



*Galway County Council Archives*

**GALWAY COUNTY COUNCIL,  
COUNCIL MINUTES**

**GC/1/49**

**28 MAY - 22 OCTOBER 2007**

COMHAIRLE CHONTAE NA GAILLIMHE

MINUTES OF MONTHLY MEETING OF GALWAY COUNTY COUNCIL  
HELD AT ÁRAS AN CHONTAE, PROSPECT HILL ON MONDAY 22<sup>nd</sup>  
OCTOBER 2007.

CATHAOIRLEACH:

Cllr. S. Kyne, Deputy Mayor

ILATHAIR FREISIN:

Baill:

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

Oifigigh:

Ms. M Moloney. County Manager; Messrs. J. Cullen, P. Ridge, K Kelly, Directors of Service; L. Gavin, M. Lavelle, J Eising, MI Timmons, MI Dolly, Senior Engineers; Tony Collins, Senior Executive Engineer, T. Murphy, County Secretary; D. Barrett, A. Comer, Senior Executive Officers; M. McGrath, Senior Staff Officer; P. O’Neachtain, Oifigeach Gaeilge; J Keane, Staff Officer.

Thosnaigh an cruinniú leis an paidir.

RESOLUTIONS OF SYMPATHY

1419

A Resolution of sympathy was extended to the following:

Muintir Durkin, Eanach Mheáin, Béal a Daingean  
Pádraic Sweeney, Gatestown, Moylough, Co. Galway  
Paul & Maura Whiriskey & Family, Ardahan, Co. Galway  
Mary Flanagan, Shragh, Woodford, Co. Galway.  
Michael & Joe Reid, Ballinlough, Kylebrack, Loughrea, Co. Galway.  
Ms. Bridie Connolly, Moyloughmore, Moylough, Co. Galway.

The Deputy Mayor proposed a minutes silence in memory of Manuela Riedo the young student from Switzerland who lost her life in Galway City recently and this was agreed.

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The members congratulated Portumna Hurling Club on their recent County Senior Hurling Championship success. Cllr. Burke asked if a joint partnership could be set up with the GAA in Galway in relation to the coaching of young people and that some resources of the Council could be allocated towards this. The County Manager said that she had experience of this partnership process in Co Louth and she would support such a scheme in County Galway subject to funding being available.

Cllr Joyce said that energy savings for housing was a very important issue and he noted the City Council has a dedicated person who provides advice on saving energy and aids people in applying for grants. He suggested that the County Council should have a similar service.

The County Manager said that Galway County Council is a joint partner of Galway Energy Agency Ltd. with Galway City Council and that considering the amount of energy that the Council uses, it needs to get involved in the promotion of energy efficiency in conjunction with the businesses of the County, and the provision of funding for this should be considered at Budget time.

It was proposed by Cllr. Mullins seconded by Comh Ni Fhatharta and agreed that Item Nos. 25, 26, and 28 be deferred and that a Special Meeting of the Council to discuss these items be held on 5<sup>th</sup> November 2007 and that a reception for Galway Minor Footballers and Under 21 Hurlers be held at 6.30pm on that day also.

It was agreed that the Corporate Policy Group would investigate the possibility of having two meetings per month due to the fact that agendas for meeting of the Council were so long and items were frequently being deferred. It was proposed by Cllr. Mc Donagh seconded by Cllr. Mc Hugh and agreed that a Special Meeting of the Council be held on 3<sup>rd</sup> December 2007 to discuss the 2007 Budget outturns.

**CONFIRMATION OF MINUTES OF MEETINGS.**

1420

The Minutes of the Special Meeting held on the 11<sup>th</sup> September 2007 were approved by the Council and signed by the Deputy Mayor on the proposal of Cllr. Mullins, seconded by Comh Ni Fhatharta.

Arising from the minutes Cllr Mullins said he was extremely disappointed that despite the elected members having a Special Meeting to discuss the decision by Aer Lingus to discontinue the Shannon/Heathrow Service many members of Dail Eireann did not support the people of the West and Mid West on this issue.

The Minutes of the Finance Meeting held on the 24<sup>th</sup> September 2007 were approved by the Council and signed by the Deputy Mayor on the proposal of Comh Ni Fhatharta, seconded by Cllr McDonagh.

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Arising from the minutes Cllr Cuddy asked for a report on development contributions received in 2007. Mr Murphy said that this would be provided at the Budget meeting. The Minutes of the Monthly Meeting held on the 24<sup>th</sup> September 2007 were approved by the Council and signed by the Deputy Mayor on the proposal of Cllr Mullins, seconded by Cllr McHugh. .

### REPORT OF COMMITTEE MEETINGS FOR CONSIDERATION AND ADOPTION

1421

The Report of the Loughrea Area Committee Meeting held on 10<sup>th</sup> September, 2007 was considered. It was adopted by the Council on the proposal of Cllr. Feeney seconded by Cllr. Regan.

Cllr. Feeney stated that the infrastructure levy proposed for Athenry was to have included for the Railway Bridge Crossings in addition to the provision of the Northern & Southern Ring Roads around Athenry. He acknowledged that the Local Area Plan only included for the Rings Roads, but he now wanted to extend the scheme to include the Railway crossings.

He commented on the Bridges being excluded from the levy but noted that the Tuam Road Bridge had been approved for the Non-National High Cost Safety Programme. He said he was very disappointed in relation to the other Bridges in Athenry and the lack of financial provision for same.

Mr. Ridge said that in relation to the development contribution scheme there is general provision that whatever the money is collected for i.e. Water Services, Recreation & Amenity that it is spent on this. He also said that development contributions may not meet the total cost of any particular project.

Cllr Feeney said that planning was being refused on the basis that the infrastructure was insufficient. He said that a special contribution was put in place and that planning was granted but that still no works were taking place. He said that in future the minute details of what is agreed will have to be inserted in the development plans to ensure implementation.

Cllr Burke said that the Oxgrove Bridge in Killimor required major works to be carried out as it was very dangerous and a fatal accident had taken place there recently. He referred to a recent public meeting demanding that something be done about it. He proposed that the €300,000 to be spent on bridges in the Loughrea Electoral Area in 2008 be spent in total on this bridge.

Cllr Hynes supported this proposal as there had been many accidents and he said that the works must be done in 2008

Mr. Dolly said that the many of the bridges in the County were in need of repair. He said that €300,000 was being put aside under EU Co financed projects for 2008 and that Oxgrove Bridge would be put forward for consideration under that heading.

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The Report of the Ballinasloe Area Committee Meeting held on 24<sup>th</sup> July, 2007 was considered. It was adopted by the Council on the proposal of Cllr. Mullins, and seconded by Cllr. Joyce.

The Report of the Corporate Policy Group Meeting held on 11<sup>th</sup> September 2007 was considered. It was adopted by the Council on the proposal of Comh Ni Fhatharta, and seconded by Cllr. T Walsh.

The Report of the Corporate & Cultural Affairs SPC Meeting held on 17<sup>th</sup> September 2007 was considered. It was adopted by the Council on the proposal of Cllr McDonagh, and seconded by Comh Ni Fhatharta.

The Report of the Traveller Consultative Committee Meeting held on 20<sup>th</sup> June 2007 was considered. It was adopted by the Council on the proposal of Comh Ni Fhatharta, and seconded by Cllr. T Walsh.

### FILLING OF CASUAL VACANCIES IN MEMBERSHIP OF THE COUNCIL

1422

Report dated 18<sup>th</sup> September 2007 was already circulated to each member.

It was proposed by Cllr. Mc Donagh, seconded by Cllr. Mc Hugh and agreed that Mr. Michael Carey, Lettera, Headford, Co. Galway be co-opted as a member of the Council following the election of Cllr. Healy Eames to the Seanad.

Cllr Carey congratulated former Cllr Healy Eames on her election. He said he looked forward to working with the other elected members and officials of the Council.

The County Manager and the members congratulated Cllr. Carey on his election to the Council.

It was agreed to defer the filling of the casual vacancy arising from the election of Cllr. Cannon to the Seanad.

### FILLING OF CASUAL VACANCY IN MEMBERSHIP OF BOARD OF DIRECTORS OF CORRIB AIRPORT LTD

1423

Report dated 16<sup>th</sup> October 2007 was already circulated to each member.

On the proposal of Cllr McDonagh and seconded by Cllr Mullins, Cllr Carey was elected to the Board of Directors of Corrib Airport Ltd.

### FILLING OF CASUAL VACANCY IN MEMBERSHIP OF GALWAY COUNTY & CITY ENTERPRISE BOARD

1424

Report dated 16<sup>th</sup> October 2007 was already circulated to each member.

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On the proposal of Cllr McDonagh and seconded by Cllr Mullins, Cllr Carey was elected to the Galway County & City Enterprise Board.

**FILLING OF CASUAL VACANCY IN MEMBERSHIP OF WESTERN INTER-COUNTY RAIL COMMITTEE** 1425

Report dated 16<sup>th</sup> October 2007 was already circulated to each member.

On the proposal of Cllr McDonagh and seconded by Cllr Hynes, Cllr Willers was elected to the Western Inter-County Rail Committee.

**FILLING OF CASUAL VACANCY IN MEMBERSHIP OF COUNTY GALWAY VOCATIONAL EDUCATIONAL COMMITTEE** 1426

Report dated 16<sup>th</sup> October 2007 was already circulated to each member.

On the proposal of Cllr McDonagh and seconded by Cllr Mullins, Cllr Carey was elected to the County Galway Vocational Education Committee.

**FILLING OF CASUAL VACANCY IN MEMBERSHIP OF REGIONAL HEALTH FORUM, WEST** 1427

Report dated 16<sup>th</sup> October 2007 was already circulated to each member.

On the proposal of Cllr McDonagh and seconded by Cllr McHugh, Cllr Mullins was elected to the Regional Health Forum, West.

**FILLING OF CASUAL VACANCY IN MEMBERSHIP OF BOARD OF GALWAY ARTS CENTRE** 1428

Report dated 16<sup>th</sup> October 2007 was already circulated to each member.

On the proposal of Cllr McDonagh and seconded by Cllr McHugh, Cllr Carey was elected to the Board of Galway Arts Centre.

**FILLING OF CASUAL VACANCY IN MEMBERSHIP OF ATHENRY HERITAGE & TOURISM CO LTD** 1429

Report dated 18<sup>th</sup> September 2007 was already circulated to each member.

On the proposal of Cllr McDonagh and seconded by Comh Ni Fhatharta this item was deferred.

**FILLING OF CASUAL VACANCY IN MEMBERSHIP OF GALWAY RURAL DEVELOPMENT & CUMAS TEO., PAIRTIOCHT CHONAMARA AGUS ARANN.** 1430

Report dated the 18<sup>th</sup> September 2007 was already circulated to each member.

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On the proposal of Cllr McDonagh and seconded by Cllr McHugh, Cllr Feeney was elected to Galway Rural Development.

