the Council.

MANAGERS BUSINESS

1145

Mr. Dawson referred to the Sports Development Officer recently appointed by the Council.

He said Galway County Council, in association with Údarás na Gaeltachta, County Galway VEC., FÁS, HSE, Galway Rural Development, An Garda Síochána, Cumas Teo and Galway County Community Forum had joined in establishing a County Sports Partnership and had recently appointed Mr. Mick Curley as Sports Development Officer.

He stated that Mr. Curley, with a national reputation as a GAA inter-county referee and all round sports activist, would lead in the preparation of a three-year sports action plan to be implemented by the Partnership's members.

In reply to Comh O'Cuaig the County Manager said that he was meeting Mr. Heffernan, CEO of the Marine Institute in the near future to discuss the content of, and format for, making a presentation to the Council in relation to marine matters.

Mr. Morgan circulated details of the 2007 National Roads Allocations and he also circulated details of the 2007 Non-National Roads Grant Allocations and details of the Restoration Improvement Schemes to be carried out in 2007.

Cllr. D. Connolly welcomed the allocations and in particular the funding allocated for the Ballinasloe Pedestrian Crossing and Comh O’Cuaig welcomed the funding allocated for the Moycullen Bypass.

MAYORS BUSINESS

1146

Cllr. Hoade stated that vacancies arising from staff promotions and staff transfers should be filled without delay, especially in the Planning Department. Mr. Kelly stated that panels were put in place for all grades but if the next person on the panel was not available, this would cause an unavoidable delay.

Cllr. Joyce thanked Mr. Morgan for attending recent Loughrea and Ballinasloe Area Committee Meetings to hear the concerns expressed by some local people regarding the up-coming Galway International Rally. He asked if drivers were allowed to practice on the route for four days preceding the Rally and Mr. Morgan stated that people were only allowed to drive along the route before the Rally, not to practice on the route. Mr. Morgan also stated that the Gardaí had given their commitment to make their presence felt on the route on the days leading up to the Rally. Mr. Morgan also stated that the route of the Rally would change every three years and Cllr. M. Connolly welcomed this.

Cllr. Willers proposed “that Galway County Council amend the zoning of property in Oranmore village in the ownership of Ms. Patsy Kilraine, which was currently zoned for amenity and recreation in the Oranmore local area plan, to commercial”. This proposal was seconded by Cllr. M. Connolly. The Manager suggested that this proposal be deferred for discussion to a future Oranmore Area Committee Meeting and this was agreed.

Cllr. Cannon stated that he hoped that the review of speed limits be progressed as soon as possible and Mr. Morgan stated that this matter would be discussed at Area Committee level first and then referred to Gardaí for consideration.

Cllr. D. Connolly referred to three Notices of Motion which he had submitted, i.e. No’s 13, 14 and 15 on the Agenda. He expressed his dissatisfaction with the responses he had received to these Notices of Motion and asked that they be revisited.

NOTICE OF MOTION NO. 10 – COMH. C. NI FHATHARTA 1147

The following reply was given:-

“Is mian liom a chur in iúl go bhfuil an Comhairle Chontae ag scrúdú an moladh seo, faoi láthair.”

NOTICE OF MOTION NO 11 – COMH. C. NI FHATHARTA 1148

The following reply was given:-

“Is mian liom a chur in iúl nach bhfuil aon phlean ag an Comhairle Chontae soilse poiblí a chur ar fáil san láthair seo.”

NOTICE OF MOTION NO 12 – COMH. C. NI FHATHARTA 1149

The following reply was given:-

“Is mian liom a chur in iúl nach bhfuil aon phlean ag an Comhairle Chontae an bothár seo a leathnú i 2007. Déanfar an bóthar a dheisiú faoi an gnáth Clár Deisiúcháin, de réir mar atá airgeadú ar fáil.”

NOTICE OF MOTION NO 13 – CLLR. D. CONNOLLY 1150

The following reply was given:-

“I wish to inform you that the Road Safety Measure Scheme is under the control and funding of the NRA and requires that an accident history exists for the prioritising of all schemes. There is no accident history at the location and as such the scheme will not be prioritised in 2007. The proposal will be examined in 2008, if funding is made available.”

NOTICE OF MOTION NO 14 – CLLR. D. CONNOLLY 1151

The following reply was given:-

“I wish to inform you that this is being investigated at present. There are no recorded accidents at this bridge.”

NOTICE OF MOTION NO 15– CLLR. D. CONNOLLY 1152

The following reply was given:-

“The spreading of sewage sludge is subject to the provisions of the Waste Management (Use of Sewage Sludge in Agriculture) Regulations 1998 to 2001. It is the function and practice of Galway County Council to ensure compliance with the regulations.”

NOTICE OF MOTION NO 16 – CLLR. J. MCDONAGH 1153

The following reply was given:-

“I wish to inform you that this road will be viewed to ensure compliance with Galway County Council’s Taking in Charge Policy. A report will issue to you in the coming weeks, it will include an estimate for required works, if appropriate.”

NOTICE OF MOTION NO 17 – CLLR. J. MCDONAGH 1154

The following reply was given:-

“A report on the Taking in Charge of Housing Estates will be presented to the Councillors at the February Meeting of the Council.”

NOTICE OF MOTION NO 18 – CLLR. J. CUDDY 1155

The following reply was given:-

“Contract documents to go to the Department for approval before end of February. Part 8 Planning will be advertised this week. Construction expected to commence late summer.”

NOTICE OF MOTION NO 19 – CLLR. J. CUDDY 1156

The following reply was given:-

“The site will be identified as part of the preparation of the Preliminary Report. We hope to have a Preliminary Report for the scheme finalised by end of year. Have to prepare a brief for appointment of consultants to prepare same.”

NOTICE OF MOTION NO 20 – CLLR. J. CUDDY 1157

The following reply was given:-

“This scheme was submitted to the NRA for 2007 but no funding was provided in the recent allocations. It will not be possible to proceed with this scheme without funding from the NRA.”

NOTICE OF MOTION NO 21 – CLLR. M. FAHY

1158

The following reply was given:-

“Approval to Preliminary Report received before Christmas. Brief to be prepared for the appointment of consultants to prepare contract documents. Target is to have contract documents, Part 8, land acquisition and wayleaves and other required statutory processes completed by end of 2007 with a view to starting construction in 2008.”

NOTICE OF MOTION NO 22 – CLLR. M. FAHY

1159

The following reply was given:-

“This matter will be investigated with the view to alleviating the problem with flooding. The road will be considered for resurfacing in future roads programmes as funding permits.”

NOTICE OF MOTION NO 23 – CLLR. M. FAHY

1160

The following reply was given:-

“I wish to inform you that signs will be erected in the coming weeks.”

NOTICE OF MOTION NO 24 – CLLR. P. HYNES

1161

The following reply was given:-

“I wish to inform you that Local Area Staff are investigating the site of reported flooding with a view to identifying its cause and suitable remedial action.”

NOTICE OF MOTION NO 25 – CLLR. P. HYNES

1162

The following reply was given:-

“This matter will be investigated with the view to alleviating the problem.”

NOTICE OF MOTION NO 26 – CLLR. P. HYNES

1163

The following reply was given:-

“I wish to inform you that the fill materials placed at this location were virgin soil excavated at the road realignment project at Kylebrack a number of years ago. The area has re-vegetated in the interim. The lines of sight at the junction are good and are unimpeded.

The cost of removal of this material and re-landscaping the site would be significant and no funding is currently available for a project of this scale.”

NOTICE OF MOTION NO 27 – CLLR. S. Ó. TUAIRISG

1164

The following reply was given:-

“Tá teagmháil déanta ag Comhairle Chontae na Gaillimhe le na húinéirí talon atá i gceist maidir soláthar talon le méadú a chuir ar Reilig Bhaile na hAbhann agus táthar ag fanacht le freagraí faoi láthair.”

NOTICE OF MOTION NO 28 – CLLR. S. Ó. TUAIRISG

1165

The following reply was given:-

“Is mian lion a chur in iúl go ndéanfar dromchla nua ar an páirt seo den bhóthar laistigh de trí mhí.”

NOTICE OF MOTION NO 29 – CLLR. S. Ó. TUAIRISG

1166

The following reply was given:-

“Is mian liom a chur in iúl go bhfuil an Comhairle Chontae ag scrúdú an moladh seo faoi láthair. Beidh gnóthí talún i gceist. Déanfar dearadh agaus meastachán ar an gcostas agus cuirfear ar fáil iad.”

NOTICE OF MOTION NO 30 – SINEAD CONNAUGHTON

1167

The following reply was given:-

“I wish to inform you that the white lining provided on this section of National Route replaced the previous lining on the route. The continuous line is located at bends and the broken line on other sections, where overtaking manoeuvres are possible.”

NOTICE OF MOTION NO 31 – CLLR. T. WELBY

1168

The following reply was given:-

"The Council agreed that the Electoral Area Committees would meet and finalise their submissions for speed limit reviews. Maps of the existing speed limits were given to members to facilitate their analysis. The proposal should be brought to the Area Committee as part of the process."

CRIOCHNAIGH AN CRUINIÚ ANSIN

Submitted, Approved & Signed
Michael Yullins
26th FEBRUARY 2007
Date.

COMHAIRLE CHONTAE NA GAILLIMHE

MINUTES OF SPECIAL MEETING OF GALWAY COUNTY COUNCIL HELD AT ARAS AN CHONTAE, ON MONDAY, 12th FEBRUARY, 2007

CATHAOIRLEACH

Mayor Michael Mullins.

Baill:

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

Oifigigh

Mr. P. Gallagher, County Manager, Messrs. P. Ridge, J. Morgan, J. Cullen, Directors of Services, Mr. T. Murphy, County Secretary, Messrs. C. Wallace, A. Comer, Senior Executive Officers, Mr. L. Gavin, Senior Engineer, Ms. Teresa O’ Leary, Graduate Planner, Mr. P. O’Neachtain, Irish Officer, Ms. Celine Delaney, Ms. M. McGrath, Senior Staff Officers, J. Keane, B. Donnellan, Staff Officers.

Thosnaigh an cruinniu leis an paidir.

VOTE OF SYMPATHY

1169

The Mayor, Members and County Manager expressed sympathy to the Meehan family, Caltra on the death of Mairead Meehan.

The Mayor wished a speedy recovery to Cllr. Tiarnan Walsh and Cllr. Colm Keaveney who were unable to attend the meeting due to illness.

It was proposed by Cllr. Fahy, seconded by Cllr. S. Walsh and agreed "that this Council calls on the Taoiseach Mr. Bertie Ahearn T.D. and the Minister for Education and Science Mary Hanafin T.D. to immediately sanction the construction of a new post-primary school at Kinvara, Co. Galway to replace Seamount College which is due to close in 2012 and furthermore use their office to ensure an intake of 1st year students each September at Seamount College until the new school is open".

It was proposed by Cllr. D. Connolly, seconded by the Mayor and agreed that "Galway County Council calls on the Minister of Education, Minister Mary Hanafin to ensure that the Technical Team carry out their necessary procedures as a matter of priority and a timetable for works to be outlined at Scoil Chaitriona Naofa, Aughrim, Co. Galway".

TO CONSIDER THE MANAGER'S REPORT ON SUBMISSIONS RECEIVED ON THE DRAFT CLARINBRIDGE LOCAL AREA PLAN PREPARED AS PER SECTION 20 (3) (D) (I) OF THE PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED.

1170

The Mayor invited Mr Gavin to present the Manager's Report. Mr Gavin explained that the Draft Plan was on public display from 12/10/2006 to the 24/11/2006 on which one hundred and sixteen (116) submissions were received. He explained that in the Manager's Report the submissions had been divided into 18 groups of issues and added that the Report must be considered by the Council before the 14th February 2007. Mr Gavin commenced with Issue 1 of the Manager's Report,

1A: Barry Murphy c/o AP McCarthy Planning Consultants Ltd

Summary:

The subject lands have been divided into two plots for the purpose of requesting two specific zoning issues

- Request to extend the boundary and zone lands low density residential/ crèche facility. The site comprises of 1.26 hectares (3.13 acres).
- Recognised that the plot is outside the draft plan boundary.
- Close proximity to the village centre, walking distance to all the amenities
- Housing estate located between two plots of Land.
- Land lies in the north east of the current plan boundary, in Slieveaun
- Established nature of lands and the settlement pattern in the vicinity.
- Refer to the amount of land to be developed within the plan boundary is less than indicated on maps, due to development constraints.

Response:

There are approximately 64 hectares (158.14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remains undeveloped. In addition to this, there are 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which can accommodate additional residential units. This

can accommodate an approximate figure of 1,125 additional units within the lifetime on the plan, and approximately additional 3,375 persons within the village boundary. Therefore, it is the view of the Planning Authority this is an adequate amount of zoned land within the proposed plan boundary at present.

Recommendation:

Retain the village boundary as it is and leave lands in question unzoned.

On the proposal of Cllr McDonagh and seconded by Cllr Cuddy it was agreed to accept the recommendation in the Manager's Report

1B: Sean Walsh c/o Ignatius T. Greaney & Associates

(See Also Issue 4A)

Summary:

- To extend the plan boundary and zone lands residential. These lands are located to the north east of the proposed plan boundary, adjacent to the Clarinbridge Business Park and comprise approximately 1.69 hectares (4.2 acres).
- Rezone lands between the existing proposed residential and the proposed industrial site to residential.

Response:

There are approximately 64 hectares (158.14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remains undeveloped. In addition to this, there are 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which can accommodate additional residential units. This can accommodate an approximate figure of 1,125 additional units within the lifetime on the plan, and approximately additional 3,375 persons within the village boundary. Therefore, it is the view of the Planning Authority this is an adequate amount of zoned land within the proposed plan boundary at present.

Recommendation:

Retain the village boundary as it is and leave lands in question unzoned.

It was proposed by Cllr Cuddy and seconded by Cllr Healy to extend the plan boundary zone the lands the subject of Issue 1B as follows first field containing family home to be zoned residential and the second field to be zoned part residential and part enterprise/light industry as indicated on map submitted to the meeting

Cllr D. Connolly questioned traffic safety in relation to the access to these lands.

Mr. Gavin advised that the village should be kept tight and small and that the town boundary had been set and that sufficient lands had been proposed for zoning. He advised that in accordance with the principles of proper planning and sustainable development not to go outside that proposed town boundary and not to zone the lands the subject of Issue 1B.

Mr. Ridge stated that there were approximately 64 hectares (158.14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remaining undeveloped. In addition to this, there were 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which could accommodate additional residential units. This could accommodate an approximate figure of 1,125

additional units within the lifetime on the plan, and approximately additional 3,375 persons within the village boundary. He added that there was an adequate amount of zoned land within the proposed plan boundary at present.

He added that it was not possible to discuss means of abating the pollution treat to the oyster industry on one hand and zone land for thousands of housing units on the other.

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

AR SON: Cllr Cannon, Cllr Cuddy, Cllr Feeney, Cllr Healy Eames, Cllr Hoade, Cllr Hynes, Cllr. Kyne, Cllr McDonagh, Cllr. McHugh Cllr Mullins, Comh O Tuairisg, Cllr. Regan Cllr S.Walsh, Cllr Welby, Cllr Willers.(15)

IN AGHAIDH (0)

Gan Votáil: Cllr D Connolly, Comh. O'Cuaig (2)

The Mayor declared Cllr Cuddy's proposal carried.

IC: Paul Cormican & Others

B. Cormican

Helen Cormican

Joan Keane

Jim Cormican

James Cormican

Paul Cormican

Jim & Bernadette Cormican

No Name

Paul O' Dowd

Seamus Collins c/o Clarenbridge Community Development Association

Summary:

To extend the boundary and zone the land low density residential. The land is approximately 9.71 hectares (24 acres) in size, and is adjacent the lands already zoned residential within the grounds of Clarinbridge Court hotel.

- Develop low density housing, 1 house per acre, similar to the adjoining development.
- 900m from the Village centre
- Retain the mature Beech and Ash trees on site
- Would meet the need for individual stand alone houses
- Connection to the Village wastewater treatment system
- Access is from the Clarinbridge Court Hotel access roads, therefore within the speed limits.

Response:

There are approximately 64 hectares (158.14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remains undeveloped. In addition to this, there are 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which can accommodate additional residential units. This can accommodate an approximate figure of 1,125 additional units within the lifetime on the plan, and approximately additional 3,375 persons within the village boundary. Therefore, it is the view of the Planning Authority this is an adequate amount of zoned land within the proposed plan boundary at present.

Recommendation:

Retain the village boundary as it is and leave lands in question unzoned.

It was proposed by Cllr Cuddy and seconded by Cllr Hoade to extend the plan boundary and zone the lands the subject of 1C Residential, section A and half of section Band the remainder unzoned as indicated on a map presented to the meeting.

Cllr Willers enquired as to the preservation of the trees in this area.

Mr Gavin explained that as yet there were no preservation orders on trees in the county and added that there was no need for this additional residential zoning.

Cllr D.Connelly enquired as to the road access to this site. Mr Gavin explained that it was landlocked from main road and that there was a poor quality laneway to the south of the site and that the lands were poorly serviced.

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

AR SON: Cllr Cannon, Cllr Cuddy, Cllr Feeney, Cllr Healy Eames, Cllr Hoade, Cllr Joyce, Cllr. Kyne, Cllr McDonagh, Cllr. McHugh Cllr Mullins, Cllr. Regan, Cllr Welby, (12)

AGHAIDH: Cllr D Connolly, Cllr Hynes, Comh. O'Cuaig Cllr. Willers (4)

Gan Votáil: (0)

The Mayor declared Cllr Cuddy's proposal carried.

ID: Declan Burke c/o HDS Consultancy Services Ltd

Summary:

To extend the boundary and zone these lands low density residential. These lands lie at the edge of Kilcornan Woods. These lands comprise of 12.84 hectares (31.75 acres).

- Develop high quality low residential housing and recreational and amenity on the subject lands.
- Land is comprised on c. 12.8 hectares (31.5 acres), bounded to the north, east and south by agricultural land, ribbon development to the south, to the west by Kilcornan House. Accessed from Stradbally east and Casey's Cross.
- Nearby the proposed new Oranmore – Gort Motorway
- Adjacent to Colga Club's new pitches, adjacent to the Cow park
- Consolidated development, not ribbon type development.

Response:

By zoning these lands for Low density residential, there will be an unnatural extension to the village boundary as it currently stands. In addition, there are approximately 64 hectares (158.14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remains undeveloped. In addition to this, there are 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which can accommodate additional residential units. This can accommodate an approximate figure of 1,125 additional units within the lifetime on the plan, and approximately additional 3,375 persons within the village boundary. Therefore, it is the view of the Planning Authority this is an adequate amount of zoned land within the proposed plan boundary at present.

Recommendation:

Retain the village boundary as it is and leave lands in question unzoned.

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

1E: Noel Keane

Summary:

To extend the boundary and zone lands residential. These lands lie at Kilcornan, east of the GAA pitch and south of Loughaua Wood. These lands comprise of 9.71 hectares (24 acres).

- Creation of a service road to service lands to the Athenry Road, through lands zoned at Clarinbridge Court Hotel
- No Local Access Road has been provided for lands in the east of the village.
- Lands closer to village than other current housing developments
- Land is classed as low Land Sensitivity in the S.E.A, Environment Report.
- Adjacent to amenities
- No removal of trees, or not effect on the natural protected flora, fauna, wildlife or shellfish

Response:

There are approximately 64 hectares (158.14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remains undeveloped. In addition to this, there are 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which can accommodate additional residential units. This can accommodate an approximate figure of 1,125 additional units within the lifetime on the plan, and approximately additional 3,375 persons within the village boundary. Therefore, it is the view of the Planning Authority this is an adequate amount of zoned land within the proposed plan boundary at present.

Recommendation:

Retain the village boundary as it is and leave lands in question unzoned.

It was proposed by Cllr Cuddy and seconded by Cllr Hoade to extend the Plan Boundary and zone the land the subject of Submission 1E part Education and Community facilities and part residential and the remainder of the lands to be left unzoned as indicated on a map presented to the meeting.

Cllr Regan stated that zoning lands for only one or two landowners outside the plan boundary and excluding others was not right and could lead to judicial reviews as happened in Oranmore.

Cllr Healy Eames did not accept this and added that the provision of an extension to the Education and Community facilities was required .She added that it was well documented at public meetings in Clarinbridge the need for further grounds for playing pitches etc.

Mr Gavin advised against any zoning outside the proposed plan boundary and added that zoning of lands should be done for what is best for the common good and not for individual land owners.

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

AR SON: Cllr Cuddy, Cllr Hoade, (2)

**AGHAIDH: Cllr D Connolly, Cllr Feeney, Cllr Joyce, Cllr Kyne, Cllr. McHugh Cllr Mullins Comh. O'Cuaig, Comh. O'Tuairisg, Cllr. Regan, Cllr. Reilly, Cllr. Willers (11)
Gan Votáil: Cllr Cannon, Cllr Fahy. Cllr Healy Eames, Cllr Hynes, Cllr McDonagh (5)**

The Mayor declared Cllr's Cuddy's proposal lost and the Manager's recommendation accepted.

1F: Thomas Lynch

Summary:

To extend the boundary and zone the lands low density residential. These lands lie to the east of the GAA pitch and south of Loughau Woods. These lands comprise of 7.2 hectares (17.8 acres).

- Area is adjoined by areas zoned Recreational & Amenity and Educational & Community Facilities
- Highlights that the land would be suited to low density residential given the proximity to the already zoned land adjacent to it.

Response:

There are approximately 64 hectares (158 .14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remains undeveloped. In addition to this, there are 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which can accommodate additional residential units. This can accommodate an approximate figure of 1,125 additional units within the lifetime on the plan, and approximately additional 3,375 persons within the village boundary. Therefore, it is the view of the Planning Authority this is an adequate amount of zoned land within the proposed plan boundary at present.

Recommendation:

Retain the village boundary as it is and leave lands in question unzoned.

Mr Gavin also added that the subject lands are in the catchment of the river that flows into the bay raising the sensitivity of the area and that the access to the lands was extremely poor.

Mr McDonagh suggested zoning 1/3(top section) of the subject lands for Education and Community facilities next section for residential and the remainder unzoned as indicated by him at the meeting.

Mr.Gavin stated that from a site visit the subject lands appeared to be very wet and boggy and not at all suitable for residential development.

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

1G: Coillte Teoranta c/o AP McCarthy Planning Consultants Ltd

(See Also Issue 4B)

Summary:

To extend the plan boundary and zone lands low density residential/ outer residential as well as a portion for Enterprise and Light Industry. Also an additional request for a specific objective to be included which will require that any proposals for development on the subject lands will take cognisance of the natural feature that define the character of the site in the context of its surrounding environment and that a professional assessment

of these natural features will be carried out so as to ensure that there are integrated into the development proposals. The subject lands are to the east of the village and incorporate part of Kilcormac Woods. The submission pertains to 17.8 hectares (44 acres) out of a total of 323.23 hectares (8 acres).

- Lands are for timber production.
- Front onto the existing N18 route within the village speed limits, walking distance to the village centre.
- Low density Residential Development (Bridgewood) has been constructed in lands adjacent to the subject lands.
- There is a number of low density one-off dwelling houses on the opposite side of the N18 to the subject lands.
- Develop Griffner Coillte (energy efficient and environmentally friendly) low density development on the site.
- Enterprise/Business Park located relative to the new N18 motorway.

Response:

- There are approximately 64 hectares (158.14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remains undeveloped. In addition to this, there are 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which can accommodate additional residential units. This can accommodate an approximate figure of 1,125 additional units within the lifetime on the plan, and approximately additional 3,375 persons within the village boundary. Therefore, it is the view of the Planning Authority this is an adequate amount of zoned land within the proposed plan boundary at present.
- A specific objective is not required on these lands as Policy 3.11.14 states that "To have regard to the character of an area including adjoining development, landscape features, contours, and to create where possible, linked natural corridors by planting and retain natural heritage features such as hedgerows, unplastered stone walls and bands of nature and semi-mature deciduous trees.
- With regard to the Enterprise zoning, this is dealt with under Issue 4B.

Recommendation:

No change recommended.

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

1H: Tommy Niland

Summary:

To extend the boundary to the south of the village and zone lands residential. These lands lie in Stradbally East, on the N18. This land comprises of 2.18 hectares (5.4 acres).

- Lands are adjacent to zoned proposed for residential use.
- The owner's family has farmed lands since the 1850's (as tenants, then as owners)
- Public water main on road to the east boundary of lands.
- Private sewerage treatment plant could be built on lands to accommodate any potential development

Response:

- The lands lie outside the speed limit for the village, on a National road, N18. As such in the interests of traffic safety, to zone this land residential on the basis that the Oranmore-Gort motorway would take the traffic pressure off Clarinbridge, would be contrary to provisions of traffic safety until that new motorway is built.
- There are approximately 64 hectares (158.14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remains undeveloped. In addition to this, there are 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which can accommodate additional residential units. This can accommodate an approximate figure of 1,125 additional units within the lifetime on the plan, and approximately additional 3,375 persons within the village boundary. Therefore, it is the view of the Planning Authority this is an adequate amount of zoned land within the proposed plan boundary at present.

Recommendation:

Retain the village boundary as it is and leave lands in question unzoned.

It was proposed by Cllr McDonagh and seconded by Cllr. Healy Eames to extend the plan boundary and zone the lands the subject of Issue 1H Residential.

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

AR SON: *Cllr Cuddy, Cllr. Fahy, Cllr Healy Eames, Cllr Hoade, Cllr McDonagh, Cllr.*

McHugh, Cllr Mullins, Cllr. Regan, Cllr. Reilly, (9)

AGHAIDH: *Cllr D Connolly, Cllr. Joyce, Comh. O'Cuaig, Comh. O'Tuairisg, (4)*

Gan Votáil: *Cllr Cannon, Cllr Feeney Cllr. Kyne, Cllr. Willers (4)*

The Mayor declared Cllr McDonagh's proposal carried.

11: Tom Considine & Paddy Sweeney c/o AP McCarthy Planning Consultants Ltd

Summary:

To extend the plan boundary and zone lands residential. These lands lie in the townland of Stradbally North, south west of the village centre. Requests to include an objective for the development of recreation/community facilities as part of the overall development of these lands. These lands comprise of approximately 16.99 hectares (42 acres).

- Will facilitate those seeking an individually designed house on a larger site
- Low density alternative to single rural sites.
- Layouts already prepared with a significant recreation and community element in the form of pitches and ancillary facilities.
- Request to include a specific objective in the Development Plan requiring the delivery of recreation & amenity.

Response:

- There are approximately 64 hectares (158.14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remains undeveloped. In addition to this, there are 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which can accommodate additional residential units. This can accommodate an approximate figure of 1,125

additional units within the lifetime on the plan, and approximately additional 3,375 persons within the village boundary. Therefore, it is the view of the Planning Authority this is an adequate amount of zoned land within the proposed plan boundary at present.

- Additionally, the lands in Stradbally North are referred to in the SEA report, Section 3.2.4. Recent developments have degraded the grasslands resulting in habitat loss and partial habitat fragmentation, reducing the ecological connectivity with Stradbally and the Galway Bay Complex SAC.
- To include a specific objective would be premature to the decision to zone these lands residential.

Recommendation:

Retain the village boundary as it is and leave lands in question unzoned.

It was proposed by Cllr Healy Eames and seconded by Cllr. McDonagh to accept the recommendation in the Manager's Report.

Cllr Regan proposed to zone the lands the subject of 11 Residential and allowing 8 acres for Recreation and Amenity which would be given over to the Council free gratis. Cllr Reilly seconded this proposal.

Mr Gavin advised against this zoning stating that there were adequate lands zoned within the proposed plan boundary at present.

Cllr Feeney stated that zoning a block of land in one ownership was not good planning.

Cllr McHugh stated that zoning lands residential will ensure that housing will be reasonably affordable within the County. He added that this was an opportunity to provide Clarinbridge with development and also acquire lands for Recreation and Amenity.

Cllr Mannion supported Cllr McHugh's comments and added that where lands are zoned residential a certain amount should be given over for Recreation and Amenity. He added that the monies collected by the Special Development Contributions Scheme in Oranmore would acquire very little lands. He added that the legislation needs to be changed as this issue comes up time and time again.

Mr Ridge stated that this was not permitted under the legislation and it could give rise to judicial reviews. He suggested dezoning the lands to the right of the subject lands from proposed residential zoning and allow the landowner to come forward with a proposal.

Cllr McHugh suggested zoning the lands the subject of 11 residential allowing 8 acres for recreation and amenity and added that the lands should be dezoned if there is no cooperation from the landowner during the public display period.

Mr. Ridge stated that zoning doesn't automatically deliver Recreation and Amenity lands, the Council are not entitled to lands zoned Recreation & Amenity and would probably still have to be purchased at full residential price. He strongly advised against zoning these 42 acres of land residential.

Cllr McHugh stated that he hoped that the Members were zoning the subject lands for the right reason and that they wouldn't find themselves gazumped.

It was agreed to adjourn the meeting for 10 minutes.

After an adjournment of the meeting, Cllr Healy Eames enquired if it was possible to zone the lands the subject of 11 agriculture. Mr Gavin stated that it was possible but that agriculture zoning within the plan boundary had been avoided in the past.

On the proposed by Cllr Healy Eames and seconded by Cllr Reilly it was agreed to zone the lands the subject of 11 agricultural and to amend the Land Use Zoning Objectives and Zoning Matrix to include for the Agricultural zoning.

On the proposal of Cllr Healy Eames and seconded by Cllr Welby it was agreed to zone the strip of land to the right of the subject lands 11 from proposed residential to tourism as indicated on a map at the meeting.

IJ: Tony Diskin c/o AP McCarthy Planning Consultants Ltd

Summary:

To extend the boundary to and zone lands residential. These lands lie in Stradbally North, to the west of the proposed plan boundary, adjacent to a SAC area. These lands comprise of 9 acres.

- Lands are located in close proximity to village centre, within walking distance.
- Will provide an opportunity to consolidate village development.
- Refer to the amount of land to be developed within the plan boundary is less than indicated on maps, due to development constraints.

Response:

- The Planning Authority recognises that the lands are within close proximity to the village centre.
- Additionally, these lands border SAC lands. Therefore, the opportunity to consolidate the village centre would be fragmented by the SAC lands not included to the west of the village centre.
- There are approximately 64 hectares (158.14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remains undeveloped. In addition to this, there are 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which can accommodate additional residential units. This can accommodate an approximate figure of 1,125 additional units within the lifetime on the plan, and approximately additional 3,375 persons within the village boundary. Therefore, it is the view of the Planning Authority this is an adequate amount of zoned land within the proposed plan boundary at present.
- Additionally, the lands in Stradbally North are referred to in the SEA report, Section 3.2.4. Recent developments have degraded the grasslands resulting in habitat loss and partial habitat fragmentation, reducing the ecological connectivity with Stradbally and the Galway Bay Complex SAC.

Recommendation:

Retain the village boundary as it is and leave lands in question unzoned.

It was proposed by Cllr. McDonagh and seconded by Cllr. McHugh to extend the plan boundary and zone the lands the subject of 1J residential

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

AR SON: Cllr Feeney, Cllr Healy Eames, Cllr Hoade, Cllr. Kyne Cllr McDonagh, Cllr. McHugh, Cllr Mullins, Comh Ni Fhatharta, Cllr. Reilly, Cllr. Willers (10)

AGHAIDH: Cllr D Connolly, Comh. O'Cuaig, (2)

Gan Votáil: Cllr Cuddy, Cllr Welby (2)

The Mayor declared Cllr McDonagh's proposal carried.

IK: Bridget Niland

Summary:

To extend the boundary and zone lands residential. These lands lie in Stradbally north, to the west of proposed residential zoning. These lands comprise of 3.8 hectares (9.4 acres). In addition, request to remove of part of lands from SAC.

- The land stretches from the shoreline to the road, comprising of approximately 14 acres, in total and 500yards of the village centre.
- Lands are designated SAC

Response:

- These lands are designated as a Special Area of Conservation. SAC's are areas of conservation value for habitats and/or species of importance in the European Union, the designation and protection of which are internationally mandated under the Habitats Directive 1992 (92/43/EEC) and transposed into Irish Law by the European Communities (Natural Habitats) Regulations 1997 (SI 94/1997), as amended.
- There are approximately 64 hectares (158.14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remains undeveloped. In addition to this, there are 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which can accommodate additional residential units. This can accommodate an approximate figure of 1,125 additional units within the lifetime on the plan, and approximately additional 3,375 persons within the village boundary. Therefore, it is the view of the Planning Authority this is an adequate amount of zoned land within the proposed plan boundary at present.

Recommendation:

Section 3.2.1 of the SEA Report notes that the Galway Bay Complex Special Area of Conservation (SAC) (Site Code 000268) is present on this site. The Galway Bay Complex designations cover the banks of the Clarin River estuary and Dunbulcan Bay. Therefore, it is the opinion of the Planning Authority to retain the village boundary as it is and leave lands in question unzoned.

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

11: Pat Keane
Pat Keane c/o Cllr Michael Fahy

Summary:

To extend the boundary to the west of the village. These lands lie to the west of the proposed tourism zoning. These lands comprise of 6.53 hectares (16.15 acres).

Response:

There are approximately 64 hectares (158.14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remains undeveloped. In addition to this, there are 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which can accommodate additional residential units. This can accommodate an approximate figure of 1,125 additional units within the lifetime of the plan, and approximately additional 3,375 persons within the village boundary. Therefore, it is the view of the Planning Authority this is an adequate amount of zoned land within the proposed plan boundary at present.

Recommendation:

Retain the village boundary as it is and leave lands in question unzoned.

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

1M: Galway Diocesan Trustees (GDT)

Summary:

Request to rezone lands from Education and Community Facilities to Residential. These lands are located to the rear Barrack Street, and comprise of 0.56 hectares (1.4 acres).

The draft plan proposes that Diocesan Lands are zoned Education & Community Facilities. The GDT consider this overly restrictive, unfair, is discriminating against the owners and represents a devaluation of the property.

- Site lies adjacent to an area marked for Village Centre (mixed Development), and Residential
- Approximately 0.73 hectares (1.825 acres) are zoned for Education & Community Facilities on the remaining land owned by the GDT.
- GDT feel that it is singled out for unfair zoning when all other land around it has the potential to be developed residential
- Request for land to be rezoned Residential and "to designate Education & Community Facilities as uses which may contribute to the zoning objective."

Response:

The subject lands are adjacent to both residential areas and Village Centre (Mixed Development). As such there is an opportunity to provide a consolidated block of village centre at this location. Given that the site is landlocked in its current zoning, the Planning Authority considers that it would be more appropriate to zone this area for Village Centre (Mixed Development).

This will provide the opportunity for a crèche/childcare facility. In addition to this, under the Zoning Matrix, many of the facilities that can be provided by the Education and

Community Facilities may be provided by the Village Centre (Mixed Development) zoning, as well residential development on this site.

Recommendation:

Recommend to **change** zoning to Village Centre (Mixed Development).

It was proposed by Cllr Healy Eames and seconded by Cllr McDonagh to retain the Education & Community Facilities zoning on the lands the subject of Issue 1M and to reject the recommendation in the Member's Report.

It was proposed by Cllr. Joyce and seconded by Cllr. Mannion to accept the recommendation in the Manager's Report.

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

AR SON: Cllr Cannon, Cllr D. Connolly Cllr Cuddy,,Cllr Feeney, Cllr Healy Eames, Cllr Hoade, Cllr. Kyne, Cllr. McDonagh, Cllr Mullins, Cllr Welby, Cllr. Willers (11)

AGHAIDH: Cllr Joyce, Cllr Mannion (2)

Gan Votáil: Cllr. Reilly (1)

The Mayor declared Cllr Healy Eames's proposal carried.

IN: Oyster Homes Ltd c/o AP McCarthy Planning Consultants Ltd

Summary:

To rezone land from proposed Residential and Recreation & Amenity zonings to entirely residential. One third of the 3.955 Hectares is zoned for Recreation & Amenity. These lands lie in the Hillpark area and comprises of approximately 3.59 hectares (8.89 acres).

- Unsuitable designation at this location
- Lands will remain undeveloped as the residential lands will be developed around the site.
- Zoning will not alter ownership of the lands.
- A considerable portion of this land has already been developed and one –off housing.
- The existing Parklands scheme effectively turns its back on the proposed R&A zoning, therefore there would be no passive surveillance of the area and would be unsuitable to this zoning.
- R&A is spread over two different land holdings which do not facilitate the provision of recreation and amenity.
- Adequate zoning for recreation and amenity within the proposed draft plan boundary.

Response:

The zoning as proposed should be retained with approximately 2.39 hectares (5.93 acres) zoned residential and 1.197 hectares (2.96 acres) zoned as Recreation & Amenity. This is in the interest of proper planning and sustainability by providing amenity and open space in a large area of residential.

Recommendation:

Retain the zonings a proposed in the draft plan.

On the proposal of Cllr Healy Eames and seconded by Cllr. McDonagh it was agreed to change the Recreation and Amenity Zoning which forms part of the lands the subject of Issue 1N in shape allowing a 20 metres gap on the western side but retaining the same amount of Recreation and Amenity overall.

IO: Christy Mannion
Sherry Mannion
Michael Mannion
Mary Francis Mannion
Kate & Paddy Bannon
Francis Bannon
Brenda Dalton
Pat Cormican
Joe Sherry
Paul Cormican
Norma Cormican
Paul Cormican & Others
Jim & Bernadette Cormican
Joe Sherry & Others
Padraig Burke
PJ & Joan Coen & Family
M. Bannon
Joan Keane
Helen & Gerald Tynan
Joan Coen
Ann Walsh
Phil Jordan
No Name
Mairead Hogan
No Name
Paul O Dowd
Mary Mullins
No Name
Veron Tarpey
Aine Prior
Tim & Mary Daly
Mairead Lally
Teresa & Michael Corcoran
Paula & John Lee

Summary:

To rezone the proposed Village Centre and Enterprise & Light Industry zoning at Hillpark to residential zoning. These lands comprise of 10.52 hectares (26 acres).

Response:

- In response to the Residential requests: There are approximately 64 hectares (158.14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remains undeveloped. In addition to this, there are 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which can accommodate additional residential units. This can accommodate an approximate figure of 1,125 additional units within the lifetime on the plan, and approximately additional 3,375 persons within the village boundary. Therefore, it is the view of the Planning Authority this is an adequate amount of zoned land within the proposed plan boundary at present.
- In response to the Village Centre requests: The area of proposed Village Centre zoning is required to provide a coherent streetscape for the village and provide additional commercial facilities. In addition to this, residential units can be

incorporated as part of the Village Centre zoning under the proposed zoning matrix.

- In response to the Enterprise requests: The zoning of Enterprise and Light Industry is required in order to facilitate the future employment needs of the village, and provide a sustainable future for the village and its residents.

Recommendation:

Retain the existing Village Centre and Enterprise & Light Industry zoning as proposed in the draft plan.

It was proposed by Cllr. Healy Eames and seconded by Cllr McDonagh to zone the lands the subject of Issue 10 from proposed Village centre (Mixed Dev.) and Enterprise & Light Industry to Village Centre (Mixed Dev.) and allowing 3 acres for Recreation and Amenity.

Cllr Healy Eames added that enterprise and light industry zoning was not desirable at the entrance to Clarinbridge village from the Galway side. She added that some enterprise could be facilitated under the Village centre (mixed dev.) zoning.

Mr. Gavin strongly recommended zoning a portion of these lands for Enterprise/Light Industry and added that it was very important to have lands available for light industry and enterprise in the village. He added that there were sufficient lands zoned residential.

Mr Gallagher stressed also the importance of having available suitable sites for light industry and enterprise not just in Clarinbridge but in the County so as to promote and provide jobs in our towns and villages.

Mr Gavin stated that the infrastructure and services were good at this location for light industry and enterprise.

Cllr Healy Eames stated that she could not support a light industry and enterprise zoning at the entrance to the village and added that this was the opinion of about 160 people at a public meeting in Clarinbridge.

Mr Ridge stated that light industry and enterprise can look good visually by using modern and architecturally designed buildings and that this idea should publicised more.

Cllr Feeney stated that there was no guarantee that warehouse type buildings would not be granted on these lands but added that there must be more suitable lands available in the village for this use and further added that enterprise is the life blood of any village centre.

Mr Mannion stated that the spread of industry and enterprise cannot be influenced in our towns and villages and added that it should be promoted and treated with pride.

Cllr Cuddy stated that the people of Clarinbridge are totally opposed to it and that we are expressing their wishes.

Mr Gallagher stated that the local area plan must be made in the interest of proper planning and sustainable development of the area.

Cllr Hoade stated that she must concur with the other speakers and respect the views of the people of Clarinbridge.

It was proposed by Cllr Joyce and seconded by Cllr Mannion to accept the recommendation in the Manager's Report.

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

AR SON: Cllr Cuddy, Cllr Feeney, Cllr Healy Eames, Cllr Hoade, Cllr. McDonagh, Cllr. Willers (6)

AGHAIDH: Cllr D. Connolly Cllr Joyce, Cllr Mannion, Comh. OCuaig. (4)

Gan Votáil: *Cllr Cannon, Cllr. Hynes, Cllr. Kyne, Cllr Mullins, Comh. Ni Fhatharta, Cllr. Reilly, Cllr. Welby. (7)*

The Mayor declared Cllr Healy Eames's proposal carried.

1P: Pat Cormican

Summary:

To extend the boundary and zone lands residential. These lands lie west of Ballynagamanagh East and the Parklands residential development. These lands comprise of 7.2 hectares (17.8 acres).

- Over half of the lands are inside the 850m radius of the Village Centre and almost all are inside the 950m radius of the village centre.
- It would be a continuation of the Parklands, therefore economical to service.

Response:

There are approximately 64 hectares (158.14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remains undeveloped. In addition to this, there are 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which can accommodate additional residential units. This can accommodate an approximate figure of 1,125 additional units within the lifetime on the plan, and approximately additional 3,375 persons within the village boundary. Therefore, it is the view of the Planning Authority this is an adequate amount of zoned land within the proposed plan boundary at present.

Recommendation:

Retain the village boundary as it is and leave lands in question unzoned.