**FILLING OF CASUAL VACANCY IN MEMBERSHIP OF: - CUMAS TEO., PAIRTIOCHT CHONAMARA AGUS ARANN** 1431

Report dated the 18<sup>th</sup> September 2007 was already circulated to each member.

On the proposal of Comh Ni Fhatharta and seconded by Comh O'Cuaig, Comh O'Tuairisg was elected to Cumas Teo., Pairtiocht Chonamara agus Arann.

**FILLING OF CASUAL VACANCY IN MEMBERSHIP OF THE PLANNING & SUSTAINABLE DEVELOPMENT STRATEGIC POLICY COMMITTEE** 1432

Report dated 18<sup>th</sup> September 2007 was already circulated to each member.

On the proposal Cllr McDonagh and seconded by Cllr. Cuddy this item was deferred.

**FILLING OF CASUAL VACANCY IN MEMBERSHIP OF THE CORPORATE & CULTURAL AFFAIRS STRATEGIC POLICY COMMITTEE** 1433

Report dated 18<sup>th</sup> September was already circulated to each member.

On the proposal of Cllr McDonagh and seconded by Cllr McHugh, Cllr Carey was elected to the Corporate & Cultural Affairs Strategic Policy Committee.

**TO CONSIDER REPORT UNDER SECTION 183 OF THE LOCAL GOVERNMENT ACT 2001 ON THE DISPOSAL OF 4.37 HA (10.80ACRES) OF LAND AT KILMORE, TUAM TO JOHN MANNION, ROYAL ROCK TUAM LTD.** 1434

Report dated 4<sup>th</sup> October, 2007 was already circulated to each member.

On the proposal of Cllr. Reilly, seconded by Cllr. M Connolly, the proposed disposal of 4.37 ha (10.80acres) of land at Kilmore, Tuam to John Mannion, Royal Rock Tuam Ltd. was approved.

**TO CONSIDER REPORT UNDER SECTION 183 OF THE LOCAL GOVERNMENT ACT 2001 ON THE DISPOSAL OF 0.436 HA (1.07 ACRES) OF LAND AT CLASHAGANNY, ATHENRY TO PATRICK CORCORAN, KILTULLAGH, ATHENRY, CO. GALWAY.** 1435

Report dated 4<sup>th</sup> October, 2007 was already circulated to each member.

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On the proposal of Cllr. Regan, seconded by Cllr. Hynes, the disposal of 0.436 ha (1.07 acres) of land at Clashaganny, Athenry to Patrick Corcoran, Kiltullagh, Athenry, Co. Galway was approved.

**TO CONSIDER REPORT UNDER SECTION 183 OF THE LOCAL GOVERNMENT ACT 2001 ON THE DISPOSAL OF 1.156 HA (2.85 ACRES) OF LAND AT CLASHAGANNY, ATHENRY TO PATRICK CORCORAN, KILTULLAGH, ATHENRY, CO. GALWAY.** 1436

Report dated 4<sup>th</sup> October, 2007 was already circulated to each member.

On the proposal of Cllr. Hynes, seconded by Cllr. Regan, the disposal of 1.156 ha (2.85 acres) of land at Clashaganny, Athenry to Patrick Corcoran, Kiltullagh, Athenry, Co. Galway was approved.

**TO CONSIDER REPORT UNDER SECTION 183 OF THE LOCAL GOVERNMENT ACT 2001 ON THE DISPOSAL OF 0.0171 HA AT NO13. TI NA RI, LOUGHREA, CO. GALWAY.** 1437

Report dated 8<sup>th</sup> October, 2007 was already circulated to each member.

On the proposal of Cllr. Hynes, and seconded by Cllr. Regan, the disposal of 0.0171 ha at No13. Ti Na Ri, Loughrea, Co. Galway was approved.

**TO CONSIDER REPORT UNDER SECTION 183 OF THE LOCAL GOVERNMENT ACT 2001 ON THE DISPOSAL OF 0.0609 HA AT NO. 81, 82, 83, 84 BEALACH NA GAOITHE, TUAM CO. GALWAY.** 1438

Report dated 8<sup>th</sup> October, 2007 was already circulated to each member.

On the proposal of Cllr. McHugh, and seconded by Cllr. Reilly the disposal of 0.0609 ha at No. 81, 82, 83, 84 Bealach Na Gaoithe, Tuam Co. Galway was approved.

**TO CONSIDER REPORT UNDER SECTION 183 OF THE LOCAL GOVERNMENT ACT 2001 ON THE DISPOSAL OF 0.175 ACRES AT CUMMER, TUAM TO MR. JOHN CLEARY, C/O MOYLOUGH CONCRETE, CLOONASCRAUGH, TUAM, CO. GALWAY.** 1439

Report dated 8<sup>th</sup> October, 2007 was already circulated to each member.

On the proposal of Cllr. M Connolly, and seconded by Cllr. Reilly the disposal of 0.175 acres at Cummer, Tuam to Mr. John Cleary, c/o Moylough Concrete, Cloonascragh, Tuam, Co. Galway was approved.

**TO CONSIDER REPORT UNDER SECTION 183 OF THE LOCAL GOVERNMENT ACT 2001 ON THE DISPOSAL OF 0.0378 HECTARES AT NO. 47 & 57 CARRAIG GEAL, LOUGHREA, CO. GALWAY.** 1440



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Report dated 8<sup>th</sup> October, 2007 was already circulated to each member.

On the proposal of Cllr. Willers, and seconded by Cllr. Hynes the disposal of 0.0378 hectares at No. 47 & 57 Carraig Geal, Loughrea, Co. Galway was approved.

**TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 – REALIGNMENT OF THE R351 REGIONAL ROAD AT CUILLEENDAEGH, BALLYNAGAR AND COARSEPARKS**

1441

Report dated 11<sup>th</sup> October, 2007 was already circulated to each member.

On the proposal of Cllr. Willers, and seconded by Cllr. Hynes the Realignment of the R351 Regional Road at Cuilleendaegh, Ballynagar and Coarseparks was approved.

**TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 – COMMUNITY CCTV SYSTEM FOR TUAM TOWN**

1442

Report dated 16<sup>th</sup> October, 2007 was already circulated to each member.

On the proposal of Cllr. Reilly, and seconded by Cllr. Keaveney the Community CCTV System for Tuam Town was approved.

**TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 – PROPOSAL TO ERECT A GARAGE UNIT AT THE REAR OF PORTUMNA FIRE STATION IN THE TOWNLAND OF PORTUMNA DEMESNE**

1443

Report dated the 12<sup>th</sup> October, 2007 was already circulated to each member.

On the proposal of Cllr. Burke, and seconded by Hynes the proposal to erect a Garage Unit at the rear of Portumna Fire Station in the townland of Portumna Demesne was approved.

**TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 – PROVISION OF BURIAL GROUND AT KILCHREEST, LOUGHREA, CO. GALWAY**

1444

Report dated the 18<sup>th</sup> October, 2007 was already circulated to each member.

On the proposal of Cllr. Willers, and seconded by Hynes the provision of Burial Ground at Kilchreest, Loughrea, Co. Galway was approved.

**TO CONSIDER THE MANAGERS REPORT ON THE SUBMISSIONS RECEIVED ON THE REVIEW OF THE GALWAY COUNTY DEVELOPMENT PLAN AND THE PREPARATION OF A NEW DEVELOPMENT PLAN AS PER SECTION 11 (4) OF THE PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED.**

1445

The County Manager invited Mr Ridge to present the Manager's Report on the submissions received on the Review of the Galway County Development Plan and the preparation of a new Development Plan.

Mr Ridge explained that following the discussions and consideration of the Manager's Report at the recent Electoral Area Meetings a condensed version of the Manager's Report was prepared together with the additional directions from the elected members. This summary was submitted to the Members.

Mr Ridge asked for confirmation by the Members if this is the way they want to proceed with the new County Development Plan. He added that during the next 22 weeks a Draft County Development Plan would be prepared and considered by the Members on the basis of the Manager's Report and the additional instructions from the Elected Members.

He also explained the process for the preparation of a new County Development Plan as set down in Planning and Development Acts and added that the timetable for this was presented to the Members at the Area Meetings.

Cllr Mullins stated that in view of the fact that ample discussion had taken place on the review of the County Plan at the area meetings the process for the making of the County Development Plan should proceed as explained. This proposal was seconded by Cllr Joyce.

Both Cllr Reilly and Cllr Willers supported this proposal stating that the Members had ample opportunity to make their views known.

Cllr Feeney stated that there was a need for more discussion at this point in the process and that the Draft Development Plan should be as close as possible to the Final Plan before it goes on public display.

Cllr Feeney stated that some issues were responded to differently at the various area meetings giving the example of -'not allowing settlement centres to develop until such time as adequate infrastructure is in place'- Cllr Feeney added that this would not have been an instruction from the Loughrea Electoral Area Meeting and wondered if the Loughrea Elected Members would get an opportunity to express this prior to the Draft Plan being prepared.

Mr Ridge stated that it is the Members who actually prepare the County Development Plan. He added that it was the intention of the officials to get the agreement of the Members on the Draft Development Plan as early as possible.

Mr Ridge stated that it was up to the officials to take the various directions from the Members and tease out the consequences of these before agreeing on a policy for the Plan. He added that it should be noted that the directions from the Members would not

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necessarily be inserted directly into the Plan. He also added that the need for different policies for the different areas of the County should be acknowledged.

Cllr Hoade referred to the time frame for the County Development Plan and enquired if it was possible to reduce the timescales. Mr Ridge stated that it was possible to reduce the timescales except those where the public will be involved (public display periods). Cllr Hoade requested that the situation should not arise where decisions on the County Plan are left to the last hours as in previous years. Comh Ní Fhatharta seconded this proposal.

Both Cllr Cuddy and Comh O’Cuaig both supported the proposal to proceed with preparation of a Draft Plan based on the recommendations in the Manager’s Report and the various instructions from the Members.

Cllr Welby stated the need for a strong focus in the area of job creation and economic activity. He added that the industrial zonings in the various development plan areas were very poor. He also referred to the effect the proposed Ardaun Corridor would have on the west of the County. He was fearful that the east of the County would gain more from Ardaun with no counter balance for Connemara.

Cllr McHugh stated that taking the current County Development Plan and the additional directions from the Area Meetings would be a good starting point for the preparation of a the new Plan. He supported the decision to go ahead and prepare the plan and could not see any merit for more discussion at this juncture but added that producing the draft plan as early as possible so that the Members have time to adjudicate on it would be beneficial.

Cllr Hynes requested that the policy on the GTPS housing need restrictions be re-examined; this was seconded by Cllr Feeney.

The Deputy Mayor invited the Members to submit any new issues on the review of the Plan not already included.

Comh O’Cuaig proposed that the plan include a policy for protecting and preserving the quality of the coastline and marine issues generally. Comh Ní Fhatharta seconded this proposal.

Cllr Cuddy made reference to the need for affordable public transport and the lack of infrastructure in the settlements areas.

Cllr T. Walsh requested that more discretion be used, within reason, in relation to house design of rural housing.

Cllr Mullins also requested more flexibility in the area of house design.

Cllr Willers referred to the “Design Guidelines for the Single Rural House” and added that it might have been better if there was a panel of architects involved rather than just one in the compiling this document.

Mr. Ridge stated that the architect involved with the Design Guidelines sought information from other architects in relation to house design.

Mr Ridge added that many of the house designs received with planning applications were of very poor quality with little attention paid to the aesthetics and the functionality of the house.

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Cllr McHugh referred to the importance of energy efficiency for one off rural housing.

The Deputy Mayor suggested that consideration be given to include a policy in the Plan to examine the feasibility of re-opening the Galway to Clifden Railway line. This proposal was seconded by Cllr. Welby.

On the proposal of Cllr Mullins and seconded by Cllr Joyce it was agreed to proceed with the preparation of the Draft County Development Plan taking account of the recommendations in the Manager's Report, the additional directions arising from the Electoral Area Meetings and any submissions put forward at this Meeting.

### TO APPROVE OVERDRAFT ACCOMMODATION FOR 6 MONTHS 01/01/08 – 30/06/08 1446

Report dated the 11<sup>th</sup> October, 2007 was already circulated to each member.

On the proposal of Comh Ni Fhatharta, and seconded by Cllr. McDonagh the overdraft accommodation for the 6 months 01/01/08 to 30/06/08 was approved.

### PRESENTATION BY BORD GÁIS ON DEVELOPMENT OF DISTRIBUTION NETWORK IN COUNTY GALWAY 1447

Mr. Rory Somers, Local Authority Manager with Bord Gais thanked the Deputy Mayor and the County Manager for the opportunity to address the members.

He stated that Bord Gais was set up in 1976 and has a one billion euro turnover with 575,000 customers and 35,000 new connections had been made in 2006. He said that the market was regulated and opened up to competition in July 07. He said that under the Gas West Project there was €40m capital funding to be spent and that four towns - Headford, Craughwell, Athenry and Tuam were to be connected in phase one of this project. Loughrea and Gort are included in phase two for connection to the gas network, and Portumna would be examined under phase three for possible connection.

Ms. Fiona Lally, Gas West Project Manager said there is a three year construction programme and that construction would begin in Oct 07 in Craughwell and Headford. She said that archeological expertise is employed to audit all works and there is a communication programme to inform the public of the works to be carried out.

She said that a traffic management plan is lodged with each road opening licence application and these plans are agreed with the local area office and the Local Authority inspects the reinstated works.

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Mr. Mark Holohan Industrial & Commercial Development Manager said that there were 5,500 such customers in Galway City and County. He said the benefits of gas to an area are environmental and economical.

The Deputy Mayor thanked Bord Gais for their presentation and said that the gas network is an important piece of infrastructure for the County.

Cllr Hoade asked that works in Headford would not take place during the busy Christmas period.

Cllr D Connolly wanted to know how the consumer could anticipate gas price increases in the future.

Cllr Burke said that the streets of Portumna are about to be torn up and now would have been the ideal time to install the gas network.

Comh O'Cuaig asked when the gas network would reach west of Galway City.

In relation to Headford Mr. Somers said that cognisance would be taken of the Christmas Period.

He said he could not comment on the pricing of gas as this was an international issue beyond his remit.

In relation to Portumna he said it was being looked at in relation to a possible connection from Nenagh and a decision on this would be made in late 2008. He said the towns were chosen based on spatial strategy and urban centres plus other considerations.

He said he had no information on supplying gas in the area West of Galway City.

Cllr Reilly said that there was a large water project starting in Tuam in 2008 and that the gas should be installed at the same time.

Mr. Somers said that the works will be done in conjunction with and coordinated with the other works in Tuam.

Cllr McHugh said the gas connection should have been done in conjunction with the recent major works in Headford.

Mr. Somers said that there are only limited savings to be achieved by doing these works together and that in relation to Headford Bord Gais had to go through an EU procurement process.

Cllr Mullins asked how many domestic customers were there in Ballinasloe and was there an impact on the uptake from oil to gas given that the gap between them continues to close.

Mr. Somers said that all new houses in Ballinasloe since 2003 have gas connections.

Cllr Regan said that works in Loughrea Town were being completed at the moment and asked would the town have to be dug up again for connections to the gas network. He suggested stopping the road works in Loughrea until the gas connections were installed and that should put pressure on the businesses to agree to take connections now and get these installed.

Mr. Somers said that they would accept information from the elected members on those that are ready to commit to the gas infrastructure but that it could be a few years before gas is available in Loughrea.

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The County Manager thanked Bord Gais for their excellent presentation and said that a quality gas infrastructure was important for the County for domestic and industrial usages. She said she would like to emphasize the joint approach by the Local Authority and Bord Gais in its implementation programme and also to minimise disruption to traffic.

### PRESENTATION ON PROHIBITING GM CROPS IN COUNTY GALWAY 1448

The Deputy Mayor said that this item was on the agenda at the request of Cllr Willers and Cllr D Connolly and he welcomed Mr. Michael O'Callaghan to the meeting to make his presentation.

Mr. O Callaghan said that there were no genetically modified crops grown in Ireland currently. He said reports from 40 countries prove that GM crops can not "co-exist" with conventional ones which they inevitably infect via pollen drift and seed dispersal. GM crops are grown on only 2.6% of the world's farmland and few are commercially grown in the EU apart from small areas of Spain and France. Scientific evidence clearly links GM animal feed and food with health risks in laboratory animals, livestock and humans. GM-labelled food is refused by 70% of the EU consumers, and by Europe's 60 largest food brands and foot retailers.

He said there was a growing demand for the EU Food Safety Authority to conduct risk assessments.

He said the EU Commission needs to recognize the rights of member states to have the final say in relation to the introduction of GM foods into their countries.

He said it would be in Ireland's economic interest to remain GM free as there is no market for GM labeled foods in the EU, and GM plants and animals would contaminate our food chain in perpetuity.

Comh O'Cuaig asked if GM crops were banned would the price of animal feeds be affected. Mr. O'Callaghan said that according to the World Trade Organisation GM crops have to be accepted and therefore you could not have a total ban on them.

Cllr T Walsh asked does the Local Authority have the power to implement a ban. He said he would also like to hear the other side of the argument to the one being put to the elected members by Mr. O'Callaghan.

Cllr M Connolly said there needs to be an extensive debate on the issue. He said crops have to be produced at a competitive price. He said GM foods are being used extensively in farms around the Country and it does not make sense to ban growing GM crops while GM feedstuffs can be imported freely. He said County Galway uses more GM animal feeds than any other county in Ireland because of the land type and climate.

The Deputy Mayor thanked Mr. O'Callaghan for his presentation.

### SUSPENSION OF STANDING ORDERS

1449

On the proposal of Cllr. Welby, seconded by Cllr. Hoade, it was agreed that the Standing Orders of the Council be suspended so that the Meeting could continue after 6 p.m.

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**FIX DATE FOR BUDGET MEETING 2008** 1450

It was proposed by Cllr McDonagh seconded by Cllr. Mc Hugh and agreed that the 2008 Budget meeting be held on the 17<sup>th</sup> December 2007 at 2.30pm and that the December Monthly Meeting be held at 3.30pm that day or on completion of the Budget Meeting.

**TO APPROVE DISABILITY ACTION PLAN 2007-2015** 1451

It was agreed to defer this item.

**WATER SERVICES INVESTMENT PROGRAMME UPDATE** 1452

It was agreed to defer this item.

**TO APPROVE AMENITY GRANTS 2007 (7<sup>TH</sup> ROUND ALLOCATION)** 1453

Report dated 22<sup>nd</sup> October was circulated to each member.

On the proposal of Comh Ni Fhatharta and seconded by Cllr McDonagh the Amenity Grants 2007 (7<sup>th</sup> Round Allocation) – were approved.

**ESTABLISHMENT OF AUDIT COMMITTEE IN ACCORDANCE WITH THE LOCAL GOVERNMENT (BUSINESS IMPROVEMENT DISTRICTS) ACT 2006**

1454

It was agreed to defer this item.

**MANAGERS BUSINESS** 1455

The County Manager said she wanted to bring to the members attention the Ecumenical Remembrance Service for Galway Servicemen who had fallen in the Great War 1914-1918. The “Bringing the Troops Home Spiritually” service is to take place on the 3<sup>rd</sup> November at Galway Cathedral at 11.00am.

The County Manager said that Memorial Books which contain over 1100 names of Galway soldiers and sailors who were killed in the War are to be placed on the high altar. The Service is being organized on the initiative of Mr. William Henry who has written two books on the subject: “Galway and the Great War” and “Forgotten Heroes: Galway Soldiers of the Great War”.

The County Manager said that this issue had been discussed with Mayor Canney and that there was a proposal to erect a memorial plaque in the Civic space in front of County Buildings with the approval of the members. The County Manager asked that as many members as possible attend the Service. It was proposed by Cllr. Reilly, seconded by Cllr. Willers and agreed to erect the memorial plaque as suggested by the County Manager.

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The County Manager said that under the Gateway Innovative Fund, a €300m fund nationally is available over the 9 Gateways in Ireland for development projects. This allocation of funding nationally will be assessed on proposed projects that, have the ability to accelerate development, ability to integrate development across the various organizations in an area, have had proper capital appraisal and can be delivered within 3 years. Galway City Council is the lead organisation for the Galway Gateway Bid. Galway County Council will have an input into the project team and extensive consultation with the state departments and agencies would be taking place.

The County Manager said that there are currently three projects short listed for inclusion in the Bid:

- (a) The development of an infrastructural spine between the Ardaun corridor and Galway City.
- (b) The doubling of the railway line between Athenry and Galway City.
- (c) The development of a Conference Hall/Concert Hall at Fisheries Field NUIG.

The County Manager said that these projects are subject to a final decision and that final costings are not yet available. The closing date for applications for this funding is the 15<sup>th</sup> November 2007.

Cllr McHugh said that the County Council must make sure that the development of Ardaun is not proceeded with at the expense of the County.

Cllr Cuddy said that most of the Ardaun area is in the County area and that its development should be discussed further.

The County Manager said that the aim of the Gateway is to support the development of the Gateway and that one cannot look at the development of the County in isolation to the City.

It was agreed to proceed with the Gateway Bid as outlined by the County Manager.

### **MAYORS BUSINESS**

1456

Cllr Reilly welcomed the €5m funding from the Department of Community Rural & Gaeltacht Affairs for the Western Rail Corridor.

Cllr Mullins said that there was a proposal by the Department of Environment, Heritage & Local Government to move the Turoe Stone in Bullaun to the Galway City Museum to protect it from further deterioration. He proposed "that the Turoe Stone be retained at its present location and that the stone is protected and exhibited in a proper interpretative centre on site." He said it had been at its present location for 150 years and that it was a major tourist attraction. Cllr. Hoade seconded Cllr. Mullins' proposal.



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Cllr Feeney said that the Minister had already signed an order for its removal.