It was proposed by Cllr Healy Eames and seconded by Cllr McDonagh to extend the plan boundary and zone the lands the subject of 1P Enterprise/Light Industry

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

AR SON: *Cllr Cannon, Cllr D. Connolly Cllr Cuddy, Cllr Feeney, Cllr Healy Eames, Cllr Hoade, Cllr. Kyne, Cllr. McDonagh, Cllr Mullins, Comh. OCuaig, Cllr. Welby, Cllr. Willers (12)*

AGHAIDH: *Cllr Joyce, (1)*

Gan Votáil: *Comh. Ni Fhatharta, Cllr. Reilly, (2)*

The Mayor declared Cllr Healy Eames's proposal carried.

1Q: Joe Sherry & Others c/o AP McCarthy Planning Consultants Ltd

Summary:

To extend the boundary and zone lands residential. A portion of the subject lands area already zoned village centre and Enterprise. These lands lie in the Hillpark area of Clarinbridge and comprise of approximately 3.23 hectares (8 acres).

- The subject total land holding is approximately 23.87 hectares (59 acres) in size, including land that is in the proposed boundary.
- Have both county and national road frontage.
- Zone lands to the south of the proposed site remain zoned Village Centre (Mixed Development), the central portion as residential, the northern portion as Enterprise/industry and the remainder as Recreation & Amenity/Open Space

Response:

There are approximately 64 hectares (158.14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remains undeveloped. In addition to this, there are 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which can accommodate additional residential units. This can accommodate an approximate figure of 1,125 additional units within the lifetime of the plan, and approximately additional 3,375 persons within the village boundary. Therefore, it is the view of the Planning Authority this is an adequate amount of zoned land within the proposed plan boundary at present.

Recommendation:

Retain the village boundary as it is and leave lands in question unzoned.

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

JR: Gerard Egan & Patrick Jordan

Summary:

To extend the boundary and zone lands low density residential. These lands lie north of the Clarinbridge Court Hotel and Loughau Woods, adjacent to the N18. These lands comprise of 7.68 hectares (19 acres). Lands would be developed to create a high quality living environment.

- Provide an attractive landmark entrance to Clarinbridge from the east.
- Intend to provide crèche facilities for the area
- High quality and managed open space, play space and informal recreational facilities
- Close proximity to the village centre
- Insufficient land zoned residential within the proposed draft local area plan boundary.
- Highlights development pressure on the surrounding countryside
- Highlights the Housing Section, Galway County Council has land nearby for development, thereby enforcing that it is strategically placed for residential development
- Commuters to Galway city will not have to go through the village to commute.
- States that the necessary infrastructure is already in place.
- Intention to provide stand alone waste treatment system

Response:

- Upgrading of the roads structure with the development of the new N17 motorway is happening in the near future and to zone this land residential would be premature until such time as the construction of this Oranmore-Gort motorway. In addition the lands lie outside the speed limits within the village and therefore access on to the N18 would not be in the interests of traffic safety.
- There are approximately 64 hectares (158.14 acres) of lands zoned residential within the proposed plan boundary, with approximately 37.5 hectares (93 acres) of this land remains undeveloped. In addition to this, there are 15.78 hectares (39 acres) zoned for Village Centre (Mixed Development) which can accommodate additional residential units. This can accommodate an approximate figure of 1,125

additional units within the lifetime on the plan, and approximately additional 3,375 persons within the village boundary. Therefore, it is the view of the Planning Authority this is an adequate amount of zoned land within the proposed plan boundary at present.

Recommendation:

Retain the village boundary as it is and leave lands in question unzoned.

It was proposed by Cllr Cuddy and seconded by Cllr McDonagh to extend the plan boundary and zone the lands the subject of Issue 1R Residential and allowing 3acres for recreation and amenity.

Mr. Ridge advised against this zoning as there were adequate lands zoned for residential within the proposed plan boundary and that the subject lands would be difficult to service as they were further out from the village centre.

It was proposed by Cllr Joyce and seconded by Cllr Reilly to accept the recommendation in the Manager's Report.

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

AR SON: Cllr Cannon, Cllr Cuddy, Cllr Healy Eames, Cllr. McDonagh, Cllr. Welby, (5)

AGHAIDH: Cllr D. Connolly Cllr Joyce, Comh. OCuaig, Cllr. Reilly (4)

Gan Votáil: Cllr Feeney Comh. Ní Fhatharta, Cllr Mullins, Cllr. Willers, (4)

The Mayor declared Cllr Cuddy's proposal carried.

Issue 2: Requests for Education and Community Facilities Zoning

Please refer to Map 1 in the Appendices

Submitted By:

- Peter Boland
- Kate & Paddy Bannon
- Francis Bannon
- B. Cormican
- Helen Cormican
- Joan Keane
- Jim Cormican
- James Cormican
- Pat Cormican
- Paul Cormican
- Paul Cormican & Others
- Jim & Bernadette Cormican
- No Name
- Paul O' Dowd
- Seamus Collins c/o Clarenbridge Community Development Association
- Brenda Dalton
- Seamus Collins, c/o CCLG
- Dave Kelly, c/o Colga Football Club
- Anne Fox
- Mairead Lally
- Mary Walsh
- Mark Green c/o Clarinbridge Cow Park Steering Committee
- Mary Rogers

2A: B. Cormican
Helen Cormican
Joan Keane
Jim Cormican
James Cormican
Paul Cormican
Pat Cormican
Paul Cormican & Others
Jim & Bernadette Cormican
No Name
Paul O' Dowd
Seamus Collins c/o Clarenbridge Community Development Association
Seamus Collins, c/o CLCG
Dave Kelly c/o Colga Football Club
No Name
Mary Mullins
Ann Walsh
Teresa & Michael Corcoran
Kate & Paddy Bannon
Francis Bannon
Norma Cormican
Anne Fox
Mairead Lally
Mary Walsh

Summary:

Request to rezone the Cowpark from Recreation & Amenity to Education & Community Facilities in order to provide pitches, playgrounds and walks for the community and its children. These lands comprise of approximately 16.79 hectares (41.5 acres).

Response:

- The land use zoning matrix allows for pitches and children's facilities to be accommodated on its current zoning of Recreation & Amenity.
- The Cowpark is ecologically sensitive in nature, and is dealt with under the SEA report, section 3.2.2.
- There are adequate education and community facilities zoned under the current draft plan to cater for the needs of the current and envisaged population under the lifetime of the plan.

Recommendation:

No change recommended.

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

2B: B. Cormican
Helen Cormican
Joan Keane
Jim Cormican
James Cormican
Paul Cormican
Paul Cormican & Others
Pat Cormican
Jim & Bernadette Cormican
No Name
Paul O' Dowd

Seamus Collins c/o Clarenbridge Community Development Association
Phil Jordan
Mark Green & Anne Fox

Summary:

Request that Church and Convent are zoned "Community Facilities".

Response:

The Church is currently proposed to be zoned under the Village Centre (Mixed Development). Under the zoning matrix, a place of worship is permitted in principle in lands zoned the Village Centre zoning. Facilitating Village Centre (Mixed Development) in this area will create a strong streetscape to Clarinbridge. The Church and its spire, already act as a focal point within the village centre. It provides the opportunity for the site to be further developed along the main triangle.

The Convent is now part of the Oyster Manor Hotel, and is proposed to be zoned Village Centre (Mixed Development) as it is the most appropriate zoning for this area. There is an adequate supply of land zoned Education and Community facilities within the proposed boundary to meet the needs of the current and envisaged population for the lifetime of the plan.

Recommendation:

No change recommended

It was proposed by Cllr Cuddy and seconded by Cllr. McDonagh to zone the lands the subject of Submission 2B from Village Centre (Mixed Dev) to Community Facilities.

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

AR SON: Cllr Cuddy, Cllr Healy Eames, Cllr Joyce Cllr. McDonagh, Cllr Mullins, (5)

AGHAIDH: (0)

Gan Votáil: Cllr D. Connolly Cllr Feeney Comh. Ní Fhatharta, Comh OCuaig, Cllr. Reilly Cllr. Willers, (6)

The Mayor declared Cllr Cuddy's proposal carried.

2C: Peter Boland

Summary:

Rezone Further Land behind Flemings Field/ Hurling Pitches for Educational and Community. However, there is no map submitted with this submission to show the extent of the zoning request.

Response:

There is an adequate supply of Education and Community Facilities zoned land within the current proposed boundary for the village to meet the needs of the current and envisaged population during the lifetime of the plan. These lands should remain unzoned, as it will create an unnatural extension to the existing boundary.

Recommendation:

No change recommended.

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

2D: Paul O Dowd:

Summary:

- Request to rezone lands from Village Centre (Mixed Development) and Education & Community Facilities to entirely Education & Community Facilities. These lands comprise of approximately 0.84 hectares (2.1 acres).
- Additionally, suggestions for a community centre building, sports hall, meeting rooms, all weather pitches and grass pitches have been made.

Response:

- As this site is on the main street for Clarinbridge, it would have a more appropriate zoning as proposed in the Draft Local Area Plan for Clarinbridge, as Village Centre (Mixed Development). In this way there is a coherent streetscape provided for the village. There is an adequate supply of Education and Community Facilities as provided under the current proposed plan.
- The observers suggests additional community facilities for the village, such as a community centre building, sports hall, meeting rooms, car parking, all weather pitches and grass pitches. It is not under the remit of the Planning Authority to provide these specific facilities. However the Planning Authority would facilitate the provision of these facilities within Clarinbridge.
- There is the potential for the provision of a community centre building in the Parish Hall. The plan already recognised that the Parish Hall is under utilised and left empty for large portions of the day. Currently there are some sports practised in this facility, and the swimming pool caters for other sporting activities. Under Section 3.14 Education & Community Facilities, Objective EC6, "To realise the full potential of the Parish Hall and facilitate its refurbishment and expansion" will cater for some of the needs expressed by the observer, such as providing a sports hall and meeting rooms in this informal community centre.

Recommendation:

No change recommended.

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

2E: B. Cormican

Helen Cormican

Joan Keane

Jim Cormican

James Cormican

Paul Cormican

Paul Cormican & Others

Jim & Bernadette Cormican

No Name

Paul O' Dowd

Seamus Collins c/o Clarenbridge Community Development Association

Paula & John Lee-School expansion

Maighread Scanlon

Tim and Mary Daly

Mark Green & Anne Fox

Summary:

To include in the final Local Area plan for Clarinbridge a provision for an expansion to the school, as increased residential zoning will create increased amounts of children needing access to the schools.

Response:

The Planning Authority realises that land should be provided for the provision of future educational facilities in Clarinbridge to cater for the increasing population. Under the proposed land use zoning matrix, Education will be accommodated on lands zoned Residential, Village Centre and Community Facilities, of which there is 62.78 HA (155.15 acres) zoned in the Draft Plan. In addition, the Draft plan contains objective EC7 "To facilitate any expansion or relocation of the national school".

Recommendation:

That EC7 remains in the final adopted Local Area Plan for Clarinbridge.

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

2F: Mark Green & Anne Fox

Summary:

The national school is on a constrained site, the adjacent convent home should be rezoned from Residential to Education and Community Facilities.

Response:

The Planning Authority realises that land should be provided for the provision of future educational facilities in Clarinbridge to cater for the increasing population. Under the proposed land use zoning matrix, Education will be accommodated on lands zoned Residential, Village Centre and Community Facilities, of which there is 62.78 HA (155.15 acres) zoned in the Draft Plan. In addition, the Draft plan contains objective EC7 "To facilitate any expansion or relocation of the national school".

Recommendation:

That EC7 remains in the final adopted Local Area Plan for Clarinbridge.

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

**Issue 3: Requests for Village Centre
(Mixed Development) Zoning**

Please refer to Map 1 in the Appendices

Submitted By:

Joe Sherry
Christy Mannion
Jonathon Mannion
Eoghan Ryan,
National Building Agency

3A: Eoghan Ryan, National Building Agency

Summary:

There are three issues addressed in this submission. 1) Requests to change zoning to Village Centre (Mixed Development), 2) Issues regarding the Village Design Framework, addressed under Issue 12, and 3) Request for the inclusion this policy: "It is a policy of the Planning Authority, to consider, on individual merits village design and development frameworks submitted by applicants for individual sites, where there standards and concepts are of a standard that are deemed to enhance the future development of the village, even though they may deviate from the Village Design Spatial & Movement Framework espoused by the Council".

The request for a zoning change refers to

- 4.36 acres of land adjacent to the Old Schoolhouse Restaurant
- Under the current proposed zoning, some of the land is zoned Village Centre (Mixed Development) and the rest is Residential.
- Request that the entire site be zoned Village Centre (Mixed Development) so that there is flexibility at the design stage.
- Suggest that the site south of NBA lands should also be zoned as Village Centre, as Education and Community Facilities would also be permissible within the Village Centre zone.
- Other issues regarding the Local Access Route on NBA lands, and the proposed Village Design Spatial and Movement Framework

Response:

The subject lands are adjacent to both residential areas and Village Centre (Mixed Development). As such there is an opportunity to provide a consolidated block of village centre at this location. The Planning Authority considers that it would be more appropriate to zone this area for Village Centre (Mixed Development). Residential can be accommodated in this area under the proposed zoning matrix.

It is important to note that if the Village Centre (mixed Development) zoning is adopted, then the Village Design Framework is not required in this area.

Recommendation:

To change the zoning to Village Centre (Mixed Development).

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

3B: Joe Sherry

Summary:

To extend the boundary and zone lands Village Centre (Mixed Development). These lands are to the west of the proposed plan boundary and comprise of approximately 0.68 hectares (1.7 acres).

Response:

- These lands lie in an SAC and NHA. This is an area that has a high level of biodiversity. Some of the habitats in Clarinbridge and Dunbulcan Bay include habitats which are listed under Annex I of the Habitats Directive.
- These lands are designated as a Special Area of Conservation. SAC's are areas of conservation value for habitats and/or species of importance in the European Union, the designation and protection of which are internationally mandated

under the Habitats Directive 1992 (92/43/EEC) and enacted into Irish Law by the European Communities (Natural Habitats) Regulations 1997 (SI 94/1997), as amended..

Recommendation:

This has been addressed in the SEA report, section 3.2.1, Galway Bay Complex Special Area of Conservation (SAC) (Site Code 000268) and Natural Heritage Area (NHA). Therefore it is the opinion of the Planning Authority to retain the village boundary as it is and leave lands in question unzoned.

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

3C: Christy Mannion
Jonathon Mannion

Summary:

- Develop the village centre into the Hillpark area in order to ensure that there are young people living in the village centre.

Response:

The enhancement of the village centre as it appears in the Draft plan boundary presently encompasses 9.3 Hectares (23 acres). This will ensure that there is an adequate supply of zoning land for the enhancement of the village centre, and creating a balance between the current and future commercial needs of the residents. A portion of the Hillpark is zoned Village Centre (mixed development) which can accommodate residential units under the proposed zoning matrix. This ensures that there is an adequate supply of land zoned within the proposed draft plan boundary to facilitate the needs of the village from the period 2007-2013. The Planning and Development Act 2000 and 2002 require that the Local Area Plan be consistent with the County Development Plan and the County settlement Strategy 2003-2009, and the existing level of zoned land is in-line with these policies.

Recommendation:

No change recommended.

It was proposed by Cllr. Healy Eames and seconded by Cllr McDonagh to zone the lands the subject of Issue 3C from proposed Village centre (Mixed Dev.) and Enterprise & Light Industry to Village Centre (Mixed Dev.) and allowing 3 acres for Recreation and Amenity as agreed in Issue 10.

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

AR SON: Cllr Cuddy, Cllr Feeney, Cllr Healy Eames, Cllr. Kyne Cllr. McDonagh, Cllr Mullins, Comh. OCuaig. Cllr. Reilly Cllr. Welby (9)

AGHAIDH: Cllr D. Connolly Cllr Joyce (2)

Gan Votáil: Comh. Ní Fhatharta, (1)

The Mayor declared Cllr Healy Eames's proposal carried.

**Issue 4: Requests for Enterprise
& Industry Zoning**

Please refer to Map 2 in the Appendices

Submitted By:

Christy Mannion
Sherry Mannion
Michael Mannion
Mary Francis Mannion
Kate & Paddy Bannon
Francis Bannon
Brenda Dalton
Pat Cormican
Joe Sherry
Paul Cormican
Norma Cormican
Paul Cormican & Others
Jim & Bernadette Cormican
Joe Sherry & Others
Padraig Burke
PJ & Joan Coen & Family
M. Bannon
Joan Keane
Helen & Gerald Tynan
Joan Coen
Ann Walsh
Phil Jordan
No Name
Mairead Hogan
No Name
Paul O Dowd
Mary Mullins
No Name
Veron Tarpey
Aine Prior
Tim & Mary Daly
Mairead Lally
Teresa & Michael Corcoran
Paula & John Lee
Michael Kelly
Coillte Teoranta Ltd
Sean Walsh

4A: Sean Walsh c/o Ignatius T. Greaney & Associates

(See also Issue 1B)

Summary:

To extend the plan boundary and zone lands industrial. These lands are located north east of the proposed plan boundary, adjacent to the Clarinbridge Business Park, where 5 units have been granted since 1997.

Response:

There is approximately 5.98 hectares (14.78 acres) of land zoned Enterprise & Light Industry within the proposed plan boundary. Under the Planning and Development Acts 2000, as amended, Local Area Plans are required to zone lands that are adequate for the development of the village under the lifetime of the plan. There is an adequate supply of land proposed for Enterprise & Light Industry zoning to meet the needs of the current and envisaged future population of the village.

Recommendation:

No change recommended.

It was proposed by Cllr Cuddy and seconded by Cllr McDonagh to extend the plan boundary zone the lands the subject of Issue 4A enterprise/light industry as indicated on map submitted to the meeting.

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

AR SON: *Cllr Cuddy, Cllr Feeney, Cllr Healy Eames, Cllr. Joyce, Cllr. Kyne, Cllr McDonagh, Cllr Mullins, Comh. O'Cuaig Comh O Tuairisg, Cllr. Reilly, Cllr Welby, Cllr Willers.(12)*
IN AGHAIDH (0)
Gan Votáil: (0)

The Mayor declared Cllr Cuddy's proposal carried.

4B: Coillte Teoranta c/o AP McCarthy Planning Consultants Ltd

Summary:

To extend the plan boundary to the east of the village to incorporate part of Kilcornan Woods for development. Request for Zoning to be changed to Enterprise Development.

- The submission pertains to 17.8 hectares (44 acres) out of a total of 132.73 hectares (328 acres).
- Lands are for timber production.
- Front onto the existing N18 route within the village speed limits, walking distance to the village centre.
- Enterprise/Business Park located relative to the new N18 motorway.

Response:

There are already lands zoned for Enterprise/Light Industry on the Galway city side of Clarinbridge. These lands are deemed more suitable given that traffic to this location would not have to go through the village centre, thus creating a traffic hazard. Also, Kilcornan Woods are dealt with under the SEA report, Section 3.2.2. Kilcornan Woods is of high local importance. Owing to the fact that only 17.8 hectares (44 acres) is proposed to be developed in a sensitive manner, the impact on the interconnecting biodiversity would affect the woodlands and not just the portion referred to.

Recommendation:

No change recommended.

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

4C: Joe Sherry & Others c/o AP McCarthy Planning Consultants Ltd

Summary:

- To extend the boundary to include lands to the north west of the village. A portion of the subject lands are already zoned Village Centre and Enterprise. These lands lie in the Hillpark area of Clarinbridge and comprise of approximately hectares 3.23 hectares (8 acres).
- The subjects total land holding is approximately 23.87 hectares (59 acres) in size, including land that is in the proposed boundary.
- Have both county and national road frontage.
- Zone lands to the northern portion as Enterprise/industry.

Response:

There is an adequate supply of land zoned Enterprise & Light Industry within the proposed draft plan boundary to facilitate the needs of the village from the period 2007-2013.

Recommendation:

Retain the village boundary as is and leave lands in question unzoned.

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

- 4D: Christy Mannion
- Sherry Mannion
- Michael Mannion
- Mary Francis Mannion
- Kate & Paddy Bannon
- Francis Bannon
- Brenda Dalton
- Pat Cormican
- Joe Sherry
- Paul Cormican
- Norma Cormican
- Paul Cormican & Others
- Jim & Bernadette Cormican
- Padraig Burke
- PJ & Joan Coen & Family
- M .Bannon
- Joan Keane
- Helen & Gerald Tynan
- Joan Coen
- Ann Walsh
- Phil Jordan
- No Name
- Mairead Hogan
- No Name
- Paul O Dowd
- Mary Mullins
- No Name
- Veron Tarpey
- Aine Prior
- Tim & Mary Daly
- Mairead Lally
- Teresa & Michael Corcoran
- Paula & John Lee
- Michael Kelly

Summary:

Request for the Enterprise zoning to move location

- Suggestion that the Enterprise will be moved North, past the water tower, or down the Atherny Road.
- Alternatively, restrict to office work and software business-no noisy operations

Response:

- In order to move the Enterprise zoning north of the water tower or down the Atherny Road would involve zoning more land within the plan boundary. This will create an unnatural extension to the village as it currently stands. In addition

to this, the plan supports encouraging new enterprise to locate in the Clarinbridge area.