Cllr D Connolly said that hedge cutting had been suspended in the County and that there were areas now with bad sections and he wanted to know when cutting could resume.

Mr. Dolly said that the Council had to work within its budgets and that hedge cutting had been ongoing since February last and that the budget is spent. He said if there were areas with particular difficulties he would look at these again.

Cllr Welby said that there had been money provided to fund the Bridge in Oughterard and that the Part 8 had been passed but that it has not commenced. He said there was a serious accident there last week and wanted to know when the works would commence. He said that at the Special Meeting on the 5<sup>th</sup> November he would like an update from the Western River Basin District on the outbreak of the Zebra Mussel in Lough Corrib.

The County Manager said that in relation to Oughterard an environmental issue had arisen with the National Parks and Wildlife Service that will require a new planning process.

Mr. Cullen said that the report on the Water Services Investment Programme would include a report on the Western River Basin District at the Special Meeting on 5<sup>th</sup> November 2007.

### CONFERENCE

1457

On the proposal of Cllr. J. Mc Donagh, seconded by Cllr. Mannion, it was agreed that the attendance of the following members at the Conferences set out hereunder, the cost of each Conference having been circulated to each member:-

**“Roscommon County Council – Douglas Hyde Conference 2007” – 26<sup>th</sup> -28<sup>th</sup> October – St. Nathy’s College, Ballaghaderreen, Co. Roscommon.**

Cllrs. W. Burke, M. Regan

**“LAMA Annual Winter Conference” – 9<sup>th</sup> -10<sup>th</sup> November, Dolmen Hotel, Carlow**

Cllrs. J. Mc Donagh, M Mullins, W. Burke, M. Regan, J. Joyce, M. Hoade, T. Reilly.

**“Clare Tourist Council – National Tourism Conference” 23<sup>rd</sup> – 24<sup>th</sup> November, Falls Hotel, Ennisymon, Co. Clare.**

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Cllrs. J. Mc Donagh, M. Hoade, J. Cuddy

NOTICE OF MOTIONS

**NOTICE OF MOTION NO. 31 – CLLR. B. WILLERS**

**1458**

*The following reply was given:-*

“It is not the policy of the Planning Authority to comment on enforcement proceedings in relation to individual files as it may prejudice possible future proceedings. I can however confirm that the file in question is currently an active file in relation to enforcement of any planning conditions which may be outstanding”.

**NOTICE OF MOTION NO 32 – CLLR. B. WILLERS**

**1459**

*The following reply was given:-*

“This matter has been referred to the Area Engineer for investigation in terms of cost and a suitable site”.

**NOTICE OF MOTION NO 33 – COMH. C. NI FHATHARTA**

**1460**

*The following reply was given:-*

“Tá na gnímh a glacadh agus atá molta do Thrá na bhForbacha mar seo leanas:

Tá monatóireacht imscrúdaitheach ag cuimsiú Measúnú Riosca Sruthán Bhig curtha i gcrích níos faide suas an sruthán ón gceantar snámha chun cabhrú le ceantair agus fáthanna truaillithe a d’fhéadfadh a bheith i gceist a aithint. Ní raibh aon sruthán ar leith truaillithe ach go háirithe, a léirigh go bhfuil go leor foinsí isle truaillithe i gceist.

Moladh clár substaintiúil suirbhéanna ar dhabhacha séarachais i 2007. De bharr eachtra an Chripteaspóiridiam bhí sé riachtanach méid an chláir a laghdú agus cuireadh méid teoranta suirbhéanna I gcrích. Tá clár níos cuimsitheach de shuirbhéanna beartaithe d’Earrach 2008. Cuirfear gnímh I bhfeidhm san áit go n-aithnítear foinsí truaillithe.

Déanadh scrúdú ar áitribh le ceadúnais sceitheadh sa gceantar I rith 2007. Eisíodh fógraí dlíthiúla san áit a bhí riachtanach agus tá cothabháil nó uasghrádú dhá dhéanamh riar córais cóireála fuíolluisce faoi láthair.”

**NOTICE OF MOTION NO 34 – COMH. C. NI FHATHARTA**

**1461**

*The following reply was given:-*

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“Is mian liom a chur in iúl go bhfuil Bothar Dóirin, Leitir Móir, i gclár na mBóithre 2008, mar sin, beigh oibreacha á dhéanamh ar an mbóthar seo i 2008.”

**NOTICE OF MOTION NO 35 – COMH. C. NI FHATHARTA**

**1462**

*The following reply was given:-*

“Tá soláthar stáisiún dóiteán chun freastal ar cheantar Iarthair na Gaillimhe, Deisceart Chonamara san áireamh, ina chuspóir ag an gComhairle le fada anois. Tá sé ag cruthú deacair suímh oiriúnacha a aithint ach coinneofar leis na hiarrachtaí atá ar siúl i gceantar na Ceathrú Rua. Tá sé tábhachtach a rá arís go bhfuil an Roinn Comhshaoil, Oidhreacht agus Rialtas Áitiúil chun treoirlínte a fhoilsiú go gairid ar Clúdach Riosca Tine agus Éigeandála agus caithfear iad seo a leanacht chun an mhéid agus láthair stáisiún nua don Chathair agus don Chontae ina iomláine.”

**NOTICE OF MOTION NO 36 – CLLR. J. MCDONAGH**

**1463**

*The following reply was given:-*

“There is no proposal or necessity at present for kerbing at this location. The area is being top-soiled as the soil is made available from other locations within the Oranmore Area. A large section has been top-soiled and levelled to-date.”

**NOTICE OF MOTION NO 37 – CLLR. J. MCDONAGH**

**1464**

*The following reply was given:-*

“The Traffic Calming Scheme in Lachtgeorge was delayed during this year pending the confirmation of the design of the Quality Bus Corridor that passes through Claregalway. The QBC finishes at the Kiniska junction and the Traffic Calming Scheme begins at this point. The Design of the Traffic Calming Scheme has been completed since last May, however construction work was delayed until the design of the QBC had been finalised. The NRA have just carried out a Safety Audit on this Design and we are awaiting a copy of this report. It is hoped to carry out the Traffic Calming Scheme as an extension of the QBC contract being carried out by Maddens.”

**NOTICE OF MOTION NO 38 – CLLR. J. MCDONAGH**

**1465**

*The following reply was given:-*

“The location in question is not appropriate for the provision of typical roadside lighting. The request for other suitable lighting has been referred to Community Enterprise Unit

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and will be considered when the next allocation of funds is available. Community Enterprise Unit has been provided with local contact details.”

**NOTICE OF MOTION NO 39 – CLLR. J. CUDDY** 1466

*The following reply was given:-*

“I wish to inform you that Galway County Council have no objection to the proposal for a 24 hour Quality Bus Corridor and seven days a week.”

**NOTICE OF MOTION NO 40 – CLLR. J. CUDDY** 1467

*The following reply was given:-*

“Funding for the footpath in question is not available in 2007.”

**NOTICE OF MOTION NO 41 – CLLR. J. CUDDY** 1468

*The following reply was given:-*

“The location will be examined with a view to the provision of suitable signage.”

**NOTICE OF MOTION NO 42 – CLLR. P. HYNES** 1469

*The following reply was given:-*

“Following discussions with you this location will be monitored by the Council over the winter months.”

**NOTICE OF MOTION NO 43 – CLLR. P. HYNES** 1470

*The following reply was given:-*

“The Council has carried out an inspection of this location, and it has been agreed that particular works will be carried out by the Tenant in due course. Specified costs of materials will be refunded to the Tenant by the Council, on completion and certification of these works.”

**NOTICE OF MOTION NO 44 – CLLR. P. HYNES** 1471

*The following reply was given:-*

“Cllr. Willie Burke has allocated NOM funding to enable improvement works to be undertaken in this Housing Estate and works will be carried out as soon as possible.”

**NOTICE OF MOTION NO 45 – COMH. S. O. TUAIRISG** 1472

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*The following reply was given:-*

“Is mian liom a chur in iúl go bhfuil cuid den bóthar ó Gleantréig go Fionnaithe i gContae na Gaillimhe agus cuid de i gContae Mhaigh Eo.

Tá droichead ar teorainn an chontae atá i droch staid agus teastaíonn é a fheabhsú.

Níl aon airgeadú ann chun an droichead a fheabhsú ná chun oibreacha feabhsiúcháin a dhéanamh ar an mbóthar chun go bhféadfaidh é a thógáil ar láimh”.

**NOTICE OF MOTION NO 46 – COMH. S. O. TUAIRISG 1473**

*The following reply was given:-*

“Déanfaidh Comhairle Chontae na Gaillimhe scrúdú ar an fhéidearthacht an maoiniú do Leithris Poiblí ar Inis Oírr a mhéadú sa mbuiséad atá ag teacht.”

**NOTICE OF MOTION NO 47 – COMH. S. Ó TUAIRISG 1474**

*The following reply was given:-*

“Noted.”

**NOTICE OF MOTION NO 48 – CLLR. S. CONNAUGHTON 1475**

*The following reply was given:-*

“Moylough National School is located on the N63 but is within the 50km/h speed limit and appropriate signage and flashing warning lights are in place.

A Junior School Warden Service has operated very successfully at Moylough National School over the years involving cooperation between the school, the Garda Síochana and the County Council.

Galway County Council does not have full time School Wardens at any school in the County and taking into consideration that there are 215 National Schools in the County the Council does not have sufficient resources to provide such a service at this time.”

**Criochnaigh and Cruinniú Ansin.**

Submitted Approved + Signed

Seán Bannery

26th November 2007

20  
DATE

**CHOMHAIRLE CHONTAE NA GAILLIMHE**

**MINUTES OF MONTHLY MEETING OF GALWAY COUNTY COUNCIL  
HELD AT ÁRAS AN CHONTAE, PROSPECT HILL ON MONDAY 24<sup>th</sup>  
SEPTEMBER, 2007.**

**CATHAOIRLEACH:**

Mayor S.Canney

**ILATHAIR FREISIN:**

**Bail:**

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

**Oifigigh:**

Ms. Moloney, County Manager; Messrs. J. Cullen, P. Ridge, F. Gilmore, K. Kelly, J. Morgan, F. Dawson, Directors of Service; G. Mullarkey, Head of Finance; L. Gavin, M. Lavelle, Senior Engineers; T. Murphy, County Secretary; D. Barrett, A. Comer, Senior Executive Officers; C. McConnell, Senior Planner; D. Mahon, Administrative Officer; A. Martens, Executive Planner; M. McGrath, Senior Staff Officer; P. O’Neachtain, Oifigeach Gaeilge; G. Healy, Staff Officer.

Thosnaigh an cruinniú leis an paidir.

**RESOLUTIONS OF SYMPATHY**

1370

- Mrs. Marie & Gerry Haslam, Stonetown, Williamstown, Co. Galway
- Mr. David Brady, Kilkerrin Road, Glenamaddy, Co. Galway
- Mrs. Mary Kennedy, Baunogues, Castleblakeney, Ballinasloe, Co. Galway
- Mr. Pdraic O’Halloran, Cahergowan, Claregalway, Co. Galway
- Mr. Pat Gilmore, Main Street, Ballygar, Co. Galway
- Ms. Margaret Keaveney (McMahon), Church Street, Glenamaddy, Co. Galway
- Ms. Leonie Divilly, Cuddoo East, Colemanstown, Ballinasloe, Co. Galway
- Ms. Mairí Joe Shéamus Mhic Risteard & Clann, Cuille, Indreabhán, Co. na Gaillimhe

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The Walsh Family, Luktus Terrace, Ballygaddy Road, Tuam, Co. Galway  
Ms. Julie Dolan & Family, Kilcloghans, Tuam, Co. Galway  
Mr. Willie Hughes & Family, Longford Hill, Mountbellew, Ballinasloe, Co. Galway  
Mr. Pat & Ann Kelly & Family, Chapel Road, Moylough, Co. Galway

**CONFIRMATION OF MINUTES OF MEETINGS.** 1371

The Minutes of the Monthly Meeting held on 23<sup>rd</sup> July, 2007 were approved by the Council and signed by the Mayor on the proposal of Cllr. Regan, seconded by Cllr. Mullins.

**REPORTS OF COMMITTEE MEETINGS FOR CONSIDERATION AND ADOPTION** 1372

The Report of the Planning & Sustainable Development SPC Meeting held on 25<sup>th</sup> January 2007 was considered. It was adopted by the Council on the proposal of Comh. Ní Fhatharta and seconded by Cllr. Feeney.

The Report of the Planning & Sustainable Development SPC Meeting held on 15<sup>th</sup> February 2007 was considered. It was adopted by the Council on the proposal of Cllr. Regan and seconded by Comh. Ní Fhatharta.

The Report of the Planning & Sustainable Development SPC Meeting held on 19<sup>th</sup> April 2007 was considered. It was adopted by the Council on the proposal of Cllr. Regan and seconded by Cllr. S. Walsh.

The Report of the Oranmore Area Committee Meeting held on 12<sup>th</sup> March 2007 was considered. It was adopted by the Council on the proposal of Cllr. Cuddy and seconded by Cllr. Feeney.

The Report of the Oranmore Area Committee Meeting held on 17<sup>th</sup> May 2007 was considered. It was adopted by the Council on the proposal of Cllr. Cuddy and seconded by Cllr. Hoade.

The Report of the Oranmore Area Committee Meeting held on 19<sup>th</sup> July 2007 was considered. It was adopted by the Council on the proposal of Cllr. Cuddy and seconded by Cllr. Hoade.

The Report of the Tuam Area Committee Meeting held on 23<sup>rd</sup> July 2007 was considered. It was adopted by the Council on the proposal of Cllr. T. Walsh and seconded by Cllr. Reilly.

The Report of the Tuam Area Committee Meeting held on 11<sup>th</sup> September 2007 was considered. It was adopted by the Council on the proposal of Cllr. T. Walsh and seconded by Cllr. Connaughton.

The Report of the Environment, Water & Emergency Services SPC Meeting held on 17<sup>th</sup> May 2007 was considered. It was adopted by the Council on the proposal of Cllr. Mullins and seconded by Cllr. Mannion.

The Report of the Conamara Area Committee Meeting held on 6<sup>th</sup> June 2007 was considered. It was adopted by the Council on the proposal of Comh. Ní Fhatharta and seconded by Comh. Ó Cuaig.

**DECLARATION OF ROADS TO BE PUBLIC ROADS – SECTION 11 OF ROADS ACT 1993** 1373

On the proposal of Comh. Ní Fhatharta, seconded by Cllr. McHugh, the Council approved the declaration of the following road to be a public road, the statutory procedure having been complied with:-

Bóthar Áitiúil L-12035-0 a shíneann fad 48m ó thuaidh den acomhal leis an L-1203 i mbaile fearainn An Cheathrú Rua

**Electoral Area: Conamara.**

**TO CONSIDER REPORT UNDER SECTION 183 OF THE LOCAL GOVERNMENT ACT 2001 ON THE DISPOSAL OF 0.0248 HECTARES AT NO. 161 CLOCHOG, ORANMORE, CO. GALWAY.** 1374

Report dated 5<sup>th</sup> September, 2007 was already circulated to Each Member

On the proposal of Cllr. Hoade, seconded by Cllr. Cuddy, the proposed disposal of 1 no. house comprising 0.0248 hectares at No. 161 Clochog, Oranmore, Co. Galway, was approved.

**TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 - THE DEMOLITION OF EXISTING DWELLING HOUSE AND CONSTRUCTION OF NEW SERVICED DWELLING AT REYRAWER, DERRYBRIEN, CO. GALWAY.** 1375

Report dated 17<sup>th</sup> August, 2007 was already circulated to Each Member

On the proposal of Cllr. Regan, seconded by Cllr. Willers, the proposed demolition of existing dwelling house and construction of new serviced dwelling at Reyrawer, Derrybrien, Co. Galway was approved.

**TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 - THE CONSTRUCTION OF A NEW DEMOUNTABLE DWELLING AT DERRYBRIEN SOUTH, LOUGHREA, CO. GALWAY.** 1376

Report dated 17<sup>th</sup> August, 2007 was already circulated to Each Member

On the proposal of Cllr. Regan, seconded by Cllr. Hynes, the proposed construction of a new demountable dwelling at Derrybrien South, Loughrea, Co. Galway was approved.



**TO CONSIDER REPORT UNDER PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 - THE DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF A DWELLING AT 23 COSMONA, LOUGHREA, CO. GALWAY.** 1377

Report dated 31<sup>st</sup> July, 2007 was already circulated to Each Member

On the proposal of Cllr. Willers, seconded by Cllr. Hynes, the proposed demolition of existing house and construction of a dwelling at 23 Cosmona, Loughrea, Co. Galway was approved.

**TO CONSIDER THE MANAGER'S REPORT ON THE SUBMISSIONS RECEIVED ON THE DRAFT BEARNA LOCAL AREA PLAN AS PER SECTION 20 OF THE PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED.** 1378

The Mayor invited Mr. Gavin to present the Manager's Report on the submissions received on the Draft Bearna Local Area Plan.

Comh O'Cuaig, referring to comments by Minister O'Cuiv on a recent radio interview, requested that land transfers and acquisitions be finalised before the Bearna Local Area Plan be adopted.

*It was proposed of Comh O'Cuaig and seconded by Cllr D.Connolly to postpone the adoption of the Bearna Local Area Plan until the lands transfers were agreed fully.*

*It was proposed by Cllr M.Connolly and seconded by Comh O'Tuairisg that the local area plan (LAP) process should continue for Bearna as planned as this issue did not come under the remit of the LAP process.*

In response to Comh O' Cuaig Mr Ridge explained that it was the duty of the Members to prepare Local Area Plans and added that a lot of work and consideration had already gone into the Bearna LAP and that it would be inconceivable that the LAP process for Bearna would not now continue. He added that from his understanding, Minister O'Cuiv was referring to Section 47 Agreements and added that Galway County Council was willing to accept Section 47 Agreements during both the Clarinbridge and Oranmore LAP processes but that there was no response from any landowner in relation to this. Mr Ridge added that 12 Local Area Plans had been produced since 2005 and explained that the Local Area Plan process was a difficult process which subjected the Members and officials to an unacceptable amount of pressure. He explained that with the Bearna Local Area Plan a new innovative approach to the preparation of Local Areas Plan was being introduced. The Plan did not zone a specific area for single purpose use such as residential use zoning or community use zoning The Plan was divided into different development areas with broader uses permitted, This eliminates zoning controversies and the delivery of community use lands would be strengthened by tying it into the provision of residential/commercial/retail development, it should ensure that the objectives of the Local Area Plan would be delivered. The onus would be on landowners /developers to come with a package for development together with community facilities.Mr Ridge further added that rather than having a lot of small plots of land dotted around the village or have sites in unsuitable locations, a number of possible areas for community use had been identified Developers would be encouraged to acquire these sites and make them available as part of an application for residential/commercial/retaildevelopment.

Mr Ridge stated that the cooperation of the councillors was appreciated to allow the Planning Authority to proceed with this new and novel approach.

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Comh O'Cuaig stated that he was not satisfied with this approach and added that it should not be ratified until there were cast iron agreements from landowners in place.

Mr Ridge explained that the LAP was a statutory process and must be completed by the 3/10/2007.

Cllr Kyne stated that if Minister O'Cuiv can provide suitable sites for community facilities in Bearna, he should come forward with such sites but in the meantime he proposed that this innovative and novel approach as explained by Mr Ridge be allowed to proceed.

Cllr Welby stated that no submission in relation to the Bearna Plan was received by the Planning Authority from Minister O'Cuiv and he added that he should be invited to make a submission on the amended Plan.

*A vote was taken on Comh O'Cuaig's proposal and the result of the vote was as follows:*

*AR SON: Cllr. D.Connolly, Cllr. Keaveney, Comh O'Cuaig, Comh O'Tuairisg. (4)*

*AGHAIDH: Cllr Burke, Cllr Canney, Cllr Connaughton, Cllr. Conneely Cllr M Connolly, Cllr Cuddy, Cllr Feeney, Cllr Hoade,, Cllr Hynes Cllr Kyne, Cllr Mannion, Cllr McDonagh, Cllr McHugh, Cllr Mullins, Comh. Ní Fhatharta, Cllr Regan Cllr Reilly, Cllr S. Walsh, Cllr T.Walsh,Cllr Welby, Cllr. Willers ( 21 )  
Gan Votáil: (0)*

*The Mayor declared Comh O'Cuaig's proposal rejected.*

Mr Gavin proceed to present the Manager's Report on the submissions received in the Draft Plan He explained that a total of 103 submissions were received during the statutory public display period which were grouped into a number of Issues in this report and which must be considered before the 3/10/2007.