- Restricting the Enterprise zoned area to offices and software businesses will create too much of a restriction for companies looking to invest in Clarinbridge. Under the Enterprise zoning, office based industry is open for consideration, as
- Under the proposed zoning, there is an adequate supply of land zoned within the proposed draft plan boundary to facilitate the needs of the village from the period 2007-2013. The Planning and Development Act 2000 and 2002 require that the Local Area Plan be consistent with the County Development Plan and the County settlement Strategy 2003-2009, and the existing level of zoned land is in-line with these policies.

Recommendation:

That the zoning of Enterprise remains in the same location in order to facilitate the future employment needs of the village, and provides a sustainable future for the village and residents.

On the proposal of Cllr Cuddy and seconded by Cllr Healy Eames it was agreed to note the recommendation in the Manager's Report.

**Issue 5: Requests for Recreation
& Amenity Zoning**

Please refer to Map 2 in the Appendices

Submitted By:

- Mary Francis Mannion
- Helen & Gerald Tynan
- PJ & Joan Coen & Family
- Joan Coen
- Ann Walsh
- Mary Mullins
- Jonathon Mannion
- Padraig Burke
- Maighread Scanlon
- Kate & Paddy Bannon
- Francis Bannon
- Joan Keane
- Pat Cormican
- Jim Cormican
- Norma Cormican
- Anne Fox
- Mairead Lally
- Mary Walsh
- Ann Bermingham
- Mark Green c/o Clarinbridge Cow
Park Steering Committee
- Phil Jordan
- Clarenbridge Community
Development Association
- Mary O' Donohue
- Veron Tarpey
- Pat Brennan
- Aine Prior
- Phil Neiland
- S. Hart
- M. Stephens
- Tim & Mary Daly
- B & A Keane

Tom Doyle
G. Donohue
Donoghue Family
Laura Nolan
Clare Griffin
Mark Green & Anne Fox

5A: Clare Griffin

Summary:

Request for an area of Village Centre be re-zoned for either Recreation & Amenity or Education & Community facilities.

The observer suggests the site to be used for an elderly day care centre/crèche /play area. This area is adjacent to the triangle in the village centre, located nearby to the Clarin River. These lands comprise of 1.88 hectares (4.67 acres).

Response:

This area was zoned for Village Centre (Mixed Development) in order to create a strong streetscape for Clarinbridge and provide this in a coherent manner. Should this zoning be changed, then the main street will have a fragmented lop sided appearance. This area is a prime location for development that would be sensitive to the Clarin River.

In addition to this, there is 27.57 hectares (68.14 acres) of Recreation & Amenity and Education & Community facilities provided for under the current proposed draft plan boundary to provide these facilities for the current and envisaged population of Clarinbridge during the lifetime of the plan. Under the proposed zoning matrix; play areas can be provided within the Cowpark, or the Hillpark Recreation and Amenity areas. Elderly day care centres and crèches can both be provided under the current zoning matrix of Residential, Village Centre, Tourism, and Community facility. In addition to this, retirement home is open for consideration under the Enterprise zoning. Thus, the current plan has 66.49 hectares (164.3 acres) already zoned to cater for these facilities, with a further 5.9 hectares (14.7 acres) under the Enterprise zoning that may accommodate a retirement home.

Recommendation:

No change recommended.

It was proposed by Cllr Healy Eames and seconded by Cllr Cuddy to accept the recommendation in the Manager's Report in relation to the lands the subject of Issue 5A excluding the lands the subject of Issue 2B where it was previously agreed to zone from proposed Village Centre (Mixed Development) to Education & Community Facilities.

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

AR SON: Cllr Cuddy, Cllr Feeney, Cllr Healy Eames, Cllr. Kyne, Cllr McDonagh, Cllr Mullins, Comh. O'Cuaig, Cllr Welby, Cllr Willers.(9)
IN AGHAIDH Cllr. Joyce, Comh O Tuairisg, Cllr. Reilly (3)
Gan Votáil: Cllr Mannion (1)

The Mayor declared Cllr Cuddy's proposal carried.

5B: Mark Green & Anne Fox

Summary:

The Old wood east of the Cowpark should be zoned Amenity to protect it and encourage an amenity linkage to the Cowpark.

Response:

To extend the boundary and to zone the Old Wood would create an unnatural extension to the village. The woods provide a natural buffer and screening for the village and for the residents of the Kilcornan estate, including the Brothers of Charity.

Recommendation:

Retain the proposed plan boundary as is, and the lands in question to remain unzoned.

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

5C: Mary Francis Mannion

Summary:

This submission is requesting an area for recreation and amenity be utilised for activities such as playing pitches, walkways and a children's playground.

Response:

It is unclear which area of Recreation and Amenity this submission refers to. However, under the zoning matrix, playing pitches, walkways and playgrounds are either open for consideration, or permitted in principle. In addition to this, there is a total of 16.79 hectares (45.14) acres proposed for Recreation & Amenity zoning under the draft plan boundary, with an additional 9.3 hectares (23 acres) zoned for Education & Community facilities. These facilities should be utilised for the village and its residents. Therefore, there is no justification for additional zoning of Recreation & Amenity.

Recommendation:

No change recommended.

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

5D: Helen & Gerald Tynan

PJ & Joan Coen & Family

Joan Coen

Ann Walsh

Mary Mullins

Jonathon Mannion

Padraig Burke

Maighread Scanlon

Paul Mee

Summary:

That the Hillpark (suggestions of 2.42 hectares {6 acres}) be designated for sporting amenities, particularly to provide for the youth of Clarinbridge. Suggestions for playing pitches, all weather pitches and tennis courts could be provided there.

Response:

There is approximately 16.79 hectares (41.5 acres) of Recreational and Amenity proposed to be zoned in the Cowpark. There are areas that are suitable for a playing pitch within the Cowpark. However, owing to its sensitive nature, the majority of the Cowpark is not

suitable. Therefore more area has been zoned adjacent to the current GAA pitch in order to facilitate its expansion. The total amount of these lands comprise of 6.72 hectares (16.62 acres) in the proposed zoning of the current GAA pitch.

In addition to these lands, there is an area of the Hillpark that has a proposed zoning of Recreation and Amenity facilities, in order to provide additional facilities for the residents of that area, and for the surrounding community. These lands in the Hillpark comprise of approximately 1.65 hectares (4.1 acres). These facilities should be utilised for the village and its residents.

Therefore, given that part of the Hillpark is already zoned, in addition to the Cowpark, and GAA pitch, there is no justification for further zoning.

The Planning Authority will facilitate the refurbishment of the Parish Hall, under AH5, as there are some sporting activities already practised there.

Recommendation:

No change recommended.

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

5E: Seamus Collins c/o Clarenbridge Community Development Association

Ann Bermingham

Donoghue Family

B & A Keane

G. Donoghue

Pat Brennan

Dermot & Frieda Freeman

M. Bannon

Phil Jordan

Mary O' Donoghue

Tim & Mary Daly

Aine Prior

Phil Neiland

S. Harte- Mary Stephens

Mullins family

Tom Doyle

Summary:

These submissions are requesting more green areas within the plan to provide recreation and amenity facilities for use by the community. Also suggestions to increase the accessibility to children's facilities. By providing these additional areas, there would be more land for the youth of the area.

Response:

The Planning Authority fully supports the accessibility of Recreation & Amenity facilities for the children and youth of Clarinbridge. In this manner the Village Design Framework creates cycle/pedestrian linkages as well as amenity linkages throughout the village centre. Whilst this framework is indicative only, it does highlight that the potential for these routes to be used by the children/youth/parents of Clarinbridge.

In addition to this, the Village Design Open Space Framework highlights the amount of open space that can be achieved through the newer developments for Clarinbridge. In this way, the Planning Authority views the amount of land that is available for Recreation & Amenity to be adequate for the current and envisaged population during the lifetime of the plan.

There is 18.26 hectares (45.14 acres) proposed to be zoned Recreation & Amenity under the draft plan boundary and 9.3 hectares (23 acres) proposed zoning under Education & Community Facilities provided in the plan. These facilities should be utilised for the village and its residents.

Recommendation:

No change recommended.

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

5F: Laura Nolan

Summary:

That there should be a provision for playing pitches, but not in the Cowpark.

Response:

The Cowpark is zoned Recreation & Amenity under the current proposed draft plan boundary. In this manner, under the zoning matrix, playing pitches are open for consideration in the Cowpark. Owing to the sensitive nature of the Cowpark and the rich ecological heritage, an ecological assessment would be required to show that the provision of a pitch would not have an adverse impact on the species that reside there.

The Cowpark is not under the ownership of the Council, and any development there would be subject to the agreement with the trustees of the Cowpark. Additionally, there is an area adjacent to the current GAA pitch which is zoned for Education & Community Facilities for which additional playing pitch may be accommodated.

Recommendation:

No change recommended.

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

5G: Mark Green c/o Clarinbridge Cow Park Steering Committee:

Summary:

Cow Park should remain as it is, and no development should be allowed on it. Under the proposed zoning matrix for Clarinbridge, the facilities that are permitted in principle and open for consideration would destroy the Cowpark and the ecological heritage that is attached to it. There is a suggestion that 6 acres to the South west of the Cow Park could be suitable for pitches. In addition, there is a suggestion for possible sites for additional zoning for recreation and amenity.

Response:

The Planning Authority supports the zoning of Recreation & Amenity for the Cowpark. This zoning is restrictive of the type of development that is allowed on it. The Cowpark may be suitable for a playing pitch, and under the zoning matrix this would be open for consideration. It is however not under the ownership of the Council, and any development there would be subject to the agreement with the trustees of the Cowpark. However, an ecological assessment would have to be conducted in order to safeguard the rich biodiversity of the area.

Recommendation:

No change recommended.

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

Issue 6: Requests for Retail Zoning

Submitted By:

Ciara Kellett, DTZ Pidea Consulting

6A: Ciara Kellett

Summary:

This submission was made on behalf of Tesco Ireland Ltd. The submissions highlight the increase in population taken from the preliminary census figures 2006. The submission requests that there is a sufficient amount of zoned land to enable future retail development within Clarinbridge.

Response:

The proposed plan boundary has approximately 15.83 hectares (39.13 acres) of Village Centre (Mixed Development). This is more than adequate amount of zoned land to accommodate retail facilities within the village centre. In addition to this, the draft plan has a number of policies that must be adhered to in order to provide for adequate and appropriate retail facilities for the village. Namely, these include; Section 3.10.6 "Facilitate and encourage the appropriate provision of retail facilities that service the local needs...."

Section 3.10.13 "Examine all applications for retail development in the context of the Retail Planning Guidelines by the DoEHLG and the County Strategy."

Section 3.10.14 "Encourage new retail development to locate within the existing village core".

Recommendation:

No change recommended.

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

Issue 7: Other Zoning Requests

Please refer to Map 2 in the Appendices

Submitted By:

Breda Burke
P. Neyland
Michael Burke
B & A Keane
G. Donoghue
Mary Walsh
Phil Neiland
Mary Stephens
Mullins Family
Ann Bermingham
Jim Cormican
B. Cormican
Helen Cormican
Joan Keane
Declan Burke
Bridgette Brew & Others

Mary Rogers
Veron Tarpey
Seamus Collins c/o Clarenbridge Community
Development Association
Clare Griffin
Anna & James Collins
Monica & Tony Doyle
Maighread Scanlon
Marieta Fallon
Barry Murphy c/o AP McCarthy Planning
Consultants Ltd
Mark Green & Anne Fox
Norma Cormican
Mary O Donoghue
Ann Walsh
Aine Prior
Mairead Hogan
Paul O Dowd
Kathleen Bell-Bonjean

7A: Provision for the Elderly

Veron Tarpey
Seamus Collins c/o Clarenbridge Community Development Association
Clare Griffin
Anna & James Collins
Monica & Tony Doyle
Maighread Scanlon
Marieta Fallon
Barry Murphy c/o AP McCarthy Planning Consultants Ltd
Mark Green & Anne Fox

Summary:

The plan should include some provision for the care of the elderly and support the development of a retirement village and day care centre within the plan.

Response:

The plan does not include a specific objective for the provision of a retirement village or day care centre within the plan. However, the Planning Authority will facilitate the provision of facilities for the elderly within the draft plan itself. Elderly day care centres can both be provided under the current zoning matrix under Residential, Village Centre, Tourism, and Community facility. In addition to this, retirement home is open for consideration under the Enterprise zoning. Thus, the current plan has 72.43 hectares (179 acres) already zoned to cater for these facilities.

Additionally, the Dwelling Mix referred to in Section 4.2.5 caters for a mix of dwelling types that can provide accommodation for the elderly. Section 4.2.13 specifically refers to the provision of self contained residential units attached to existing dwellings (granny flats).

Recommendation:

No change recommended.

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

Barry Murphy c/o AP McCarthy Planning Consultants Ltd

Please Refer to Map 2 in the Appendices

Summary:

The subject lands have been divided into two plots for the purpose of requesting two specific zoning issues

- Request for a plot is zoned for a retirement scheme
- Recognised that the plot is outside the draft plan boundary.
- Close proximity to the village centre, walking distance to all the amenities
- Housing estate located between two plots of Land.
- Land lies in the north east of the current plan boundary, in Slieveaun
- Established nature of lands and the settlement pattern in the vicinity.
- Refer to the amount of land to be developed within the plan boundary is less than indicated on maps, due to development constraints.

Response:

Retirement schemes maybe accommodated under Residential, Village Centre, Tourism, Enterprise and Community Facilities under the current zoning matrix for Clarinbridge. Under the proposed plan boundary, there are 72.43 hectares (179 acres) available for the development of a retirement scheme. In this manner, there is more than adequate amount of zoned land within the plan boundary and additional zoning would be against proper planning and sustainable development for the area.

Recommendation:

No change recommended to the proposed boundary to include more land.

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

7B: Increased Residential Zoning

Breda Burke

P. Neyland

Michael Burke

B & A Keane

G. Donoghue

Mary Walsh

Phil Neiland

Mary Stephens

Mullins Family

Ann Bermingham

Jim Cormican

B. Cormican

Helen Cormican

Joan Keane

Summary:

The amount of residential zoning should be increased to allow for lower density within the village centre. It is suggested that the increased residential area will help protect the village character.

Response:

The Planning and Development Act 2000 and 2002 require that the Local Area Plan be consistent with the County Development Plan and the County settlement Strategy 2003-2009, and the existing level of zoned land is in-line with these policies. Therefore, there is no justification for zoning additional lands residential as it will create an unnatural extension to the village as it stands currently. In addition to this, the County Development advocates a sequential approach from the centre out to selecting land for development, in particular residential development, in order to reduce uneconomic and premature extension of services.

Recommendation:

No change to the proposed plan boundary for more residential land.

On the proposal of Cllr. McDonagh and seconded by Cllr Cuddy it was agreed to note the recommendation in the Manager's Report.

7C: Reduce the proposed boundary

Bridgette Brew & Others

Summary:

The boundary should be reduced so that there is more focus on the village centre as it now stands. The observer believes that the proposed boundary is extended unnaturally.

Response:

The Planning and Development Act 2000 and 2002 require that that the Local Area Plan be consistent with the County Development Plan 2003-2009. The existing land zoned in Clarinbridge is to provide and cater for the needs of the village and the current and envisaged population. In this way, the amount of land zoned is proportionate to the amount of residential units granted during the County Settlement Strategy and the variations, as well as allowing for the potential for some land zoned not to become available during the lifetime of the plan.

The allocated units, under the revised Settlement Strategy in the County Development Plan allow for 174 units between 2003-2009. It is expected that if this figure were to remain the same for the new County Development Plan 2010-2016, Clarinbridge could accommodate an additional 348 residential units during the lifetime of this local area plan. The current proposed zoning allows for 1,125 residential units, therefore accommodating 3.2 times the amount of zoned land required for the lifetime of this Local Area Plan. This is in line with national and county standards for the zoning of land.

A local area plan is required to have sufficient land zoned for the lifetime of the plan. If the boundary was reduced then the anticipated growth of Clarinbridge may exceed the plan boundary thus necessitating Material Contraventions of the plan to be considered.

Recommendation:

No change recommended.

On the proposal of Cllr. Cuddy and seconded by Cllr McDonagh it was agreed to note the recommendation in the Manager's Report.

7D: Provision for additional School & Crèche

Norma Cormican

Mark Green & Anne Fox

Barry Murphy c/o AP McCarthy Planning Consultants Ltd

Katleen Bell-Bonjean
Seamus Collins c/o Clarenbridge Community Development Association
Anna & James Collins
Aine Prior
Monica & Tony Doyle
Mairead Hogan
Paul O Dowd

Summary:

These submissions are requesting schools expansion and the provision of a second level school within Clarinbridge. As the current location of the school can cause traffic problems at peak times, the suggestion of relocating the school has been mentioned.

Response:

The Planning Authority realises that land should be provided for the future provision of educational facilities in Clarinbridge to cater for the increasing population. Under the current land use zoning matrix, Education can be accommodated on lands zoned Residential, Village Centre and Community Facilities. Under the proposed draft plan zoning, there is 62.78 hectares (155.15 acres) of land zoned for these.

Recommendation:

That a specific objective be included in the plan to work with the community and the Department of Education to facilitate the expansion of the primary school in the area.

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

7E: Preservation Order on village properties

Laura Nolan

Summary:

To include preservation orders on existing village properties to avoid unsightly modernisations.

Response:

The plan proposes the creation of an Architectural Conservation area within the village centre of Clarinbridge. Under Section 3.3 Architectural Heritage and Conservation, a number of policies are included in order to protect and preserve the local buildings from alteration without the consent of the Planning Authority. In addition to this, the Planning and Development Act 2000 in relation to Architectural Heritage provides legislative backing to protect the structures in the proposed ACA. Also there is a provision in the plan to require proposals for development outside of the ACA to show how it will affect the properties within the ACA (Policy 3.3.9). New developments must respect the character and appearance of the traditional village structures.

Recommendation:

That Objectives AH7 and AH8 relating to the protection of the streetscape and buildings within the proposed ACA are adopted in the final version of the plan.

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

7F: Boundary Equidistant in all directions

B. Cormican

Helen Cormican

Joan Keane

IV: Jim Cormican

IV: James Cormican

IX: Paul Cormican

IY: Paul Cormican & Others

IZ: Jim & Bernadette Cormican

Seamus Collins c/o Clarenbridge Community Development Association

No Name

No Name

Summary:

Village to expand equidistant in all directions

Response:

The proposed village boundary is set to incorporate the natural extension to the village centre as well as incorporating newer developments and zonings in order to meet the needs of the existing and future residents of the village. The mix of zonings have been proposed in order to meet these needs at the present and for the future, in line with the policies and objectives of the County Development Plan for Galway County Council, and Clarinbridge, identified on the 4th tier in the settlements.

In order to expand the village equidistant would require additionally zonings, zonings that are not required under the current lifetime of the Draft Local Area Plan. This would be contrary to proper planning and sustainable development of the Clarinbridge area.

Recommendation:

No change to the proposed village boundary

On the proposal of Cllr. Cuddy and seconded by Cllr Hoade it was agreed to note the recommendation in the Manager's Report.

7G: No more development in Kilcornan Woods.

Mary Mullins

Summary:

That Kilcornan Woods should not be developed as it is used by locals and visitors. It is becoming increasingly difficult to walk because of the traffic.

Response:

Kilcornan Woods are referred to in the Strategic Environment Assessment, Section 3.2.2. The report highlights that "mature mixed broadleaf and coniferous woodlands are not an abundant habitat in the west of Ireland so this site is of high local importance". Also this site contains a high level of biodiversity. In this way, along with objectives in the plan to preserve groups of trees, hedgerows and natural boundaries, Kilcornan woods would be unsuitable for development.

Recommendation:

Very limited development would be allowed in the woods, with the preservation of the trees, hedgerows and natural boundaries remaining.

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

7H: Lands to remain unzoned

Thomas & Mary Mullins

Summary:

Lands in Ballynamanagh East to remain as agriculture and not to be zoned. These lands are outside plan boundary at present. The land is also on a narrow country road and would create traffic hazard if developed.

Response:

These lands are not proposed for zoning under the current Draft Local Area Plan for Clarinbridge.

Recommendation:

No change recommended.

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

7I: Additional Graveyard Facilities

Kate & Paddy Bannon

Francis Bannon

Mark Green & Anne Fox

B. Cormican

Helen Cormican

Joan Keane

Jim Cormican

James Cormican

Paul Cormican

Pat Cormican

Paul Cormican & Others

Jim & Bernadette Cormican

No Name

Paul O' Dowd

Seamus Collins c/o Clarenbridge Community Development Association

Summary:

Request that the Cowpark should be kept for additional graveyard facilities.

Response:

- The land use zoning matrix allows for graveyard facilities to be accommodated on land zoned for community facilities. There is adequate Community Facilities land 9.3 hectares (23.02 acres) available to facilitate the development of additional graveyard facilities.
- The Cowpark is ecologically sensitive in nature, and is dealt with under the SEA report, section 3.2.2. As advised by this report, the Cowpark is of valuable conservation importance and corresponds to a priority habitat under Annex I of the Habitats Directive.

Recommendation:

Include objective EC5 "To facilitate the expansion of the graveyard on lands zoned for community facilities".

On the proposal of Cllr. Healy Eames and seconded by Cllr Cuddy it was agreed to accept the recommendation in the Manager's Report to include objective EC5 but to amend it as follows," To facilitate the expansion of the graveyard in adjoining lands."

Issue 8: Built Form

8.1 Building Heights:

Submitted By:

PJ& Joan Coen & Family
B & A Keane
Mary Walsh
Paula & John Lee
Mary Rogers, BArch MRIAI
Michael Kelly
Johnny Kelly
Paul Mee
Dermot & Frieda Freeman
Brenda Dalton
Bridgette Brew, Charles Quinn, Catherine & James Brew Quinn
Seamus Collins, Clarenbridge Community Development Association
Helen & Gerald Tynan
James Cormican
Paul Cormican
Helen Cormican
Bernadette Cormican
Joan Coen
Phil Jordan
Monica & Tony Doyle
P. Boland
Marieta Fallon
John Collins
No Name
Paul O' Dowd
Paul Cormican & Others
Brian Kenny, DoEHLG
Katleen Bell-Bonjean

Summary:

The general consensus amongst those who commented on the built form was that the building heights in the village centre remain at two storey and no three storey height buildings should be allowed.

Response:

The Planning Authority acknowledges that the village centre is made up of only two storey dwellings. Some buildings (i.e. Clarinbridge House) have a higher pitch roof, and thus appear to have three storeys. Any development within Clarinbridge would be sympathetic to its surrounding buildings in scale, design and height. The only three storey building in Clarinbridge village centre is the Church and it provides a focal point to the east of the centre. As surrounding buildings are two storeys in height, it is appropriate to the local vernacular to keep any new dwellings to a similar height.

Recommendation:

Change the wording of the plan in Section 4.2.2 "Plot Ratio" to read "building heights of new buildings should be sympathetic to the existing building structure of Clarinbridge".

Change the wording in Section 4.3.1 of the Draft plan to “Clarinbridge’s skyline is defined by predominantly two storey buildings”

On the proposal of Cllr. Hoade and seconded by Cllr Healy Eames it was agreed to accept the recommendation in the Manager’s Report but to amend the word ‘should’ to ‘will’.

Issue 8: Built Form

8.2 Building Densities

Submitted By:

PJ & Joan Coen
Breda Burke
Declan Burke
P. Neyland
Michael Burke
B & A Keane
Joan Keane
Mary Walsh
Phil Neiland
S. Harte
Mary Stephens
Michael Ryan
Paula Lee & John Lee
Pat Brennan
Mary Rogers
Ann Bermingham
Michael Kelly
Gerard Egan & Patrick Jordan
Johnny Kelly
Paul Mee
Eric Cullen
Joan Coen
Mairead Hogan
Dermot & Frieda Freeman
Norma Cormican
Bridgette Brew, Charles Quinn, Catherine & James
Brew Quinn
Seamus Collins, Clarenbridge Community Development
Association
Helen & Gerald Tynan
Ann Walsh
Anna & James Collins
P. Boland
Paul O’ Dowd
Paul Mee
Jim & Bernadette Cormican
Mark Green & Anne Fox
Kathleen Bell-Bonjean

Summary:

The densities proposed in the Draft local area plan are considered by the individuals who made submissions to be too high for a village, classed on the fourth tier of the settlement hierarchy, with similar densities to Oranmore, a service hub to Galway city. The submissions consist of the following points:

1. Low density housing in keeping with a rural village
2. Requests for 3 to 8 houses per acre, Suggested plot ratio of 0.2-0.3 for residential development, Clusters not to exceed 25 dwellings per hectare (10 to the acre)
3. Develop further out of the village centre, to Stradbally, Maree Rd, Atherry Rd, Slieveaun, Bridgewood, Stoneybrook, Parklands

4. Fears that the village centre will become densely populated with the given densities, Plot ratios for the village centre of 0.4-0.75,
5. Allow only detached Housing or semi detached. No terraced or ribbon type developments

No. 1: Low density housing in keeping with a rural village

Response:

It is the county standard and in the interest of proper planning and sustainable development to have higher densities in the village/town centres in order to reduce ribbon development and over development outside of the village. The densities proposed are at the recommendation of the Residential Densities Guidelines, published by the Department of the Environment, Heritage and Local Government in 1999, Section 3.6. Under these guidelines, Section 3.6.3, less than 20 dwellings per hectare (8 per acre) maybe considered in limited circumstances.

Recommendation:

There is adequate zoning of residential land within the proposed plan boundary. The Planning Authority proposes maximum densities and site coverage within the proposed residential land. Therefore, it is the recommendation of the Planning Authority that the densities remain the same as outlined in the plan, a plot ratio of 1.00 in the village centre and 0.34 for clustered housing outside the village centre.

On the proposal of Cllr. Cuddy and seconded by Cllr Healy it was agreed that the plot ratio for clustered housing outside the village centre be changed from 0.34 to .40 and to retain the plot of 1.00 in the Village centre

No. 2 Requests for 3-8 houses per acre, Suggested plot ratio of 0.2-0.3 for residential development, Clusters not to exceed 25 dwellings per hectare (10 to the acre)

Response:

It is the county standard and in the interest of proper planning and sustainable development to have higher densities in the village/town centres in order to reduce ribbon development and over development outside of the village. The densities proposed are at the recommendation of the Residential Densities Guidelines, published by the Department of the Environment, Heritage and Local Government in 1999, Section 3.6. Under these guidelines, Section 3.6.3, less than 20 dwellings per hectare (8 per acre) maybe considered in limited circumstances.

Recommendation:

The standard of 25 dwellings per hectare (10 per acre) is set down by central government and as such; the Planning Authority should adhere to national principles.

On the proposal of Cllr Cuddy and seconded by Cllr Healy Eames it was agreed to reduce the density from 10 houses per acre to 8 houses per acre on residentially zoned lands.

No. 3 Develop further out of the village centre, to Stradbally, Maree Rd, Athenry Rd, Slieveaun, Bridgewood, Stoneybrook, Parklands

Response:

There is an adequate supply of zoned land within the proposed Clarinbridge draft boundary to facilitate the needs of the future residential requirements under the period of the plan. The plan, in accordance with national guidelines, seeks to reduce ribbon development. The plan seeks to preserve the village character as it stands. Zoning to far from the village centre will create a disproportionate village and will create an unnatural extension to the village.

Recommendation:

Development will be concentrated within the proposed Plan boundary as it currently stands. No change to the boundary to include more lands outside of the current boundary.

On the proposal of Cllr Cuddy and seconded by Cllr Healy Eames it was agreed to note the recommendation in the Manager's Report.

No. 4 Fears that the village centre will become densely populated with the given densities, Plot ratios for the village centre of 0.4-0.75**Response:**

The village centre proposes mixed development. Given that the maximum building height is two storeys, it is therefore expected that the village centre will not become densely populated. The aim of the plan is to preserve the village character and to create a strong streetscape that is engaging and vibrant to its users. The densities proposed will allow Clarinbridge to grow in a sustainable manner. In addition, the Planning Authority recognises that the village centre is the proper location to encourage higher densities and consolidated development, so as to reduce the densities peripheral to the plan boundary. (Section 3.11 Residential-Objective R10)

Recommendation:

The Planning Authority recommends that the plot ratios should be between 1.00 for the village centre, and 0.34 for individual clusters outside the village centre. The Planning Authority, as well as the DoEHLG (under the Residential Densities Guidelines) recognises that lower than this would be unsustainable and would have an adverse impact on the Clarinbridge village centre.

On the proposal of Cllr.Cuddy and seconded by Cllr Healy it was agreed that the plot ratio for clustered housing outside the village centre be changed from 0.34 to .40 and to retain the plot of 1.00 in the Village centre

No. 5 Allow only detached Housing or semi detached. No terraced or ribbon type developments**Response:**

The Planning Authority recommends a mix of housing types including social and affordable housing at appropriate locations under Section 3.11.3. Therefore to ban any housing type would be contrary to the objectives of the plan and Galway County Council's Housing Design Guidelines for Single and Clustered Housing. Any development that would take place would reflect the local vernacular of housing within the area. In addition, Section 4.2.5 of the draft plan proposes dwelling mix, whereby different types and sizes of housing units are needed to provide a choice within

development. To only allow detached or semi detached housing is overly restrictive for first time buyers, the elderly, single people or families.

Recommendation:

That a mix of housing types is allowed within Clarinbridge, in accordance with the guidelines produced by Galway County Council.

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

Issue 8: Built Form

8.3 Village Character

Submitted By:

Michael Burke
Michael Ryan
Tom Doyle
Mary Rogers
Eric Cullen
Bridgette Brew, Charles Quinn, Catherine & James Quinn
Brian Kenny, DoEHLG
Mark Green & Anne Fox
Phil Jordan
Padraig Burke
Kate & Paddy Bannon
Francis Bannon
Mary Mullins
Anna & James Collins
Tim & Mary Daly

Summary:

1. The village character should be preserved as it is and no development should be allowed within the village centre.
2. Infill sites on the streetscape within the village centre area must take account of the sensitive nature of the proposed ACA.
3. Protection of the "views" in Clarinbridge

No. 1 The village character should be preserved as it is and no development should be allowed within the village centre

Response:

It is generally agreed amongst the observers for an Architectural Conservation Area as proposed within the village centre. If the Architectural Conservation Area is manifested as part of the adopted plan, then it will preserve the village centre as it is. Under Section 6.5 (Heritage) under the County Development Plan 2003-2009, "*planning permission must be obtained before any significant works can be carried out to the exterior of a structure in an ACA, which might alter the character of the structure, or the ACA.*"

Development must be allowed in the village centre in order to maintain protected structures and buildings in the proposed ACA. However, it would be subject to planning permission first.

Recommendation:

The proposed ACA will help retain the village character and streetscape as it is. Therefore the Planning Authority supports the proposed ACA.

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

No.2 Infill sites on the streetscape within the village centre area must take account of the sensitive nature of the proposed ACA.

Response:

If the ACA is adopted, this will require any development to have planning permission before works are carried out on any buildings. It will mean that any infill sites will have to be sympathetic to its surroundings and the adjoining buildings.

Recommendation:

The ACA should be adopted so that infill sites will have to be sympathetic to the buildings adjacent to the infill sites.

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

No. 3 Protection of the "views" in Clarinbridge

Response:

The views of Clarinbridge are unique to the village and provide a scenic backdrop upon entering the village. The Planning Authority seeks to retain these views while facilitating the development of the village in a coherent and sustainable manner for the future needs of the current and envisaged population.

In this manner the policy of 3.2.14 "to conserve and enhance the visual and natural amenity of Clarinbridge whilst encouraging and facilitating the future growth of the village" has been included in the plan. In addition to this, Objective AH5 "respect the character of...important views..." is included in the same manner.

Recommendation:

To include Policy 3.2.14 and Objective AH5 in the adopted plan.

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

Issue 9: Water & Sewerage

Submitted By:

Mary Rogers
Mary Mullins c/o Oyster Co-op Society Ltd
Dermot & Frieda Freeman
Diarmuid Kelly c/o M. Kelly Shellfish Ltd
Seamus Collins c/ Clarenbridge
Community Development Association
Helen Cormican
Mary O' Donoghue
Anna & James Collins
Monica & Tony Doyle
Maighread Scanon
Aine Prior
Bridgette Brew & Others
Tim & Mary Daly
P. Boland
Mark Green & Anne Fox

9A: Mary O' Donoghue
Monica & Tony Doyle
Maighread Scanlon
Mark Green & Anne Fox

Summary:

General water quality around Clarinbridge needs to be improved, including both the surface water and drinking water.

Response:

The current source of water supply at Clarinbridge and Kilcolgan is Kilcornan Springs. In recent years, the water scheme has experienced problems. In order to address these problems, the Tuam Regional Water Supply is being extended to Clarinbridge. This scheme is currently under construction. It is envisaged that this work will be completed in 2007. This will improve the water in Clarinbridge.

Recommendation:

No change recommended.

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

9B: Tim & Mary Daly
Anna & James Collins
Diarmuid Kelly c/o Michael Kelly Shellfish Ltd
Mary Rogers
Bridgette Brew & Others
Dermot & Frieda Freeman

Summary:

The location of the proposed wastewater treatment plan is of great concern to these observers. Fears that if the facility were to break down, it would pollute the water and affect the Grade A classification of the Oysters and thus affect the industry and livelihoods of those involved. Proposals for a treatment plant for Primary, Secondary and Tertiary treatment to be located in Clarinbridge & Kilcolgan. In addition to this, this plan should be environmentally friendly and include reed beds, vermiculture and willow farming.

Response:

A preliminary report for a sewerage scheme for Clarinbridge and Kilcolgan is proposed to be prepared in 2007. The site for a treatment plant at Clarinbridge has not yet been selected, contrary to the belief of some of the submissions. In addition to the type of treatment required, the extent of the collection network and other design details have yet to be determined, and will not be until the Preliminary Report is finalised. The Planning Authority recognises that the protection of the bay and the oyster fisheries will be a major consideration in the design of the scheme and the location of the treatment plant. The treatment facility will be designed to provide a treated effluent in compliance with the EC (Quality of Shellfish Waters) regulations 2006, and all other relevant regulations.

Recommendation:

No change recommended.

On the proposal of Cllr.Cuddy and seconded by Cllr Healy Eames it was agreed to accept the Manager's Report and insert Policies 46 & 52 from the County Development Plan into the Clarinbridge LAP.

"Provide and maintain quality water and wastewater services necessary for environmental purposes and for economic, regional and rural development purposes"
&

"Ensure that the provision of water and sewerage facilities is undertaken in accordance with EU policies and directives."

9C: Peter Boland

Mary Rogers

Mary Mullins c/o Clarinbridge Oyster Co-op Society Ltd

Seamus Collins c/o Clarenbridge Community Development Association

Helen Cormican

Summary:

Major developments should not be allowed in Clarinbridge in the absence of a suitable sewerage facility. Suggestion that developments that are allowed should proceed only on the ability to connect the public system once it becomes available.

Response:

A preliminary report for a sewerage scheme for Clarinbridge and Kilcolgan is proposed to be prepared in 2007. The site for a treatment plant at Clarinbridge has not yet been selected, contrary to the belief of some of the submissions. In addition to the type of treatment required, the extent of the collection network and other design details have yet to be determined, and will not be until the Preliminary Report is finalised.

In addition, contained in the draft plan is Objective W7 which states "*Facilitate where and when appropriate the connection of existing development to the proposed waste water treatment system.*"

Recommendation:

Objective W7 remains in the final adopted plan.

On the proposal of Cllr.Cuddy and seconded by Cllr Healy Eames it was agreed to accept the Manager's Report and insert Policies 46 & 52 from the County Development Plan into the Clarinbridge LAP.

"Provide and maintain quality water and wastewater services necessary for environmental purposes and for economic, regional and rural development purposes"
&

"Ensure that the provision of water and sewerage facilities is undertaken in accordance with EU policies and directives."

Issue 10: Roads & Transportation

Submitted By:

Breda Burke

Declan Burke

P. Neyland

M. Bannon

B & A Keane

Tom Doyle

G. Donoghue

Joan Keane

Mary Stephens
Michael Ryan
Pat Brennan
Ann Bermingham
Kate & Paddy Bannon
Francis Bannnon
Seamus Collins C/o Clarenbridge Community
Development Association
M. Collins
Veron Tarpey
Helen Cormican
B. Cormican
Paul Cormican
Jim Cormican
Anna & James Collins
Phil Jordan
Tim & Mary Daly
No Name
Helen & Gerald Tynan
Marieta Fallon
No Name
Paul Cormican & Others
Mark Green & Anne Fox
Katleen Bell-Bonjean

10A: Traffic Calming

P. Neyland
M. Bannon
Joan Keane
Mary Stephens
Pat Brennan
Katleen Bell-Bonjean
Seamus Collins c/o Clarenbridge Community Development Association
Helen & Gerald Tynan
Anna & James Collins
Marieta Fallon
Paul Cormican & Others
Mark Green & Anne Fox

Summary:

These observers noted the need for traffic calming at either side of the village in order to slow traffic entering the village.

Response:

The Planning Authority recognises the need to keep traffic slow around the approaches to the village, given the fact that there is a school and a busy junction at the approaches at either side of the village. These are within the 50kmph speed limits and the council have included a traffic island on the southern approach of the N18 in order to facilitate the movement of children to the school. The Planning Authority has identified an area on the southern approach on the N18 that may be suitable for a roundabout. This area along the N18 in Stradbally North has a proposed zoning for residential and therefore a roundabout may alleviate any additional traffic pressure.

In addition to this, Policy 3.5.7 states "to improve entrance points to Clarinbridge through road improvements, appropriate landscaping, maintenance of stone walls, hedgerows, and grass verges, where resources permit".

Recommendation:

Include an objective in the final adopted Clarinbridge Local Area Plan that identifies key access points into the town and reserves these for the development in the interests of traffic safety as identified on Map 2 in the Appendices.

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

10B: Roundabout at N18

Padraig Burke

Kate & Paddy Bannon

Francis Bannon

Seamus Collins c/o Clarenbridge Community development Association

Jim Cormican

Paul Cormican

Helen Cormican

B. Cormican

Paul Cormican & Others

Jim & Bernadette Cormican

Anna & James Collins

Summary:

These observers have made suggestions to include a roundabout at the lay-by, by Slieveaun. In addition to the roundabout, suggestions to include an access road to Ballynamanagh and the Athenry Road in the interest of traffic calming and road safety.

Response:

The Planning Authority agrees with traffic calming between the entrance to Slieveaun/Gortard Road. The Planning Authority will examine the potential traffic impact of a roundabout at this location and examine its viability at this point in the interests of traffic safety.

Recommendation:

Include an objective in the final adopted Clarinbridge Local Area Plan that identifies key access points into the town and reserves these for the development in the interests of traffic safety.

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

10C: Junctions in the Plan Boundary

Michael Ryan

Ann Bermingham

Ann Sherry

Seamus Collins c/o Clarenbridge Community Development Association

Ann Sherry

Anna & James Collins

Summary:

The junctions within the plan boundary should be made safer and more accessible, particularly the Athenry Road junction.

Response:

The Planning Authority supports improving the flow and movement of traffic with ease around the village. Therefore, the Roads Section will examine the potential for a roundabout to be put in place at this junction in the interests of traffic safety.

Recommendation:

Include an objective in the final adopted Clarinbridge Local Area Plan that identifies key access points into the town and reserves these for the development in the interests of traffic safety.

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

10D: Traffic Plan

Ann Sherry

Helen & Gerald Tynan

No Name

Summary:

These observers wish to see a traffic plan for Clarinbridge

Response:

The Planning Authority will endeavour to carry out a Traffic Management Plan to identify the issues of traffic hazard within the village and will endeavour to correct them in the interest of traffic safety.

Additionally, the plan already has a provision to carry out a traffic management plan under Objective T 11; which states "to facilitate the preparation of a Traffic Management Plan for Clarinbridge".

Recommendation:

Include Objective T11 in the final adopted plan.

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

10E: Safer Roads

B7 A Keane

Tom Doyle

Summary:

These observers would like to see safer roads around Clarinbridge.

Response:

Included in the Draft Clarinbridge Local Area Plan are policies to provide a safe road system in Clarinbridge. Policy 3.5.5, which states "To provide a safe road system in Clarinbridge through road safety schemes which would include signage and delineation, traffic calming, road narrowing, safety features in the vicinity of schools. Other measure deemed necessary by safety audits will also be considered." Additionally, Policy 3.5.14 refers to new developments that may be in Clarinbridge and states: "Ensure all new developments are properly located in terms of traffic safety".

Recommendation:

No change recommended.

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

10F: Mark Green & Anne Fox

Summary:

To include the following policies:

- On N18, seek to extend the 60kmph speed limit beyond the second entrance to Slieveaun/Gortard and extend the 50kmph limit to current 60kmph
- On N18, Ennis Road, seek to extend 50kmph speed limit beyond the Stradbally North road.
- Extend 60kmph beyond the woods on Athenry Road
- Extend 60kmph beyond the Parklands estate on the Ballynamanagh Road.
- These observers also expressed environmental concerns about a possible roundabout at Slieveaun.

Response:

The Planning Authority will investigate the potential impacts of extending the speed limits in the areas mentioned above.

Regarding the potential for a roundabout at Slieveaun, the Planning Authority would examine any potential environmental impacts on this area before construction would begin.

Recommendation:

No change recommended.

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

Issue 11: Environment**Submitted By:**

Donoghue Family

Summary:

To include the provision for recycling facilities, particularly bring banks, within Clarinbridge Village.

Response:

Included in the Plan, under Section 3.8 Litter & Waste Management, policy 3.8.5 which states "improve the range of waste segregation facilities such as bring banks at suitable locations" is included in the plan. The Environment Section of Galway County Council is looking at provision of a suitable location in Clarinbridge village.

Recommendation:

Include objective LW3 in the final adopted plan; which states "to facilitate the provision of waste facilities...and bring banks in locations which will have adequate supervision but not adversely affect residential amenities."