### **2.1 Issue 1 – Site-Specific Development Proposals**

#### **2.1.1 Issue 1 – General**

##### **Submitted By:**

- No. 2 – Brian Forde, Patricia Condon, Pat Doyle & Patsy Heffernan
- No. 3 – Ms. Caroline Gannon
- No. 4 – Mr. Raymond Storan
- No. 5 – Michael & Julie Conneely
- No. 7 – Des Fitzgerald & Others (Pier Road Residents)
- No. 8 – Mrs. Mary Hernon
- No. 10 – Con Curley
- No. 11 – Seamus Keady
- No. 17 – John Folan & Michael Conneely
- No. 18 – Michael & Julie Conneely
- No. 19 – Patrick Duane
- No. 34 – Missionaries of the Sacred Heart
- No. 35 – Mr. Peter O'Fegan
- No. 36 – Bomac, Crehan & Harris
- No. 37 – Ms. Emer O'Ceidigh
- No. 38 – Mr. James Parsons
- No. 39 – Tom & Claire Cunningham & Family
- No. 40 – Michael, Barry & Shane Heskin
- No. 41 – Mr. Joseph Murphy
- No. 42 – Willie Leahy
- No. 43 – Mssrs. Darcy, Molloy & Others
- No. 44 – Mr. Tom Cunningham & Mr. Jim Cunningham

- No. 46 – Seán Beatty
- No. 49 – Peter O’Fegan
- No. 52 – Maire Breathnach, Larry, Margaret, Michael & Brid Walsh
- No. 54 – Brid Walsh
- No. 55 – Maureen Walsh
- No. 56 – Michael Walsh
- No. 57 – Larry Walsh
- No. 59 – Margaret Walsh
- No. 71 – Larry, Michael, Margaret & Brid Walsh
- No. 58 – Larry Walsh
- No. 67 – Per. Reps of the O’Dwyer Est C/O Kennedy Fitzgerald Solicitors
- No. 68 – Maureen Monaghan
- No. 69 – Murt ó Cualáin
- No. 72 – Joseph Tierney & Orla Naughton
- No. 76 – Coman Gaughan
- No. 79 – Bernard, Phil, Brian, Patrick, James, Bridget & Michael O Donnell
- No. 80 – Patrick Gill
- No. 82 – Joseph Concannon & Anthony Concannon
- No. 83 – Joseph Hernon
- No. 88 – Margaret & Tommy Gannon
- No. 89 – Caroline Gannon
- No. 90 – Jimmy Gannon
- No. 91 – Linda Duffy
- No. 92 – Martin & Margaret Concannon
- No. 94 – Peter & Michele Connolly
- No. 97 – Board of Management of Scoil Sheamais Naofa, Bearna (Local Community/Sports Group)
- No. 98 – Mr. Larry Curran
- No. 99 – Oliver Concannon
- No. 100 – John Concannon

**Introduction:**

There are a total of 52 submissions that contain site-specific development proposals, which represents 50% of the total number of submissions received. These are generally from landowners with requests to retain or change the zoning/designation of their lands and/or to add or remove specific objectives that affect the subject lands. The most common request is to provide a zoning/designation and/or density/height provision on the subject lands that will yield a higher level or intensity of development on the lands. There are also a significant number of submissions that request that community facility and/or amenity site options that affect their lands be removed. These submissions generally highlight the concerns that local landowners have with regard to restrictions on their development rights and the impact of providing lands for facilities and amenities.

There are also a number of submissions from groups of local residents or local businesses that put forward proposals for a particular area or site. Certain landowners have also indicated a willingness to discuss the possibility of providing for the development of community facilities and/or amenities on their lands, generally in exchange for a level of development on the remaining lands.

**Mapping:**

The site-specific development proposals have been mapped and are shown on the maps in Appendix 3. This includes 2 overall maps, one with the land use development areas (Map 1) and one without (Map 2), a map of the village centre (Map 3) and a map showing a land parcel outside of the plan area to the north of Bearna (Map 4). The maps show the sub-issue number and subject lands for each of

the site-specific development proposals. These have been arranged in a generally clockwise direction starting from the Eastern Green Wedge in order to assist with ease of reference.

A table is also provided in Appendix 3 showing the development area location, land area and submission number/s for each sub-issue. The colours used in the table match the colours used on the maps (which show the development areas) to assist with clarity. Where a sub-issue refers to more than one parcel of land, these have been grouped together in the table. Where a land parcel is located in more than one development area location, then this has been noted in the table and is generally covered below in the development area that includes the largest proportion of the subject lands.

**Related Issues:**

It should be noted that the site specific sub-issues dealt with below raise a number of points that have also been covered more generally under subsequent issues dealt with in the Report. In particular, the sub-issues under Issue 5 deal with many of the concerns raised in the site-specific submissions below and should be referred to for broader guidance, for example in relation to the Green Wedges area or other development areas in the LAP.

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**Eastern Green Wedge & Eastern Coastal Edge**

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(Note: Sub-Issue 5E and 5G provide additional guidance in relation to the sub-issues in the Green Wedge and Coastal Edge areas)

**2.1.2 Sub-Issue 1AM – Site in Eastern Green Wedge Area**

**Submitted By:**

- No. 99 – Oliver Concannon

**Summary:**

Landowner wishes lands shown on attached map to be included for housing in LAP (in northeast corner of eastern Green Wedge area, portion in sports site option 2).

**Response:**

The objective in the LAP for the Green Wedge area is as follows:

**Objective LU7 – Green Wedges Area**

*Retain the areas adjacent to Liberty Stream in the west and Barna Woods in the east as Green Wedges that separate Bearna from Galway City and Na Forbacha, retain the landscape setting and unique village character of Bearna, prevent further ribbon development along the coast and provide opportunities for recreation and amenity. Local housing need may also be accommodated subject to the provisions in the GCDP 2003-2009 and the LAP.*

The Green Wedge area as proposed in the Draft LAP performs a number of important roles in the Plan Area, including amongst others:

- A strengthened buffer between the village and Galway City to the east, which will help to retain the separate identity of the village.
- A potential area for community facilities and amenities to serve the growing population in Bearna.
- A landscape, environmental and visual asset that forms an important part of the character and setting of the village.
- A location for local housing need development to support local families and those with links to the local area.
- A buffer to protect designated environmental sites, including the Galway Bay SAC, SPA and NHA to the east of the subject lands.

It is therefore considered appropriate to retain the Green Wedges designation for the reasons outlined above. It is further considered that the Green Wedge provides for local housing need type developments and will therefore continue to provide opportunities for this type of development.

The Green Wedge area allows for housing development where this falls under the local housing need category or is associated with the development of community facilities and amenities. The lands are not considered suitable for general housing development, however, as a result of the following:

- The land parcel is located in the northern portion of the Green Wedge area remote from the existing concentration of housing, facilities, services and infrastructure in the village centre and at a distance from the proposed Village Consolidation Zone.
- The extension of the boundary of the Outer Village area and Village Consolidation Zone to encompass the subject lands (which would allow for general residential development) will set a precedent for the extension of the boundary in other locations, which will be counter to the overall strategy of consolidating the village and retaining the character and setting of the village, will significantly increase the number of housing units that can be developed, will place additional pressure on the already limited public infrastructure and facilities, etc.
- The development of the lands at higher densities than that allowed for under the current Rural Fringe designation would not be appropriate to the rural landscape setting and would increase the potential number of housing units that can be constructed on the subject lands. The development areas and density guidelines in the Draft LAP already allows for the construction of almost 1 800 dwelling units, or 5 times the house construction allocation allowed for under the current GCDP 2003-2009.

**Recommendation:**

No change recommended.

*On the proposal of Comh O'Tuairisg and seconded by Cllr Kyne it was agreed to accept the recommendation in the Manager's Report*

*On the proposal of Comh Ní Fhatharta and seconded by Comh Ó' Cuaig it was also agreed to amend the Policy 2.3.2C Density Guidelines Note 1 of the Bearna Local Area Plan to include the following sentence, "If such a site is close to the village consolidation zone, plot area ratios will be negotiable taking account of the plot area ratios for the outer village development area".*

**2.1.3 Sub-Issue 1AJ – Site in Eastern Green Wedge Area**

**Submitted By:**

- No. 92 – Martin & Margaret Concannon

**Summary:**

Remove entire eastern Green Wedge area and extend Outer Village on a substantial southern portion of the lands and Rural Fringe to cover substantial northern portion of lands, as there is an existing green wedge on City side. A portion of the subject lands are selected as site option 1 for sports/amenities facilities. The landowner would be willing to meet with GCC to discuss a possible community gain in return for planning permission for cluster housing development.

**Response:**

The objectives in the LAP for the Green Wedge, Outer Village and Rural Fringe areas are as follows:

**Objective LU7 – Green Wedges Area**

*Retain the areas adjacent to Liberty Stream in the west and Barna Woods in the east as Green Wedges that separate Bearna from Galway City and Na Forbacha, retain the landscape setting and unique village character of Bearna, prevent further ribbon development along the coast and provide*

*opportunities for recreation and amenity. Local housing need may also be accommodated subject to the provisions in the GCDP 2003-2009 and the LAP.*

**Objective LU6 – Rural Fringe Area**

*Retain the lands north of Bearna village as a Rural Fringe that protects the landscape character and setting of the village from inappropriate and ribbon development, that accommodates local housing need and that allows for the future growth and expansion of the village beyond the lifetime of the Plan.*

**Objective LU5 – Outer Village Area**

*Develop the areas surrounding the Village Core and Inner Village area as a less intensive Outer Village area with lower density residential development, community facilities and local services as appropriate with larger plot sizes and landscaped areas.*

The Green Wedge area as proposed in the Draft LAP performs a number of important roles in the Plan Area, including amongst others:

- A strengthened buffer between the village and Galway City to the east, which will help to retain the separate identity of the village.
- A potential area for community facilities and amenities to serve the growing population in Bearna.
- A landscape, environmental and visual asset that forms an important part of the character and setting of the village.
- A location for local housing need development to support local families and those with links to the local area.
- A buffer to designated environmental sites, including the Galway Bay SPA, SAC and NHA to east of the subject lands.

It is therefore considered appropriate to retain the Green Wedges designation for the reasons outlined above and that it would not be appropriate to re-designate these lands to Rural Fringe. The main distinction between the Rural Fringe and Green Wedge area in relation to local housing need is that applicants are encouraged to locate new houses in the Rural Fringe area where they have the lands available in this area. The Green Wedge therefore provides for local housing need type developments and will therefore continue to provide sufficient opportunities for this type of development.

It is considered inappropriate to extend the Outer Village area to the eastern boundary of the Plan Area for the following reasons:

- The Outer Village area allows for significantly higher densities and multiple unit developments, which would not be appropriate to the landscape setting of the Green Wedge area, would be remote from the main concentration of housing, services and facilities in the village and would increase the potential number of housing units that can be constructed on the subject lands. The development areas and density guidelines in the Draft LAP already allows for the construction of almost 1 800 dwelling units, or 5 times the house construction allocation allowed for under the current GCDP 2003-2009.
- The extension of the boundary of the Outer Village area and Village Consolidation Zone to encompass the subject lands will set a precedent for the extension of the boundary in other locations, which will be counter to the overall strategy of consolidating the village and retaining the character and setting of the village, will significantly increase the number of housing units that can be developed, will place additional pressure on the already limited public infrastructure and facilities, etc.

GCC would be willing to meet with the landowner to discuss the options for providing community facilities or amenities on the subject lands. This would necessarily need to be dealt with separately from the LAP process.

**Recommendation:**

No change recommended.

*On the proposal of Comh O'Cuaig and seconded by Comh Ni Fhatharta it was agreed to accept the recommendation in the Manager's Report.*

**2.1.4 Sub-Issue 1N – Site in Eastern Green Wedge/Outer Village Area**

**Submitted By:**

- No. 38 – Mr. James Parsons

**Summary:**

Extend the Outer Village area to cover full extent of landowner's lands in the Green Wedge area. The rezoning of the subject lands will facilitate the development of the Bearna Relief Road.

**Response:**

The objectives in the LAP for the Green Wedge and Outer Village areas are as follows:

**Objective LU7 – Green Wedges Area**

*Retain the areas adjacent to Liberty Stream in the west and Barna Woods in the east as Green Wedges that separate Bearna from Galway City and Na Forbacha, retain the landscape setting and unique village character of Bearna, prevent further ribbon development along the coast and provide opportunities for recreation and amenity. Local housing need may also be accommodated subject to the provisions in the GCDP 2003-2009 and the LAP.*

**Objective LU5 – Outer Village Area**

*Develop the areas surrounding the Village Core and Inner Village area as a less intensive Outer Village area with lower density residential development, community facilities and local services as appropriate with larger plot sizes and landscaped areas.*

The landowner's lands consist of a block of land along the R336 linear at the point where the new village street will join the existing road. The western portion of the subject lands (west of proposed street) is designated Outer Village whilst the eastern portion is designated Green Wedge. The alteration of the designation of this parcel of land would not be considered appropriate for the following reasons:

- The subject lands are located along the R336 where there has already been significant ribbon development and an Outer Village designation would provide for an extension of development from the village out along the R336, further impacting on the visual amenity along the R336 and views and prospects over Galway Bay, which form an important part of the local character and amenity of the village and which are protected under various policies and objectives in the LAP and the GCDP 2003-2009.
- The Outer Village area provides for a higher density and multiple unit/ housing estate residents developments, which would not be appropriate in the Green Wedge area where the objective is to retain the landscape character of the area, the separate identity of the village, provide for local amenities and accommodate local housing need developments.
- The subject lands front onto the new village street in close proximity to the proposed roundabout junction with the R336 and at a point where embankments may be necessary for the new street/junction and there are likely to be difficulties in terms of access to the eastern portion of the subject lands.
- The predominant pattern of development in the Green Wedges area is single houses on

large sites and the higher density and mixed types of development allowed for under the Outer Village would not be consistent with the existing land uses and character of the area.

- The Outer Village area provides for a significantly higher density and level of development than the Green Wedges area and will therefore significantly increase the potential number of housing units that can be constructed on the subject lands. The development areas and density guidelines in the Draft LAP already allows for the construction of almost 1 800 dwelling units, or 5 times the house construction allocation allowed for under the current GCDP 2003-2009.
- The extension of the boundary of the Outer Village area and Village Consolidation Zone to encompass the subject lands will set a precedent for the extension of the boundary in other locations, which will be counter to the overall strategy of consolidating the village and retaining the character and setting of the village, will significantly increase the number of housing units that can be developed, will place additional pressure on the already limited public infrastructure and facilities, etc.

**Recommendation:**

No change recommended.

*On the proposal of Cllr. C. Ni Fhatharta and seconded by Cllr. S. Kyne it was agreed to extend the Outer Village Development Area to include the lands the subject of 1N.*

**2.1.5 Sub-Issue 1AE – Site in Eastern Green Wedge/ Eastern Coastal Edge Area**

**Submitted By:**

- No. 79 – Bernard, Phil, Brian, Patrick, James, Bridget & Michael O Donnell (Plot A)
- No. 80 – Patrick Gill (Plot A and B)

**Summary:**

**Plot A**

Request the following in relation to Patrick Gill's lands in eastern Coastal Edge area:

- Lands be included in Outer Village area as land adjoining these lands to west and north is Outer Village.
- Primary school option 4 on these lands be removed and that Objective CF1 on Page 32 reserving this site be removed.

**Plot B**

Request that eastern Green Wedge be removed and include this area in Rural Fringe, which includes landowner's lands (as shown on attached map), as the existing Bearna Woods and amenity lands south of R336 provide an adequate green wedge to separate Bearna from Galway City and the Green Wedge isolates the catholic church from the Village Core/Inner Village/Outer Village.

**Response:**

The relevant objectives in the LAP are as follows:

**Objective LU8 – Coastal Edge Area**

*Protect the Coastal Edge as a high amenity area and utilise the potential of this strategic and sensitive asset to provide a range of recreation, amenity, conservation and visual amenity benefits to the local community, including public access to the coastline, views over Galway Bay, walking and cycling routes and seashore recreation. Local housing need may also be accommodated subject to the provisions in the GCDP 2003-2009 and the LAP.*



**Objective LU7 – Green Wedges Area**

*Retain the areas adjacent to Liberty Stream in the west and Barna Woods in the east as Green Wedges that separate Bearna from Galway City and Na Forbacha, retain the landscape setting and unique village character of Bearna, prevent further ribbon development along the coast and provide opportunities for recreation and amenity. Local housing need may also be accommodated subject to the provisions in the GCDP 2003-2009 and the LAP.*

**Objective LU5 – Outer Village Area**

*Develop the areas surrounding the Village Core and Inner Village area as a less intensive Outer Village area with lower density residential development, community facilities and local services as appropriate with larger plot sizes and landscaped areas.*

**Plot A**

The Coastal Edge area as proposed in the Draft LAP performs a number of important roles in the Plan Area, including amongst others:

- A scenic amenity for Bearna that protects the landscape character and setting of the village and that provides for views over Galway Bay.
- A potential area for community facilities and amenities to serve the growing population in Bearna.
- A landscape, environmental and visual asset that forms an important part of the character and setting of the village.
- A location for local housing need development to support local families and those with links to the local area.

It is therefore considered appropriate to retain the Coastal Edge area for the reasons outlined above. It is further considered that the Coastal Edge area provides for local housing need type developments and will therefore continue to provide opportunities for this type of development.

In addition to the above, it is not considered appropriate to extend the Outer Village area to cover the subject lands in the Coastal Edge area for the following reasons:

- The Outer Village area provides for a higher density and multiple unit/ housing estate residents developments, which would not be appropriate on undeveloped coastal lands which form part of the landscape setting and character of Bearna and provide views over Galway Bay upon entering or exiting the eastern end of the village.
- The Outer Village area provides for a significantly higher density and level of development than the Coastal Edge and will therefore significantly increase the potential number of housing units that can be constructed on the subject lands. The development areas and density guidelines in the Draft LAP already allows for the construction of almost 1 800 dwelling units, or 5 times the house construction allocation allowed for under the current GCDP 2003-2009.
- The extension of the boundary of the Outer Village area and Village Consolidation Zone to encompass the subject lands will set a precedent for the extension of the boundary in other locations, which will be counter to the overall strategy of consolidating the village and retaining the character and setting of the village, will significantly increase the number of housing units that can be developed, will place additional pressure on the already limited public infrastructure and facilities, etc.

**Plot B**

The Green Wedge area as proposed in the Draft LAP performs a number of important roles in the Plan Area, including amongst others:

- A strengthened buffer between the village and Galway City to the east, which will help to

retain the separate identity of the village.

- A potential area for community facilities and amenities to serve the growing population in Bearna.
- A landscape, environmental and visual asset that forms an important part of the character and setting of the village.
- A location for local housing need development to support local families and those with links to the local area.
- A buffer to designated environmental sites, including the Galway Bay SPA, SAC and NHA to east of the subject lands.

It is therefore considered appropriate to retain the Green Wedges designation for the reasons outlined above and that it would not be appropriate to re-designate these lands to Rural Fringe. The main distinction between the Rural Fringe and Green Wedge area in relation to local housing need is that applicants are encouraged to locate new houses in the Rural Fringe area where they have the lands available in this area. The Green Wedge therefore provides for local housing need type developments and will therefore continue to provide sufficient opportunities for this type of development.

**Recommendation:**

No change recommended.

*It was proposed by Cllr Conneely and seconded by Cllr Hynes to zone a section of lands from the Coastal Edge Development Area to the Outer Village Development Area as per the map presented to the meeting by Cllr Conneely*

Cllr Kyne and Cllr Welby both stated that they did not support this proposal.

Mr Gavin stated that this proposal was contrary to the approach being taken with the Bearna Draft plan and to the recommendation in the Manager's Report.

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

*AR SON: Cllr. Conneely, Cllr M. Connolly, Cllr Hoade, Cllr Hynes, Cllr. Keaveney, Cllr Mannion, Cllr Regan, Cllr Reilly, Cllr. S. Walsh, (9)*

*AGHAIDH: Cllr Burke, Cllr Canney, Cllr Connaughton, Cllr D Connolly, Cllr Cuddy, Cllr Feeney, Cllr Kyne, Cllr McDonagh, Cllr McHugh, Cllr Mullins, Comh. O'Cuiaig, Comh O'Tuairisg, Cllr T. Walsh, Cllr T Welby, Cllr. Willers (15)  
Gan Votáil: Comh Ní Fhatharta (1)*

*The Mayor declared Cllr Conneely's proposal rejected.*

*On the proposal of Comh O'Tuairisg and seconded by Cllr Kyne it was agreed to accept the recommendation in the Manager's Report in relation to the lands the subject of submission IAE(a)*

*On the proposal of Comh O'Tuairisg and seconded by Comh Ní Fhatharta it was agreed to accept the recommendation in the Manager's Report in relation to the lands the subject of submission IAE(b)*

**2.1.6 Sub-Issue 1R – Sites in Eastern Green Wedge/ Eastern Coastal Edge Area**

**Submitted By:**

- No. 42 – Willie Leahy

**Summary:**

Plot A

Plot A in eastern Green Wedge area to be designated as Inner Village or Outer Village area to allow for residential development and Primary School Site Option 3 be removed from lands.

- Lands are proximate to and readily identifiable as part of the village and lands to west have been designated Outer Village.
- New Village Street runs through lands and higher designation will facilitate the provision of this route.
- Amenity space on City side (Barna Woods and Rusheen Parks) provides an adequate amenity space to ensure separation of Bearna from City.
- Lands can be economically serviced by public utilities and infrastructure.
- Inner or Outer Village designation would reflect the nature and character of established development in the vicinity, provide an incentive to stakeholders to provide new street and allow for an appropriate form of development along the new street.

**Plot B**

Plot B in Coastal Edge area, which is designated as Primary School Site Option 6, be considered as an appropriate location for a wider range of suitable amenity/alternative developments, such as for a riding school/equestrian use and a suitably designed residential development.

**Response:**

**Plot A**

The objectives of the LAP with respect to the Green Wedges, Inner Village and Outer Village areas are as follows:

**Objective LU7 – Green Wedges Area**

*Retain the areas adjacent to Liberty Stream in the west and Barna Woods in the east as Green Wedges that separate Bearna from Galway City and Na Forbacha, retain the landscape setting and unique village character of Bearna, prevent further ribbon development along the coast and provide opportunities for recreation and amenity. Local housing need may also be accommodated subject to the provisions in the GCDP 2003-2009 and the LAP.*

**Objective LU4 – Inner Village Area**

*Develop the lands adjoining the new Bearna Village Street as an intensive, high quality, well-landscaped Inner Village area with a mix of residential uses, community facilities, local convenience shop/s, public transport facilities and other complementary uses to serve the residential population of the area.*

**Objective LU5 – Outer Village Area**

*Develop the areas surrounding the Village Core and Inner Village area as a less intensive Outer Village area with lower density residential development, community facilities and local services as appropriate with larger plot sizes and landscaped areas.*

The landowner's lands consist of a block of land at the eastern end of the proposed new Village Street. The western portion of the subject lands (west of proposed street) is designated Outer Village whilst the larger eastern portion is designated Green Wedge. The alteration of the designation of this parcel of land would not be considered appropriate for the following reasons:

- The Green Wedge area provides a buffer between the built up area of the village and the suburban extension of the City and altering the designation of the subject lands will provide for relatively intensive development to extend further towards the City.
- The Outer Village area provides for a higher density and multiple unit/ housing estate residents developments, which would not be appropriate in the Green Wedge area where the objective is to retain the landscape character of the area, the separate identity of the

village, provide for local amenities and accommodate local housing need developments.