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

Issue 12: Village Design Framework

Submitted By:

Eoghan Ryan c/o NBA
James Kelly c/o AP McCarthy
Planning Consultants Ltd
Pat Brennan
James Kelly
Noel Keane
Michael Kelly
Paula Lee c/o Foresee
Residents of New Estate c/o Cllr M/ Fahy
Rachel Kerrigan c/o Residents of New Estate
Brenda Dalton

12A: Eoghan Ryan c/o NBA

Summary:

This issue relates to the proposed village design and spatial framework on the NBA lands. In addition, proposes to include an objective in relation to the village design framework.

Response:

The Planning Authority included the Village Design Framework as an indicative framework of how Clarinbridge may develop in the future. Any application for development would be assessed on its individual merits and how the design may enhance the streetscape of the village. However, development must hold up to the objectives that the framework endorses. Therefore, the proposed policy in relation to the village design framework reads as follows:

"It is the policy of the planning authority, to consider, on individual merits village design and development frameworks submitted by applicants for individual sites, where the standards and concepts are of a standard that are deemed to enhance the future development of the village by means of connectivity and permeability, even though they may deviate from the indicative layout as illustrated within the village design & spatial movement framework espoused by the Council".

The current design framework is indicative only, should the zoning on this site be changed to Village Centre (Mixed Development) an agreed design framework could be considered.

Recommendation:

Retain existing design framework.

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

12B: James Kelly c/o AP McCarthy

Summary:

To omit the local access provision and indicative open space on the subject lands as identified in the Village Design Spatial & Movement Framework Map in the Draft Clarinbridge Local Area Plan.

Response:

The Village Design Framework is included in the Draft Local Area Plan as an indicative framework of how Clarinbridge may develop. Given that the framework is indicative, it

does represent a concept for Clarinbridge village and therefore any development would have to adhere to these concepts in their design.

Recommendation:

No change recommended.

On the proposal of Cllr Cuddy and seconded by Cllr Healy Eames it was agreed to remove the pedestrian and cycle access points on the lands the subject of Issue 12B and to insert the following objective into the final adopted Clarinbridge Plan, "ensure the provision of cycle/ pedestrian access points be provided from Main Street to the Hill Park area at agreed locations.

12C: Jim Cormican

Summary: That the "draft primitive form for house design, as per page 27 of the "Design Guidelines for the Single Rural House", should not apply within 10 miles of Clarinbridge."

Response:

The Design Guidelines for the Single Rural House have been adopted under the variations to the County Development Plan and area therefore statutory and apply to the entire county. The issue relating to "primitive forms as illustrated on page 27" have been mis-interpreted, their purpose is to indicate the characteristics of rural vernacular characteristics as opposed to suburban characteristics and are not how we propose rural houses of the future should look. They simply illustrate the refined quality that characterises rural houses.

Recommendation:

No change recommended.

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

12D: Pat Brennan

Summary:

This observer had some reservation regarding issues relating to spaces, terraces, and courtyards. In addition to this, the observer had a fear of a large number of indelible houses being developed in the village.

Response:

In relation to the fear of numerous houses, it is important to consolidate the village in terms of residential needs to create a vibrant community into the future and all the positive aspects that will come with a vibrant community in close proximity to local services.

Recommendation:

Any reference to terracing only where appropriate within the final Local Area Plan for Clarinbridge.

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

12E: James Kelly
Michael Kelly

Summary:

These observers had issues regarding open space, passive and active as well as local access.

Response:

The purpose of the indicative open space within the framework is to structure these requirements into a quality public realm which is integrated with any proposed developments and avoid open space which is potentially residual and therefore detract from a quality public realm. The local access issue may simply be a pedestrian link with an active streetscape which has the potential to enhance the public realm. All these issues are about encouraging a positive response to the public realm which can benefit the wider community.

Recommendation:

No change recommended.

On the proposal of Cllr Cuddy and seconded by Cllr Healy Eames it was agreed to remove the pedestrian and cycle access points on the lands the subject of Issue 12B and to insert the following objective into the final adopted Clarinbridge Plan, "ensure the provision of cycle/ pedestrian access points be provided from Main Street to the Hill Park area at agreed locations."

12F: Noel Keane

Summary:

This observer is concerned with the amenity link that was included within the Village Design Spatial and Movement Framework. The amenity link comes in a southerly direction, east of the hurling field, and crosses a private road.

Response:

The Village Design Framework is included in the Draft Local Area Plan as an indicative framework of how Clarinbridge may develop. Given that the framework is indicative, it does represent a concept for Clarinbridge village and the amenity links are included to show access points for individuals. Again, it is indicative of what may be developed.

Recommendation:

No change recommended.

On the proposal of Cllr D.Connolly and seconded by Cllr Mc Donagh it was agreed to accept the recommendation in the Manager's Report.

Issue13: Strategic Environment Assessment

Submitted By:

Noel Keane
Mark Green & Anne Fox
Joanna Modzelewska c/o/
Development Applications Unit, DoEHLG
Spatial Policy Unit, DoEHLG

13A: Noel Keane

Summary:

The observer is requesting a portion of lands to be zoned residential and puts forward information regarding the objectives in the SEA to support it.

Response:

Fails to make an argument for the requested zoning, merely summarises the SEA report.

Recommendation:

No change recommended

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

13B: Mark Green & Anne Fox

Summary:

The SEA fails to mention the largest woodland in the proposed plan boundary between the N18 and Athenry Road. In addition to this, SEO L2 Landscape, talks of protecting views, but not views are mentioned. Also there is no SEO for landscapes of high sensitivity. Finally the observer questions how habitat loss will be monitored.

Response:

SEA's are required to focus on the most important issues and disregard others-the National Parks and Wildlife Service have been consulted in this regard. The lands referred to are set to be developed in part as a result of existing permissions which have been granted and which cannot be influenced by either the SEA or LAP. The function of the lands as an ecological corridor has been significantly reduced by housing development, by the development of the N18 on its eastern border, by the development of a local access road on its northern border and by the various developments to the south of the lands. The reduced ecological connectivity of the lands together with the development permitted on them mean that the lands are not considered to be a locally significant habitat and therefore are not considered essential for inclusion into the Environmental Report. Had the lands been included then the evaluation of the LAP against all SEO's would have remained the same.

Recommendation:

No change recommended.

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

13C: Joanna Modzelewska, DoEHLG

Summary:

Suggests various changes including:

1. **Architectural & Archaeological Heritage-** Need to make provision for hitherto unknown archaeology that may come to light in development works or other circumstances. The Department should be informed of developments that would have an impact on present or former wetlands; on unenclosed land; on rivers or lakes; on the inter-tidal zone; developments that are extensive in terms of area or length and developments that require an Environmental Impact Statement.
2. **Nature Conservation-** Section 2 should map/show areas of ecological value referred to in Section 3.2.2. The spatial representation and extent of these areas is critical in the Environmental Report and the LAP.
3. **Nature Conservation-** Map 2 shows sites with nature conservation designations and other local biodiversity areas. The reference to "terrestrial habitats" is misleading as all areas within the plan boundary are habitats of some type.
4. **Nature Conservation-** Section 3.2.1 should make it clear if any parts of the cSAC or SPA are within the LAP plan boundary. Note that lands that are pNHA only (south west of primary school) now support a new house, and have been prepared for further development; the pNHA designation no longer applies in this case.
5. **Nature Conservation-** Section 3.2.2 the Cowpark, Hillpark, Stradbally and Kilcornan Woodlands areas are of high local ecological value in the context of Clarinbridge. This should be stated in the report.
6. **Nature Conservation-** Section 3.2.2 Hillpark. Apart from the road there is good ecological connectivity between the southern end of Hillpark and the cSAC further south. This is also part of an important ecological corridor that runs north south in this general area. Ecological connectivity should be maintained in this area.
7. **Nature Conservation-** Stradbally North-it is unclear why the grassland is deemed to be of reduced conservation importance. The woodland areas are of high species and habitat diversity. The presence of ecological corridors in this area should be specified.
8. **Nature Conservation-** In general wording in the report that refers to the aims of the EU habitats Directive is inaccurate. Article 2 outlines the aim of the Directive as follows "*to contribute towards ensuring bio-diversity through the conservation of natural habitats and of wild fauna and flora in the European territory of the Member States*". This is to be achieved by maintaining or restoring habitats and species of Community importance (those listed on annexes) at favourable conservation status. The latter is defined for habitats and species in the Directive. The focus, therefore, is on ensuring the conservation of rare, threatened and endangered habitats and species, and these may or may not be at favourable conservation status in any given location. The context of taking '*economic, social and cultural requirements and regional and local characteristics*' into account also appears to misrepresent the requirements of the Directive, and Article 6 in particular. Annex I habitats, for example, may only be negatively impacted for '*imperative reasons of overriding public interest including those of a social or economic nature*'. The only considerations in the case of Annex I priority habitats are those '*relating to human health and public safety*'. There are two guidance documents on the implementation of Article 6: 'Managing Natura 2000 sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC', and; 'Assessment

of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC’.

9. **Nature Conservation-** Section 3.2.4: poor water quality in the Clarin River may be having an adverse effect in the favourable conservation status of Annex I habitat, large shallow inlets and bays, in Galway Bay Complex cSAC. The cSAC is listed for the conservation of this habitat, and there are maerl and *Zostera* beds further out in the bay that are extremely sensitive to water quality. This is an indirect effect and it is important that this is recognised in the report.
10. **Nature Conservation-** Section 3.2.4 Rephrase as follows: 'Habitat loss and fragmentation has occurred in part of Kilcornan Woodland as a result of'... 'Maintenance associated with the ESB power lines through Stradbally North has meant that woodland and trees have been disturbed'. Note that this has mainly affected the woodland, not the grassland.
11. **Nature Conservation-** Section 3.2.4 poor water quality is indirectly effecting more than the oysters. The Annex I habitat is "large shallow inlets and bays".
12. **Nature Conservation-** Section 3.5.4 a small area in the south west of the Hillpark floods and occurs as a turlough feature. In section 3.5.5, the area that floods (North West of the Hillpark) is outside the plan area but this is not clear from the text.
13. **SEO's, Indicators and Targets-** Section 4.2.1 some parts of the Strategic Environmental Objectives should be rewritten for clarity and accuracy.

SEO B1: Indicator B 1: area (or extent) of habitat lost and type/proportion of population of species lost [Note that this demands that the original area of habitat of ecological value in the plan area must be known.

SEO B3: rewrite as 'conserve and protect habitats listed on Annex I of the Habitats Directive and species listed on Annex II and IV of the Habitats Directive and on Annex I of the Birds Directive'. These should be maintained or restored at favorable conservation status.

SEO B3: this has no indicators but should include the area of Annex I habitat lost or modified.

SEO B4: to prevent loss and fragmentation of locally significant habitats and features such as trees, and to maintain ecological connectivity and ecological corridors within the plan area. Note that for connectivity, the habitats need not always be of particular value but the physical links should be present or, in other words, physical or other barriers should be absent.

SEO B4: the indicator would be area and location of habitat losses relative to the extent of the habitat resource and the ecological networks in the plan area.

SEO W1: the objective should be to improve the water quality; as to maintain would involve maintaining poor water quality. In addition to Phosphorus levels, the Q value would also be an indicator and this should be listed. The target should be to ensure good quality status, as defined under the Water Framework Directive. Note there is a

discrepancy between target W1b for SEO W1 and target M1a for SEO M1; one refers to levels in surface water and the other refers to levels in discharge. This should be amended

SEO W4: the aim should be to maintain and protect areas that flood, and to prevent activities or new developments causing or increasing flood risks. One of the indicators would be location of developments relative to areas that flood and areas at potential risk from flooding as a result of extreme weather and tidal events and climate change and sea level rise

14. Section 4.9 it is unclear how Target L1 for landscape can be achieved with the zoning of the hill in Hillpark as industrial. This is also inconsistent with objectives to protect the valuable habitat in this area.
15. Section 8: the mitigation in Section 8.8.1 for habitat loss should include a requirement for habitat retention, or avoidance of habitat losses, within any new development. Consideration could also be given to mitigation banking, i.e. where, as compensation for habitat losses or ecological damage in one area, development contributions could target the safeguarding or protection of other areas of ecological value within the plan.

Response:

1. It is agreed that the content of the draft plan has the potential to have a positive effect on the architectural heritage of the village. Also potential adverse impacts of any development which occurs under the LAP are more appropriately assessed at project level. Cultural heritage is protected by legislation and any developments will be required to comply with this legislation on a site specific basis.

With regard to unknown archaeology, the LAP has had regard to the above and has made provision for unknown archaeology that may come to light in development works or other circumstances.

2. Map 2 does identify where areas of ecological value referred to in section 3.2.2 are located however the borders of these areas are not shown.
3. Noted.
4. None of the parts of the SPA, cSAC or pNHA are within the LAP boundary - it is noted that lands that are pNHA only (south-west of the primary school) now support a new house, and have been prepared for further development; the pNHA designation no longer applies in this case.
5. The ecological status of each of these areas is identified and described in the Environmental Report. Areas of these lands are to be calculated and included in the Environmental Report.
6. Noted
7. The description of Stradbally North is taken from: O'Riordan, E. (2006b) *Ecological Assessment of Stradbally North* Galway: Galway County Council. The high degree of ecological and habitat connectivity between the Stradbally site and the Galway Bay Complex cSAC to the north of the site and woodland and well-developed hedgerows to the south and east of the site is noted in the Environmental Report.

8. Article 2 of The Habitats Directive: the aim of the Habitats Directive is to contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora. Measures taken pursuant to the Directive are to be designed to maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest. Measures taken pursuant to this Directive are to take account of economic, social and cultural requirements and regional and local characteristics.

Article 6 (4) of the Habitats Directive: if, in spite of a negative assessment of the implications for *the site* and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted. Where *the site* concerned hosts a priority natural habitat type and/or a priority species, the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.

Consultations with the National Parks and Wildlife (Ronan Whelan, Higher Executive Officer) identified that *the site* under Article 6 of the Directive refers to designated sites. As no area of Hillpark is designated any habitats found in Hillpark should be conserved, taking into account economic, social and cultural requirements as well as regional and local characteristics.

9. The extent to which the Clarin River could potentially impact upon species out in the wider Galway Bay is uncertain. However this part of the submission is noted.
10. Noted
11. See response to part 9.
12. See response to part 6.
13. SEO B1: Noted

SEO B3: To remain unchanged- see Response to part 8

SEO B3 Indicators: To remain unchanged

SEO B4: To update as outlined below

SEO B4 Indicators: To remain unchanged

SEO W1: To update as outlined below

SEO W1 Indicators: Indicators and Targets to incorporate Q-values and good water quality status as defined by the Water Framework Directive as outlined below. There is no discrepancy between target W1b for SEO W1 and target M1a for SEO M1 although targets for SEO M1 may be altered as a result of ongoing consultation with the Environment Section, Galway County Council.

SEO W4: To remain unchanged – SEO and accompanying indicators and targets are sufficient

14. SEO L1 is to conserve and maintain the significant or characteristic features of landscapes of special sensitivity. Target L1 which accompanies this SEO is 'no developments conspicuously located in landscapes of special sensitivity during the lifespan of the LAP'. Hillpark is not located in a landscape of special sensitivity.

Also see response to part 8.

15. Noted

Recommendation:

1. To replace Section 3.8.1:

Implementation of a Local Area Plan for Clarinbridge has the potential to impact upon cultural heritage, both archaeological and architectural, however such potential impacts have been determined to be more appropriately assessed at project level. Archaeological and architectural heritage are protected by the legislation listed below and any developments will be required to comply with this legislation on a site specific basis. Description of the general context of cultural heritage – including cultural and historic landscapes – is provided for in Section 3.9 below.

With:

Implementation of a Local Area Plan for Clarinbridge has the potential to beneficially impact upon cultural heritage, both archaeological and architectural, through a number of heritage protection policies and objectives outlined in the plan as well as through the Plan's Village Design Framework and various development control standards. Adverse impacts as a result of any development which occurs under the LAP are more appropriately assessed at project level. Archaeological and architectural heritage are protected by the legislation listed below and any developments will be required to comply with this legislation on a site specific basis. Description of the general context of cultural heritage – including cultural and historic landscapes – is provided for in Section 3.9 below.

2. An updated Map 2 showing borders of areas of ecological value is included.

3. To replace, under Section 3.2:

Certain areas in and around the village of Clarinbridge are subject to a number of conservation designations. These designated areas are shown alongside the location of other terrestrial habitats on Map 2. Site Synopsis for the cSAC and SPA are provided in Appendix II.

With:

Certain areas in and around the village of Clarinbridge are subject to a number of conservation designations. These designated areas are shown alongside the location

of other local biodiversity areas on Map 2. Site Synopsis for the cSAC and SPA are provided in Appendix II, of the Draft Clarinbridge Local Area Plan SEA Report.

4. To include the following under Section 3.2.1:

Certain areas in and around the village of Clarinbridge, but not within the preferred alternative boundary, are subject to a number of conservation designations.

It is noted that the pNHA designation does not apply to lands which support new development and/or have been prepared for new development.

5. Area measurements of Cow Park, Hillpark, Stradbally and Kilcornan Woodland are to be included in the Environmental Report.

6. To replace:

It is noted that the ecological connectivity of the southern part of Hillpark is somewhat reduced as it is set in a context of being bordered on two sides, to the south and east, by roads, and on one side, to the west, by an amount of residential development.

With:

It is noted that the ecological connectivity of the southern part of Hillpark is somewhat reduced as it is set in a context of being bordered on two sides, to the south and east, by roads, and on one side, to the west, by an amount of residential development, however, apart from the road, there is good ecological connectivity between the southern end of Hillpark and the cSAC further south.

To replace:

To the north west of Hillpark the grassland grades into a turlough and alkaline fen, an Annex 1 priority habitat, where periodic flooding occurs (Fossitt, 2006a). The turlough is referred to as Tonroe Turlough on the old Ordnance Survey's Six-inches-to-One-Mile mapping of the area which identifies it as being the only turlough identified in the area.

With:

To the north west of Hillpark, outside the plan boundary, the grassland grades into a turlough and alkaline fen, referred to as Tonroe Turlough on the old Ordnance Survey's Six-inches-to-One-Mile mapping of the area, an Annex 1 priority habitat, where periodic flooding occurs. There is also a small turlough in the south-west corner of Hillpark (Fossitt, 2006a).

7. No change recommended.

8. To Replace:

The Habitats Directive aims to ensure the conservation of natural habitats and flora and fauna which are at favourable conservation status listed in Annex I and II taking into account economic, social and cultural requirements as well as regional and local characteristics.

With:

The aim of the Habitats Directive is to contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora. Measures taken pursuant to the Directive are to be designed to maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest. Measures taken pursuant to this Directive are to take account of economic, social and cultural requirements and regional and local characteristics.

9. To include under Section 3.2.4:

The moderately polluted status of the Clarin River may be indirectly impacting upon biodiversity in the wider Galway Bay- there are maerl and Zostera beds further out in the bay that are extremely sensitive to water quality.

10. Replace:

Stradbally North is an area consisting of a number of different habitats which is located south of the village centre on lands to the west of the N18. There is a large field adjacent to the N18 road at Stradbally North which consists of semi natural dry meadow habitat which is of a reduced conservation importance. To the west of this field, the predominant core habitat is semi-natural woodland. This woodland has developed over an area of calcareous soils with limestone outcrops possibly as a result of hedgerows and small copses of trees overgrowing and encroaching through lack of grazing and management over time. There are proportions of hazel, mature oak, ash, holly, willow, hawthorn, rowan, and blackthorn trees. There are also a number of yew trees, which are rare in Ireland today. The woodland supports a variety of bird and mammal species of local importance including red squirrels and pine martens. The presence of this type of woodland is of national conservation importance as it is limited in extent in Ireland (O'Riordan, 2006b).

There are patches of semi-natural calcareous grassland around the woodland which support a high diversity of calcareous wild flowers. Some areas of these grasslands are of a lower conservation importance than the woodland as: the grasslands have been greatly encroached upon by scrub in recent years, and; the area of grassland which is found between two housing units, along the access road stretching east of the N18, appears to have been disturbed over time through building operations in the vicinity and more recently from the installation of wooden poles carrying power lines through the area (O'Riordan, 2006b).

With:

Stradbally North is an area consisting of a number of different habitats which is located south of the village centre on lands to the west of the N18. There is a large field adjacent to the N18 road at Stradbally North which consists of semi natural dry meadow habitat which is of a reduced conservation importance. To the west of this field, the predominant core habitat is semi-natural woodland. This woodland has developed over an area of calcareous soils with limestone outcrops possibly as a result of hedgerows and small copses of trees overgrowing and encroaching through lack of grazing and management over time. There are proportions of hazel, mature oak, ash, holly, willow, hawthorn,

rowan, and blackthorn trees. There are also a number of yew trees, which are rare in Ireland today. The woodland supports a variety of bird and mammal species of local importance including red squirrels and pine martens. The presence of this type of woodland is of national conservation importance as it is limited in extent in Ireland (O'Riordan, 2006b). The woodland has been disturbed recently from the installation of wooden poles carrying power lines through the area.

There are patches of semi-natural calcareous grassland around the woodland which support a high diversity of calcareous wild flowers. Some areas of these grasslands are of a lower conservation importance than the woodland as: the grasslands have been greatly encroached upon by scrub in recent years, and; the area of grassland which is found between two housing units, along the access road stretching east of the N18, appears to have been disturbed over time through building operations in the vicinity (O'Riordan, 2006b).

Replace:

Kilcornan Woodland has been fragmented near Clarinbridge as a result of a number of tree clearances: along the avenue to Kilcornan House in order to provide a roadside verge; at and around the sites of a number of older buildings in the woodlands such as Kilcornan House and the 13th century church; at Cow Park in order to provide commonage many years ago, and; more recently, at a site to the south east of the village centre called Bridgewood in order to provide for low density residential development. The recent Bridgewood development has adversely impacted upon an area of the Kilcornan Woodlands to the south east of the village centre on the lands immediately to the east of the N18 road by reducing the ecological value of this area and by reducing the ecological connectivity between Kilcornan Woodland and the edge of the village.

With:

Habitat loss and fragmentation has occurred in part of Kilcornan Woodland as a result of a number of tree clearances: along the avenue to Kilcornan House in order to provide a roadside verge; at and around the sites of a number of older buildings in the woodlands such as Kilcornan House and the 13th century church; at Cow Park in order to provide commonage many years ago, and; more recently, at a site to the south east of the village centre called Bridgewood in order to provide for low density residential development. The recent Bridgewood development has adversely impacted upon an area of the Kilcornan Woodlands to the south east of the village centre on the lands immediately to the east of the N18 road by reducing the ecological value of this area and by reducing the ecological connectivity between Kilcornan Woodland and the edge of the village.

11. No change recommended.
12. No change recommended.
13. SEO B4: To prevent the fragmentation of locally significant habitats and features such as trees and maintain ecological connectivity and ecological corridors within the plan area. Note that for connectivity, the habitats need not always be of particular value but the physical links should be present or, in other words, physical or other barriers should be absent.

SEO W1: To improve the quality of surface waters

Indicator W1a: μg of Phosphorous per litre of surface water

Target W1ai: To reduce the amount of phosphorous in surface waters over the lifespan of the LAP

Target W1aia: To achieve of a level of less than $30\mu\text{g}$ of phosphorous per litre of surface water, in line with the requirement to achieve good water status under the Water Framework Directive, by 2015

Indicator W1b: Biotic Quality Rating (Q Value)

Target W1b: To achieve a biotic quality rating of Q4, in line with the requirement to achieve good water status under the Water Framework Directive, by 2015

14. To replace:

Planning applications must: identify all ecological corridors (including hedgerows and masonry stone walls), likely to be significantly affected, which are present on the relevant lands; identify any losses to these corridors which would result if the application in question was granted, and; show that such losses would be fully offset if the application was to be granted through the replacement of the relevant corridors, with corridors composed of similar species or materials, before any losses to the existing corridors occur.

With:

Planning applications must: identify all ecological corridors (including hedgerows and masonry stone walls) which are present on the relevant lands; identify how the retention of ecological corridors were maximised and how losses of ecological corridors were minimised; identify any losses to these corridors which would result if the application in question was granted, and; show that such losses would be fully offset if the application was to be granted through the replacement of the relevant corridors, with corridors composed of similar species or materials, before any losses to the existing corridors occur.

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

13D: Brian Kenny, Spatial Policy DoEHLG

Summary:

The report in dealing with cultural heritage notes (Section 3.8) that potential impacts on archaeological sites can be dealt with at project level on a site-specific basis.

The sites referred to are those protected under Section 12 of the National Monuments (Amendment) Act 1994 which are listed in the Record of Monuments and Places for County Galway.

However attention should also be drawn to the need to make provision for hitherto unknown archaeology that may come to light in development works or other circumstances. In this regard the Department should be informed of developments that would have an impact on present or former wetlands; on unenclosed land; on rivers or lakes; on the inter-tidal zone; developments that are extensive in terms of area (half a hectare or more) or length (one kilometer or more); and developments that require an Environmental Impact Statement.

Response:

With regard to unknown archaeology, the LAP has had regard to the above and has made provision for unknown archaeology that may come to light in development works or other circumstances.

Recommendation:

No change recommended.

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

13E: Environment Section, Galway County Council

Summary:

- **Part 1 (p.12 2nd paragraph)**

Oysters are classified by the Department of Communications, Marine and Natural Resources who regularly monitor oysters for human consumption. Oysters in areas where the monitoring indicates less than 300 faecal coliforms per 100ml of shellfish flesh are suitable for direct human consumption and are given a Grade A classification. Grade A classification is the most valuable classification as there is no need for purification and the associated costs. In May 2005, the oysters of Dunbulcan Bay and Clarinbridge Bay were downgraded to Grade B, and in September 2006 they recovered the Grade A status.

As a result of the concerns raised by the shellfish industry, a Clarinbridge Shellfish Waters Liaison Group was formed in May 2005. The group includes representatives of shellfish producers, Bord Iascaigh Mhara, the Western Regional Fisheries Board, the Department of the Marine, Communications, Marine and Natural Resources and Galway County Council. A joint survey of water quality was carried out at 4 locations on the lower river and estuary in July/August 2005. The water quality results confirm that the faecal coliform levels intermittently reach levels that could result in a breach of the 300/100ml of shellfish flesh standard. Follow-up actions since then include septic tank surveys and farm surveys in the area, and a review of all of private wastewater treatment systems to ensure compliance.

- **Part 2 (p.15 5th paragraph)**

The spring is located outside the boundary of the Local Area Plan, south of Kilcornan Woods. Works are in progress at present to provide water from the Tuam Regional Water Supply (source Lough Corrib) to Clarinbridge and it is expected that these will be completed by March 2007.

- **Part 3 (p.19 1st paragraph)**

The possible sources of E-coli in the groundwater include loadings from Athenry, agricultural run off and inadequate septic tank systems. As the spring shows an increase in salinity when the tide is high, it may also be affected by E-coli levels in Dunbulcan Bay. A portion of the Lavally/Clarin River flow goes underground at Millpark (downstream of Athenry) this may reappear as springs in Dunbulcan Bay.

- **Part 4 (p.21 2nd paragraph)**

The N18 National Primary route goes through Clarinbridge Main Street. This constant traffic affects air quality along the main street. In addition there is an effect on village quality of life because of the noise levels and danger from traffic for pedestrians and cyclists. The new N18 will by-pass Clarinbridge, and result in an improvement in air quality.

- **Part 5 (p.23 3rd paragraph)**

Suggest this wording: "municipal wastewater treatment plant and collection system is constructed and operational". Also the latest indications are that this will not be in place until some time after 2010.

- **Part 6 (p.29 SEO B2)**

I suggest that the oysters should be specifically mentioned under the Target.

- **Part 7 (p.32 SEO W1)**

This apparently refers to the Clarin River. Only a small part of the Clarin River falls within the LAP area, and the water quality is principally influenced by activities upstream.

Under the Water Framework Directive, the indicator of good status is good ecological status. The Q value for rivers and streams indicates that a full range of ecology is present in the water and is the indicator by which the EPA measures the water quality status of rivers and streams.

Indicator W1 should read "Q value at Clarion Bridge". Then the targets should read "Q value of 4 at Clarion Bridge".

- **Part 8 (p.33 SEO W3)**

Normal soil contains coliforms; it is likely that there will be some coliforms in the estuary waters depending on the monitoring point, recent rainfall events and tidal conditions. I propose that the indicator should be faecal coliforms in the shellfish and the total coliforms should not be used as an indicator.

Indicator W3: Faecal coliforms per 100ml of shellfish flesh.

Target W3: Less than 300 faecal coliforms per 100ml of shellfish flesh.

Response:

- **Part 1:** Noted
- **Part 2:** The location of the spring has been revised on Map 3.
- **Part 3:** Noted
- **Part 4:** Noted
- **Part 5:** Noted
- **Part 6:** Flora and fauna includes the oysters.
- **Part 7:** Yes, SEO W1 refers to the Clarin River. Targets and Indicators have been updated to include Q values. The location(s) at which Q value is to be measured is not specified by the Environmental Report. SEO W1 and associated indicators and targets are as below.
- **Part 8:** Noted

Recommendation:

- **Part 1:** To replace:

Oysters are classified by the Department of Marine and Natural Resources who regularly monitor the oysters for human consumption. Oysters in areas where monitoring registers less than 3 faecal coliforms per gram are suitable for direct human consumption and are given 'Grade A' classification. Faecal coliforms are micro organisms which found in human and animal faeces and are a useful indicator of the likely level of pathogens in wastewater. 'Grade A' classification is the most valuable classification as 'Grade A' oysters are subject to the highest consumer demand and there is no need for purification and the associated costs. In May 2005 the Department of Marine and Natural Resources downgraded the classification of Clarin Estuary and Dunbulcan Bay oysters from 'Grade A' to 'Grade B' but has since reinstated the oysters with 'Grade A' (DCMNR, 2005).

With:

Oysters are classified by the Department of Marine and Natural Resources who regularly monitor the oysters for human consumption. Oysters in areas where monitoring registers less than 300 faecal coliforms per 100ml of shellfish flesh are suitable for direct human consumption and are given 'Grade A' classification. Faecal coliforms are micro organisms which found in human and animal faeces and are a useful indicator of the likely level of pathogens in wastewater. 'Grade A' classification is the most valuable classification as 'Grade A' oysters are subject to the highest consumer demand and there is no need for purification and the associated costs. In May 2005 the Department of Marine and Natural Resources downgraded the classification of Clarin Estuary and Dunbulcan Bay oysters from 'Grade A' to 'Grade B' but has recently, in September 2006, reinstated the oysters with 'Grade A' (DCMNR, 2005).

As a result of the concerns raised by the shellfish industry, a Clarinbridge Shellfish Waters Liaison Group was formed in May 2005. The group includes representatives of shellfish producers, Bord Iascaigh Mhara, the Western Regional Fisheries Board, the

Department of the Marine, Communications, Marine and Natural Resources and Galway County Council. A joint survey of water quality was carried out at 4 locations on the lower river and estuary in July/August 2005. The water quality results confirm that the faecal coliform levels intermittently reach levels that could result in a breach of the 300/100ml of shellfish flesh standard. Follow-up actions since then include septic tank surveys and farm surveys in the area, and a review of all of private wastewater treatment systems.

- **Part 2:** No change recommended
- **Part 3:** The possible sources of E-coli in the groundwater and surface water pollution include loadings from a waste water treatment plant at Athenry, agricultural run off and inadequate septic tank systems. Throughout the Environmental Report, where any ambiguity exists with regard to the pollution of such waters, these possible sources are to be identified.
- **Part 4:** To replace:

Clarinbridge is situated on the National Primary Route N18 which forms part of the main road artery from Galway to Limerick. Clarinbridge's location on the National Primary Route brings a significant amount of traffic through the village including commuters and heavy goods vehicles travelling to and from Galway City. The Regional Planning Guidelines prioritise the development of the proposed new Galway to Limerick route which would by-pass the village and alleviate the amount of traffic passing through Clarinbridge.

With:

Clarinbridge is situated on the National Primary Route N18 which forms part of the main road artery from Galway to Limerick. Clarinbridge's location on the National Primary Route brings a significant amount of traffic through the village including commuters and heavy goods vehicles travelling to and from Galway City. The emissions and noise which result from high levels of traffic in Clarinbridge's village centre contribute to the creation of an environment which is harsh for pedestrians. The Regional Planning Guidelines prioritise the development of the proposed new Galway to Limerick route, the new N18, which would by-pass the village and alleviate the amount of traffic passing through Clarinbridge thus improving the environment for pedestrians and cyclists.

- **Part 5:** To replace:

Existing wastewater treatment in Clarinbridge will continue to be provided by septic tanks or private wastewater treatment plants until a public wastewater treatment plant is constructed and in action. The Clarinbridge Waste Water Scheme which is to provide public wastewater treatment for Clarinbridge is to start construction in 2009 at the earliest while the provision of the scheme will not be in action until 2010 at the earliest. If wastewater treatment was not improved in the interim Clarinbridge's water bodies and the oyster industry would continue to be adversely impacted upon.

With:

Existing wastewater treatment in Clarinbridge will continue to be provided by septic tanks or private wastewater treatment plants until a municipal wastewater treatment plant and collection system is constructed and operational. The Clarinbridge Waste Water Scheme which is to provide public wastewater treatment for Clarinbridge is not likely to be in place until some time after 2010. If wastewater treatment was not improved in the interim Clarinbridge's water bodies and the oyster industry would continue to be adversely impacted upon.

- **Part 6:** SEO B2: To avoid significant adverse impacts, including direct, cumulative and indirect impacts, by development within and outside designated wildlife sites to habitats and flora and fauna, including oysters, within these sites

Indicator B2: Number of significant impacts by development within and outside designated wildlife sites to habitats and flora and fauna, including oysters, within these sites

Target B2: No significant impacts by development within and outside designated wildlife sites to habitats and flora and fauna, including oysters, within these sites during the lifespan of the LAP

- **Part 7:** SEO W1: To improve the quality of surface waters

Indicator W1a: μg of Phosphorous per litre of surface water

Target W1ai: To reduce the amount of phosphorous in surface waters over the lifespan of the LAP

Target W1a ii: To achieve of a level of less than $30\mu\text{g}$ of phosphorous per litre of surface water, in line with the requirement to achieve good water status under the Water Framework Directive, by 2015

Indicator W1b: Biotic Quality Rating (Q Value)

Target W1b: To achieve a biotic quality rating of Q4, in line with the requirement to achieve good water status under the Water Framework Directive, by 2015

- **Part 8:** SEO W3: To prevent pollution and contamination of estuarine water

Indicator W3b: Faecal coliforms per 100ml of shellfish flesh

Target W3b: Less than 300 faecal coliforms per 100ml of shellfish flesh.

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

Issue14: Written Content

Submitted By:

Conor McDermott, OPW
Eoghan Ryan, NBA
Bridgette Brew & Others
Jim & Bernadette Cormican
Gerard McNamara c/o AP
McCarthy Planning Consultants Ltd
Tom Considine & Paddy Sweeney
Brian Kenny, DoEHLG
Sheehan Medical
Environment Section, Galway County Council
Owen & Freda Cunningham c/o Brian Egan
Pat Brennan
Paul Mee

14A: Conor McDermott

Summary:

Request to include various policies and guidelines on flood risk & development in the Clarinbridge plan.

Response:

These policies and guidelines are included in the Draft Clarinbridge Local Area Plan under Section 3.6 Water & Drainage and Policy 3.6.11

Recommendation:

No change recommended

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

14C: Bridgette Brew & Others

Paul Mee

Summary:

The use of underdeveloped sites is misleading, as these sites referred to are green field sites and should be called so.

Response:

The Planning Authority refer to underdeveloped sites as sites that have the potential to be developed, because they may be services or will be serviced in the near future.

Recommendation:

No change recommended.

On the proposal of Cllr Healy Eames and seconded by Cllr O'Tuairisg it was agreed to accept the recommendation in the Manager's Report.

14D: Gerard McNamara c/o AP McCarthy Planning Consultants Ltd

Summary:

Request that a policy be included in the plan that would allow for dwellings within this scheme to be provided at a scale comparable to those that are in place in the vicinity.

Response:

Under Issue 8.1 Building Heights, the Planning Authority suggests changing the wording of Section 4.2.2 Plot Ratios to read: "building heights of new buildings should be sympathetic to the existing building structure of Clarinbridge". Therefore the inclusion of this will suffice.

Recommendation:

No change recommended.

On the proposal of Cllr Healy Eames and seconded by Cllr Hoade it was agreed to accept the recommendation in the Manager's Report but to change 'should' to 'will'.

14E: Brian Kenny, DoEHLG

Summary:

General comments regarding the word content of the plan and suggested recommended changes. These changes include:

Nature Conservation:

- Give all areas and distances in metric
- Section 2.1 NHA is a Natural Heritage Area (not National as is written in the plan)
- Section 2.1 List the Hillpark and Stradbally North areas as being of High Local Ecological Value for the habitats present, as per information previously supplied by the NPWS.
- Eiscir Riada was an important transport route along an esker or gravel ridge.
- Policy 3.2.3: the annexes of the Habitats and Birds Directive should be listed with roman numerals, not numbers.
- Policy 3.2.6: specify the appropriate planting of native or indigenous trees and shrubs
- Policy 3.2.9 replace with boundary types similar to those that are removed...and of similar species composition in the case of hedgerows
- Policies 3.2.18 and 3.2.19: qualify as invasive alien species
- Include a policy to protect wetland habitats and areas that flood.
- Include an objective to identify/map areas that currently flood and areas susceptible to flooding in extreme weather and tidal conditions, and in scenarios of predicted sea level and climate changes.
- Identify important ecological corridors in the plan area:
 - the Clarin River and Dunbulcan Bay and their margins form an important east-west corridor
 - west of the N18, there is an important ecological corridor running north-south from Hillpark, through part of the cSAC, southwards through Stradbally North, linking areas of grassland, scrub and woodland and wetland areas around the bay.

Architectural Heritage

- It is recommended that, in order to have full effect as set out in Section 81 of the 2000 Planning and Development Act, the proposed Architectural Conservation Area for Clarinbridge Village is included in the current County Galway Development Plan.
- It is recommended that the text in Sub-Section 3.10.9, i.e. "Protect and enhance the proposed Architectural Conservation Area and archaeological site and

monuments” is amended to read, for instance “Preserve and enhance the character of the proposed Architectural Conservation Area and also archaeological sites and monuments”.

- The heading in Section 4 “Development Control Standards” should be amended to read “Development Management Standards”.

Response:

The Planning Authority views the changes under Nature Conservation as being appropriate. Under Architectural Heritage, Bullet Point 1, should be considered in the context of the new County Development Plan. The remaining two Bullet Points, under Architectural Heritage are appropriate.

Recommendation:

Include all of the changes under Nature Conservation along with the Bullet 2 and 3 under Architectural Heritage.

On the proposal of Cllr Healy Eames and seconded by Cllr O’Tuairisg it was agreed to accept the recommendation in the Manager’s Report.

14F: Sheehan Medical c/o AP McCarthy Planning Consultants Ltd

Summary:

To include a specific objective in the plan to allow for a medical centre to be built in Clarinbridge. The objective proposed states:

“It is a policy of Galway County Council to: encourage the provision of medical care facilities and ancillary services together with any developments necessary to support and /or enhance such facilities and services in any way required. The primary focus and location for these facilities and services to be the Kilcornan estate (where care facilities services presently exist) and any adjoining lands where appropriate.”

Response:

The Planning Authority will facilitate the provision of a medical care facility within Clarinbridge; however the Local Area Plan cannot refer to lands that are outside the proposed boundary. It is possible that this can be looked at when the County Development Plan is to be reviewed.

Recommendation:

No change recommended.

On the proposal of Cllr Healy Eames and seconded by Cllr O’Tuairisg it was agreed to accept the recommendation in the Manager’s Report.

14G: Environment Section, Galway County Council

Summary:

Suggest a number of corrections to the plan including the following:

- Section 1.3 Add a sentence on the oyster beds and on the designated sites
“Dunbulcan Bay supports the famous Clarinbridge Oysters, a high quality oyster growing in the unique mix of salt and freshwater in this Bay”
“Dunbulcan Bay is a habitat of European importance and has special protection status”

- Section 2.8 Only one source of possible pollution is mentioned. Replace third paragraph with the following:

"The Clarin River is moderately polluted along much of its length; the possible causes are wastewater overloads upstream in Athenry, as well as contributions from agricultural runoff and improper single house septic tank systems. Indicator from surveys of single house systems carried out in other parts of the country are that percolation areas are commonly not correctly installed and householders generally do not desludge septic tanks on a regular basis.

The waters of Dunbulcan bay show intermittent levels of E. coli pollution. The possible causes are outlines above, together with possible contributions from the private wastewater treatment systems in Clarinbridge. The E. coli pollution must be kept to a minimum so as to maintain Class A shellfish waters in Dunbulcan and Clarinbridge Bay.

- Section 2.13 An area of 3.7 hectares right beside the SAC/SPA/NHA is proposed to be zoned tourism. Any built development or activities proposed for this site should have a light "environmental footprint". Any wastewater generated will need a high level of treatment including possible E. coli reduction.
- Section 3.2 Natural Heritage and Environmental Protection-Environment is not specifically a subsection in Chapter3. Suggest to renames "3.2 Natural Heritage and Environmental Protection", so that the following policies could be added under section 3.2:

"3.2.21 Seek to maintain good status of all waterbodies and bring up to good status those water bodies which are polluted. In particular it shall be a policy to maintain the Class A status of the shellfish waters in Clarinbridge Bay of which Dunbulcan Bay is part."

"3.2.22 Seek to maintain the existing balance of freshwater and salinity in Dunbulcan Bay within the range imposed by natural conditions, and avoid developments that would significantly alter the quality of freshwater inflows."

In addition, the following objectives could then be added under H20 & H21:

"H20 cooperate and coordinate with all relevant public authorities under the Water Framework Directive regulation in ensuring that the shellfish waters in Dunbulcan and Clarinbridge Bay are protected.

H21 require that any planning proposal for a development that has the potential to cause significant change in the freshwater flow regime in Dunbulcan Bay (whether by infill on flood plain areas or drainage or other works) shall submit a hydrological assessment of the direct and indirect effect of the development on the freshwater flow regime."

Section 3.6 Comment on W6- this wording of W6 should read

"W6 To intensify public awareness of water quality issues and the measures required to protect natural water bodies"

Section3.6 W8, W9, W10, W11, W12 all refer to conditions that form part of the discharge licenses. These should be replaced with:

"W8 ensure that all new wastewater treatment systems are licensed and in compliance with the effluent quality standards and maintenance standards set down in the license conditions. In particular, strict limits on E. coli will be required for discharges where it s

deemed that the quantity and location of the discharger would affect the Class A shellfish waters."

Section 3.9 Correction in E2 "*Orientation of dwellings such that the rooms with the highest heating requirements (living and dining areas) are within + or - 25° degrees of due south. North facing windows to be minimised.*"

Section 3.14 Correction: "refuse disposal" in Policy 3.14.2 should be replaced by "waste management".

Response:

The Planning Authority agrees with the above proposed changes with some amendments, including 3.2.22 and 3.9. 3.2.22 should be amended to read "*Seek to maintain the existing balance of freshwater and salinity in Dunbulcan Bay within the range imposed by natural conditions*".

Section 3.9 Correction in E2 should be amended to read "*If possible, orientation of dwellings such that the rooms with the highest heating requirements (living and dining areas) are within + or - 25° degrees of due south. North facing windows to be minimised.*"

Recommendation:

To amend the Clarinbridge Local Area Plan to include the above.

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

14H: Owen & Freda Cunningham c/o Bryan Egan

Summary:

Suggest changing the wording of Section 2.5 regarding the Clarinbridge Sewerage Scheme.

"Much of what the plan proposes is dependant on the proposed Clarinbridge Sewerage Scheme. Council will make all endeavours to ensure that the Scheme is constructed as early as possible within the lifespan of the plan, and preferably much sooner than the currently scheduled start date of 2009."

Response:

The Planning Authority will facilitate the construction of the Clarinbridge Sewerage Scheme within the lifetime of the plan so long as it adheres to proper planning and sustainable development and in accordance with EU policies and objectives. Therefore no objective is needed.

Recommendation:

No change recommendation.

On the proposal of Cllr.Cuddy and seconded by Cllr Healy Eames it was agreed to accept the Manager's Report and insert Policies 46 & 52 from the County Development Plan into the Clarinbridge LAP.

“Provide and maintain quality water and wastewater services necessary for environmental purposes and for economic, regional and rural development purposes”
&
“Ensure that the provision of water and sewerage facilities is undertaken in accordance with EU policies and directives.”

14I: Pat Brennan

Summary:

Incorporate law regarding building of industrial areas and guidelines of limits on emissions from an industry so that any prospective developer of an industrial site would be ware of the limits and what is required of the guidelines.

Response:

The building of an enterprise/light industry is subject to EU and National legislation, as are the emissions from an enterprise/light industrial area. Therefore, the local area plan does not need to specifically include these. However, the plan does refer to Industry, Enterprise, Wholesale and Warehousing Development under Section 4.6.1, in which the aesthetics of the building, noise levels, open space and opening hours are addressed.

Recommendation:

No change recommended.

On the proposal of Cllr Healy Eames and seconded by Cllr Hoade it was agreed to accept the recommendation in the Manager’s Report.

Issue 15: Tourism

Submitted By:

Norma Cormican
Paul Cormican
Helen Cormican
Joan Coen
Ann Walsh
Mark Green & Anne Fox
Mary Mullins c/o Clarinbridge Oyster
Co-op Society Ltd
Jim & Bernadette Cormican

15A: Norma Cormican

Summary:

More effort should be made to promote tourism as it is of major importance.

Response:

The draft plan for Clarinbridge addresses the issue of tourism and its promotion under various policies in Section 3.13. In addition to this, it is an objective of the plan to develop a Tourism Action Plan under Objective TM2; which states “Seek to liaise with stakeholders in preparing and marketing a Tourism Action Plan aimed at the promotion and development of sustainable tourism.”

Recommendation:

Include objective TM2 in the final adopted Clarinbridge plan.

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

15B: Paul Cormican
Jim & Bernadette Cormican

Summary:

Create a walkway to the pier and to the tourism zoning that is indicated in this area.

Response:

The draft plan for Clarinbridge addresses this issue under Policy 3.13.8; which states "Support the development of walkways embracing focal buildings and the heritage of Clarinbridge and its hinterland in an environmentally sensitive and appropriate manner."

Recommendation:

Include Policy 3.13.8 in the final adopted Clarinbridge plan.

On the proposal of Cllr Cuddy and seconded by Cllr Hoade it was agreed to accept the recommendation in the Manager's Report and support the provision of a walkway/cycleway from the town centre down to the pier at Dunbulcaun Bay

15C: Joan Coen
Ann Walsh

Summary:

To incorporate a craft village where light industry is proposed as it would appeal to tourists.

Response:

The land use zoning matrix allows for enterprise unit/campus centre and small scale manufacturing under the Enterprise zoning. In this way a craft village maybe facilitated in this area. There is 5.98 hectares (14.78 acres) available for this under the proposed Enterprise zoning.

Recommendation:

Retain uses in the proposed matrix to encourage craft development.

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

15D: Mark Green & Anne Fox

Summary:

Concern over the large area zoned for tourism adjacent to pier and seashore, but it is not clear in the plan what the likely use of this area will be.

Response:

The draft plan has incorporated a zoning matrix whereby the type of development is listed under the specific zonings.

Recommendation:

No change recommended.

On the proposal of Cllr McDonagh and seconded by Cllr Hoade it was agreed to note the recommendation in the Manager's Report.

15E: Mary Mullins, c/o Clarinbridge Oyster Co-op Society Ltd.

Summary:

The type of tourism is not specified in any detail for the area that is zoned tourism. The observer would like the plan to stipulate what type of tourist development is intended. The Clarinbridge Oyster Co-Op has the shellfish rights of all the area around the pier and the village.

Response:

The zoning matrix in the Draft Plan shows what type of development is allowed under the zoning of tourism. Any proposed development would be subject to Development Management standards for treatment systems and the EPA guidelines on wastewater. As stated in the plan, Galway County Council will assess applications in Clarinbridge with proprietary treatment systems on a case by case basis. In all cases, it is a requirement of Galway County Council that treated effluent must pass through a percolation area/polishing filter after treatment. Therefore, the plan adequately addresses the concerns noted above.

Recommendation:

No change recommended.

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

Cllr Healy Eames read a letter to the meeting from Mr Michael Egan c/o the Clarinbridge Oyster Co-op which referred to the protection of the Clarenbridge Oyster Fishery and which suggested putting a buffer zone around the fishery which would prevent development taking place in the absence of a Full Waste Water Treatment Plant. A map identifying this buffer zone which accompanied the letter was also presented to the meeting.

On the proposal of Cllr Joyce and seconded by Cllr Healy Eames it was agreed to amend the town boundary to exclude the lands zoned Residential and Tourism adjacent to the Pier Road.

Issue 16: Protection of Natural Heritage

Turlough and trees

Submitted By:

Bridgette Brew & Others
Clare Griffin
Michael Kelly
Joan Coen
Laura Nolan
Mark Green & Anne Fox

16A: Bridgette Brew & Others

Summary:

The turlough referred to in this submission lies approximately five kilometres north east of the village. It is unlisted, but is an environmental asset which needs to be protected

from any negative impact from future development. The turlough has the potential to be used as a visitor attraction in the future.

Response:

This area is outside the plan boundary, and is therefore not within the remit of the plan to deal with this issue.

Recommendation:

No change recommended.

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

16B: Clare Griffin
Michael Kelly
Joan Coen
Laura Nolan
Mark Green & Anne Fox

Summary:

Preservation and protection of the trees within the village, particularly mentioned are the 100+ year old beech trees, the hazel trees and trees on the Athenry Road.

Response:

The Draft plan addresses the need to protect individual trees or groups of trees under Section 3.2 Natural Heritage, policy 3.2.7 and Objective H5.

Recommendation:

No change recommended.

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

Issue 17: Development Levy

Submitted By:

Paula & John Lee
Seamus Collins c/o Clarinbridge Community
Development Association
Anna & James Collins
Mary Rogers
Paul Cormican & Others
Jim & Bernadette Cormican

17A: Paula & John Lee
Seamus Collins c/o Clarinbridge Community
Development Association
Anna & James Collins
Mary Rogers

Summary:

These observers are in favour of imposing a development levy and to use the funds for the community. These observers have made reference to the development levy in Oranmore.

Response:

There is a pilot scheme in Oranmore with regard to imposing a development levy for development. However, this scheme is just operational and the impact of which will not be apparent for some time. Until such time as this scheme is assessed, the Planning Authority will not consider any additional scheme at this point in time. General levies will continue to apply.

Recommendation:

No change recommended.

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

17B: Paul Cormican & Others
Jim & Bernadette Cormican

Summary:

These observers are against putting a development levy on development. These observers believe that it put an unfair cost on the land, and therefore would drive up the cost of houses for the ordinary consumer.

Response:

There is a pilot scheme in Oranmore with regard to imposing a development levy for development. However, this scheme is just operational and the impact of which will not be apparent for some time. Until such time as this scheme is assessed, the Planning Authority will not consider any additional scheme at this point in time. General levies will continue to apply.

Recommendation:

No change recommended.

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

Issue 18: Miscellaneous

Submitted By:

Dermot & Frieda Freeman
Mary O' Donoghue
Mark Green & Anne Fox
Pat Cormican
Mary Rogers
Bridgette Brew & Others
John Collins
Paul Cormican & Others
Veron Tarpey
Mary Rogers
Joan Coen
Marieta Fallon
Ann Walsh

18.1 Car parking

Dermot & Frieda Freeman
Veron Tarpey

Paul Cormican & Others
Mary Rogers

Summary:

The creation of a car park is urgently needed for the town, as well as car parking in the new housing developments.

Response:

The Planning Authority will be undertaking a Traffic Management Plan for Clarinbridge, whereby suitable sites for a car park will be identified, that would be in the interest of traffic and pedestrian safety. This is included in the draft plan under Objective T11, which states "Facilitate the preparation of a Traffic Management Plan for Clarinbridge."

With regard to car parking in new housing developments, Section 4.8 in the draft plan deals with car parking standards, which are set down by central government and which Galway County Council should adhere to. Additionally, under the proposed zoning matrix, car parks are allowed in Village Centre, Tourism, Enterprise, and Community Facilities zonings, which currently there is 34.83 hectares (86.09 acres) available under these zonings within the proposed plan boundary.

Recommendation:

Include Objective T11 in the final adopted Clarinbridge plan.

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

18.2 Provision for Arts, Crafts and a Farmer's Market.

Dermot & Frieda Freeman

Ann Walsh

Joan Coen

Marieta Fallon

Summary:

Suggestions for a craft village to be placed in Clarinbridge village, similar to what is in place in An Spideál. In addition to this a provision of a location for a farmer's market to create a better village ambiance.

Response:

Under the proposed zoning matrix, Enterprise units and Enterprise Centres can be accommodated under both Village Centre and Enterprise zonings. Currently, there is 21.81 hectares (53.91 acres) available to accommodate a craft village. Farmer's Markets are not assigned under the proposed zoning matrix, and their location would have to be both traffic and pedestrian friendly. These may be accommodated under the Enterprise zoning, of which there is 5.98 hectares (14.78 acres) proposed for zoning.

Recommendation:

No change recommended.

On the proposal of Cllr D. Connolly and seconded by Cllr Healy Eames it was agreed to accept the recommendation in the Manager's Report and that provision be made separately for a farmer's market in a prominent area of Clarinbridge village to be agreed with the organisers of same and that this facility be provided on a weekly basis if deemed necessary.

18.3 Energy Efficient Developments

Mark Green & Anne Fox

Mary O' Donoghue

Summary:

Request for environment friendly and energy efficient developments. In addition to this to change the wording of both Objective E1 and E3 to be more proactive than passive. Objective E1: replace to include "Strongly encourage developers to propose energy conservation and renewable energy solutions as part of any planning application or development."

Objective E3: replace to include "Ensure that all new developments incorporate a level of insulation and energy conservation approaching those commensurate with passive house standards for the Irish climate".

Response:

The provisions and objectives contained within the draft plan are adequate to deal with the issue of energy infrastructure.

Recommendation:

No change recommended.

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

18.4 Flooding

Bridgette Brew & Others

Summary:

This observer has highlighted the issue that there is annual flooding in the Hillpark area as well as flooding in a field behind Paddy Burke's pub. Suggests that all development take note of flood plains and avoid them.

Response:

The Planning Authority acknowledges the risk of flooding should development be carried out in inappropriate areas. Policy 3.5.11 deals with this issue adequately and states "Ensure that development is not itself subject to inappropriate risk of flooding and that it would not cause or exacerbate such a risk at other locations." In addition to this, Objective W4 and W5 address this issue. W4 states "Discourage development proposals located within or directly adjacent to areas which are sensitive to the effects of flooding." W5 states "Have regard to any flood plain details including maps and data that may be issued by the Office of Public Works during the lifetime of this Plan." These Objectives deal adequately with the issue of flooding and flood plains.

Recommendation:

That Policy 3.5.11, Objective W4 and Objective W5 is included in the final adopted Clarinbridge plan.

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

18.5 Water Tower & Pier

Bridgette Brew & Others

S Harte

Anne Fox

Summary:

These observers have made suggestions to improve both the water tower and the pier in Clarinbridge village. Suggestions that these facilities could be improved and enhanced to act as tourist facilities.

Response:

The water tower is currently still in use, and no provision shall be made for its use until such time as it is decommissioned.

The pier's development, as well as spin off's from the development of the pier such as angling and water based sports has been provided for under the draft plan. Policy 3.13.10 which states: "To realise the tourist potential of water based activities, angling and walking and other tourism products in the Clarinbridge area, in a sustainable manner."

Recommendation:

To include Policy 3.13.10 in the final adopted Clarinbridge Plan.

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

18.6 Site Coverage

Mary Rogers

Summary:

The proposed site coverage of 80% should not be generally applied if off street car parking is to be facilitated.

Response:

The site coverage referred to in the draft plan (section 4.2.3) as 80% is the maximum site coverage to be allowed for a development in the Village Centre (Mixed Development) zone. Generally, if developments incorporated off street car parking for its residents, then the site coverage will be lower than the maximum.

Recommendation:

No change recommended.

On the proposal of Cllr Healy Eames and seconded by Cllr O'Tuairisg it was agreed to accept the recommendation in the Manager's Report.

18.7 Part V Provision

Mary Rogers

Paula & John Lee

Anna & James Collins

Summary:

These observers have suggested that the Part V provisions be raised to 50% of residential units. Additionally, suggestions that the Part V clause is enforced on site within the village and not off site or by way of financial provision.

Response:

The Part V clause is set out in national legislation and thus Galway County Council must adhere to this legislation. Under the law, developers are required to provide up to 20% of social and affordable housing.

Recommendation:

No change recommended.

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

18.8 Architectural Heritage

Mark Green & Anne Fox

Summary:

Request for additions to the Record of Protected Structures

- 1) The old garda barracks on Barrack Street
- 2) The 19th C House, east of the Village Hall
- 3) The stone retaining walls flanking the N18 at the water tower
- 4) The 2m high stone wall fronting the NBA owned field opposite the Health Centre
- 5) The 2m high stone wall flanking the road opposite the village hall

Response:

1) and 2) are located in the proposed Architectural Conservation Area and as such are afforded protection under the ACA, whereby planning permission is needed to alter the outside of buildings located in the ACA.

3), 4), 5) Galway County Council will facilitate the recognition of these walls as being of local importance and contribute to the established character of the village. These walls shall be investigated for their architectural merit.

Recommendation:

The proposed ACA is adopted and the walls named above are recognised as being of local importance.

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

Owen & Freda Cunningham c/o Bryan Egan

Summary:

To remove the observers property from the proposed ACA. The building is used as a store and is of not architectural merit. Adjust the ACA to exclude this building.

Response:

"An ACA is a place, area, groups of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic,

cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure, and whose character it is an objective of a development plan to preserve.” (Architectural Heritage Protection: Guidelines for Planning Authorities 2005) In this way, the building at the end of the terrace should be included, as it takes account of the building line.

Recommendation:

No change recommended.

On the proposal of Cllr Healy Eames and seconded by Cllr Hoade it was agreed to accept the recommendation in the Manager’s Report.

18.9.1 Cultural Centre

Bridgette Brew & Others

Marieta Fallon

Ann Walsh

Summary:

These observers have suggested the creation of a cultural centre or information centre on the history of oysters and fishing, local history and heritage. Suggestion also for a mini museum, interpretative centre and coach park.

Response:

The draft plan addresses this issue under Policy 3.13.9 which states “Facilitate the development of tourism infrastructure that is beneficial to the local economy and complimentary to the local built and natural environment where possible.”

Recommendation:

Include Policy 3.13.9 in the final adopted Clarinbridge plan.

On the proposal of Cllr Healy Eames and seconded by Cllr McDonagh it was agreed to accept the recommendation in the Manager’s Report.

18.9.2 Cultural Facilities

John Collins

Summary:

This observer has requested the creation of cultural facilities in Clarinbridge such as a library, theatre, music school.

Response:

The provision for a library is addressed under the proposed zoning matrix whereby a library can be accommodated in zoning for Village Centre and Community Facilities. Under the proposed zonings, there is 25.15 hectares (62.15 acres) provided for this.

A music school may be facilitated under Education & Community Facilities under the current proposed zonings, there is 9.31 hectares (23.02) acres proposed for zoning. A theatre is not addressed under the proposed zoning matrix, but may however also be provide under Education & Community facilities. Therefore, it is the opinion of the Planning Authority that there are adequate zonings for the creation of these cultural facilities.

Recommendation:

No change recommended.

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

18.10 Footpaths, Public Lighting and Public Transport.

18.10.1 Footpaths

Ann Sherry

Pat Brennan

Jim & Bernadette Cormican

Paul O Dowd

Jim Cormican

Helen & Gerald Tynan

Veron Tarpey

Paul Cormican & Others

Bridgette Brew & Others

Summary:

These observers have requested extensions to the current footpaths. Mentioned in particular are footpaths on the Athenry Road, Stradbally Road, to the 50kmph sign at the Parklands estate, from residential areas to the village centre, and to the school.

Response:

The Planning Authority has provided for footpaths in the plan, by including Policy 3.5.11 which states "Facilitate the extension of the existing footpaths in the village". In addition to this, Objective T6 looks at the investigation of extended footpaths and states "Improve and maintain existing footpaths. Options regarding the extension of footpaths will be investigated."

Recommendation:

Include Policy 3.5.11 and Objective T6 in the final adopted Clarinbridge plan.

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

18.10.2 Public Lighting

Eric Cullen

Summary:

Request for consideration for extending and adding new street lighting. Request for pollution friendly solutions such as prohibiting orange street lighting in residential areas to facilitate local star gazing interest and Astronomy enthusiasts.

Response:

The orange street lighting referred to in this submission occurs on National Primary Routes, such as the N18 which runs through Clarinbridge. In accordance with national specifications, all lighting on national routes must be of a specified intensity or brightness and cannot be changed arbitrarily. In residential areas, lighting arrangements are agreed with the ESB.

Recommendation:

No change recommended.

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

18.10.3 Public Transport

Pat Brennan

Maryse Collins

Mary O' Donoghue

Mark Green & Anne Fox

Summary:

These observers are requesting a proper bus shelter or two bus shelters and provisions for public transport to be included in the plan.

Response:

Included in the draft plan is Policy 3.5.9 which addresses the facilitation of public transport in Clarinbridge, and states "Co-operate with transport providers and community groups in the improvement of the public transport system and the creation of an integrated transport network".

For the provision of bus shelters, locations must be in the interest of traffic and pedestrian safety, and the Planning Authority have included objective T5 in the draft plan, which states "Facilitate the provision of a bus shelter in the village centre".

Recommendation:

Include Policy 3.5.9 and Objective T5 in the final adopted Clarinbridge plan.

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

Cllr Cuddy expressed the fears of local people in relation to an open space area adjacent to and to the rear of a housing estate in the village centre as indicated by him on a map at the meeting and the possibility of this open space being developed.

On the proposal of Cllr Cuddy and seconded by Cllr Healy Eames it was agreed to zone the subject lands to the east of issue 3A and 1M adjacent and to the rear of an existing housing estate for recreation and amenity so as to safeguard the open space areas

On the proposal of Cllr Cuddy and seconded by Cllr Healy Eames it was agreed to cut off a pedestrian access point where it leaves the Galway Diocesan Trust lands to the east at the point indicated by Cllr Cuddy at the meeting.

On the proposal of Cllr Healy Eames and seconded by Cllr Cuddy it was agreed to place the amendments and material alterations as agreed on public display within the next three weeks.

TAKING IN CHARGE POLICY - UPDATE

1171

It was agreed to defer this item until the February meeting of the Council.

WATER SERVICES INVESTMENT PROGRAMME - REVISION TO APPROVAL PROCEDURES.

1172

It was proposed by Comh O'Cuaig, seconded by Cllr. D. Connolly and agreed that "Galway County Council calls on the Government to remove the cap on the amount of money they are prepared to provide for sewerage schemes, under Circular L7/06"

CRIOCHNAIGH AN CRUINIÚ ANSIN

Submitted, Approved & Signed

Michael Mullins

26th February 2007

Date.