- The subject lands front onto the new village street in close proximity to the proposed roundabout junction with the R336 and at a point where embankments may be necessary for the new street/junction and there are likely to be difficulties in terms of access to the eastern portion of the subject lands.
- The predominant pattern of development in the Green Wedges area is single houses on large sites and the higher density and mixed types of development allowed for under the Outer Village would not be consistent with the existing land uses and character of the area.
- The Outer Village and Inner Village areas provide for significantly higher densities and levels of development than the Green Wedges area and will therefore significantly increase the potential number of housing units that can be constructed on the subject lands. The development areas and density guidelines in the Draft LAP already allows for the construction of almost 1 800 dwelling units, or 5 times the house construction allocation allowed for under the current GCDP 2003-2009.
- The extension of the boundary of the Outer Village area and Village Consolidation Zone to encompass the subject lands will set a precedent for the extension of the boundary in other locations, which will be counter to the overall strategy of consolidating the village and retaining the character and setting of the village, will significantly increase the number of housing units that can be developed, will place additional pressure on the already limited public infrastructure and facilities, etc.

#### **Plot B**

The relevant objectives in the LAP for Plot B are as follows:

##### **Objective LU8 – Coastal Edge Area**

*Protect the Coastal Edge as a high amenity area and utilise the potential of this strategic and sensitive asset to provide a range of recreation, amenity, conservation and visual amenity benefits to the local community, including public access to the coastline, views over Galway Bay, walking and cycling routes and seashore recreation. Local housing need may also be accommodated subject to the provisions in the GCDP 2003-2009 and the LAP.*

##### **Objective CF 1 – National School**

*Support the upgrading of Scoil Sheamus Naofa or its relocation to a more appropriate site with increased pupil capacity, more expansive recreational facilities and improved and safer access. A number of potential siting options have been identified and an optimum site has been identified along the new village street. These sites and the surrounding lands should not be developed until such time as a suitable school site has been secured, to the satisfaction of the Planning Authority. In the interim, these sites should be reserved as amenity areas and could be considered for the development of parks and other appropriate public uses.*

The subject lands are remote from the main concentration of residents, services and facilities in the village centre and are located on coastal lands that form an important part of the landscape character and setting of Bearna and views over Galway Bay. This location is not considered suitable for general residential development, apart from the local housing need category permitted under the LAP. This is considered appropriate and should be retained as such in the LAP.

The LAP does provide for an intensification of development where a major new community facility such as a school site is provided that acts as a new focal point in Bearna and this could be considered based on the particular merits of a specific proposal for the lands. A riding school would not be considered a major community facility and, whilst a case could be made for this type of facility in this location if visual, amenity, servicing, access and other considerations could be addressed, it would not provide the basis for additional residential development under the current provisions of the LAP, which is considered appropriate in this highly scenic and important location.

**Recommendation:**

**Plot A**

No change recommended.

*On the proposal of Cllr. C. Ni Fhatharta and seconded by Cllr. S. Walsh it was agreed to extend the Outer Village Development Area to include the lands the subject of IR (a).*

**Plot B**

No change recommended.

*On the proposal of Cllr Kyne and seconded by Comh Ni Fhatharta it was agreed to accept the recommendation in the Manager's Report in relation to the lands the subject of submission IR(b) but to include tourist related uses in the coastal edge development area*

**2.1.7 Sub-Issue 1W – Lands in Eastern Green Wedge/Eastern Coastal Edge Area**

**Submitted By:**

- No. 52 – Maire Breathnach, Larry, Margaret, Michael & Brid Walsh
- No. 54 – Brid Walsh
- No. 55 – Maureen Walsh
- No. 56 – Michael Walsh
- No. 57 – Larry Walsh
- No. 58 – Larry Walsh
- No. 59 – Margaret Walsh
- No. 71 – Larry, Michael, Margaret & Brid Walsh

**Summary:**

A number of submissions that relate to family lands in the eastern Green Wedge and Coastal Edge areas. Proposals include the following:

- Remove Green Wedge and Coastal Edge zoning from landowner's lands in Lenarevagh and replace with Rural Fringe.
- Plot A1 and A2 – Landowner's lands in Green Wedge area be rezoned to Outer Village area.
- Plot B1 and B2 – Landowner's lands in Coastal Edge area be rezoned Recreation & Amenity for community facilities and amenities.
- Plot C1 and C2 – Landowner's lands in Green Wedge area be rezoned Rural Fringe area to allow for provision of housing under housing need criteria.
- Plot D – Landowner's lands in Coastal Edge area be rezoned Rural Fringe.
- Landowner's lands in Coastal Edge area greater than 30m to 50 from HWM be designated RF area.
- Submissions also include objections to a number of provisions in LAP, including: stringent local housing need provisions; Objective VD14 (development constraints along R336); Objective NH32 (scenic qualities); Objective CF7 (water-related facilities at Silverstrand); Objective NH34 (restriction on development south of Lenarevagh Stream), Objective NH15 (30m buffer around environmental designations); and Objective NH7 (6m stream buffers).

**Response:**

**Plot A1 and A2 (Green Wedges Area)**

The relevant LAP provisions for the Green Wedge area are as follows:

**Development Strategy – Objective LU7 (Green Wedges Area)**

*Retain the areas adjacent to Liberty Stream in the west and Barna Woods in the east as Green Wedges that separate Bearna from Galway City and Na Forbacha, retain the landscape setting and unique village character of Bearna, prevent further ribbon development along the coast and provide opportunities for recreation and amenity. Local housing need may also be accommodated subject to the provisions in the GCDP 2003-2009 and the LAP.*

**Development Framework – Green Wedge Area**

*Accommodate Local Housing Need, subject to high standards of siting & design, compliance with the requirements of the GCDP 2003-2009, including the appended Design Guidelines for the Single Rural House, & those in this LAP, including the relevant provisions in VD9 & SECTION 4.1.5.*

**Development Management – Green Wedge Area**

*Local housing need development in the Village Enhancement Zone should generally be located in the Rural Fringe area wherever possible to avoid impacting on the sensitivities and objectives associated with the Green Wedge and Coastal Edge areas. Applicants will be encouraged to submit landholding maps showing their lands so that opportunities for the optimum location, siting and design of developments can be explored.*

The Green Wedge area as proposed in the Draft LAP therefore performs a number of important roles in the Plan Area, including amongst others:

- A strengthened buffer between the village and Galway City to the east, which will help to retain the separate identity of the village.
- A potential area for community facilities and amenities to serve the growing population in Bearna.
- A landscape, environmental and visual asset that forms an important part of the character and setting of the village.
- A location for local housing need development to support local families and those with links to the local area.
- A buffer to designated environmental sites, including the Galway Bay SPA, SAC and NHA to east of the subject lands.

It is therefore considered appropriate to retain the Green Wedges area for the reasons outlined above. It is further considered that the Green Wedge provides for local housing need type developments and will therefore continue to provide opportunities for this type of development.

In addition to the above, it is not considered appropriate to alter the designation of Plot A1 and A2 from Green Wedge to Outer Village for the following reasons:

- The subject lands are not contiguous with the Outer Village area and are located some distance from the main Outer Village area.
- The Green Wedge area provides a buffer between the built up area of the village and the suburban extension of the City and altering the designation of the subject lands will provide for relatively intensive development to extend further towards the City.
- The Outer Village area provides for a higher density and multiple unit/ housing estate residents developments, which would not be appropriate in the Green Wedge area where the objective is to retain the landscape character of the area, the separate identity of the village, provide for local amenities and accommodate local housing need developments.
- The subject lands have limited road frontage and would give rise to backland type development in an area outside the Village Consolidation Zone.
- The predominant pattern of development in the Green Wedges area is single houses on large sites and the higher density and mixed types of development allowed for under the Outer Village would not be consistent with the existing land uses and character of the

area.

- The Outer Village area provides for significantly higher densities and levels of development than the Green Wedges area and will therefore significantly increase the potential number of housing units that can be constructed on the subject lands. The development areas and density guidelines in the Draft LAP already allows for the construction of almost 1 800 dwelling units, or 5 times the house construction allocation allowed for under the current GCDP 2003-2009.
- The extension of the boundary of the Outer Village area and Village Consolidation Zone to encompass the subject lands will set a precedent for the extension of the boundary in other locations, which will be counter to the overall strategy of consolidating the village and retaining the character and setting of the village, will significantly increase the number of housing units that can be developed, will place additional pressure on the already limited public infrastructure and facilities, etc.

#### **Plot B1 and B2 (Coastal Edge Area)**

The relevant objectives in the LAP are as follows:

##### ***Objective LU8 – Coastal Edge Area***

*Protect the Coastal Edge as a high amenity area and utilise the potential of this strategic and sensitive asset to provide a range of recreation, amenity, conservation and visual amenity benefits to the local community, including public access to the coastline, views over Galway Bay, walking and cycling routes and seashore recreation. Local housing need may also be accommodated subject to the provisions in the GCDP 2003-2009 and the LAP.*

The Coastal Edge area as proposed in the Draft LAP therefore performs a number of important roles in the Plan Area, including amongst others:

- A scenic amenity for Bearna that protects the landscape character and setting of the village and that provides for views over Galway Bay.
- A potential area for community facilities and amenities to serve the growing population in Bearna.
- A landscape, environmental and visual asset that forms an important part of the character and setting of the village.
- A location for local housing need development to support local families and those with links to the local area.
- A buffer to designated environmental sites, including the Galway Bay SAC, SPA and NHA to east of the subject lands.

It is therefore considered appropriate to retain the Coastal Edge area for the reasons outlined above. It is further considered that the Coastal Edge area provides for local housing need type developments and will therefore continue to provide opportunities for this type of development.

#### **Plot C1 and C2 (Green Wedges Area)**

The Green Wedge area as proposed in the Draft LAP performs a number of important roles in the Plan Area, including amongst others:

- A strengthened buffer between the village and Galway City to the east, which will help to retain the separate identity of the village.
- A potential area for community facilities and amenities to serve the growing population in Bearna.
- A landscape, environmental and visual asset that forms an important part of the character and setting of the village.
- A location for local housing need development to support local families and those with links to the local area.

- A buffer to designated environmental sites, including the Galway Bay SPA, SAC and NHA to east of the subject lands.

It is therefore considered appropriate to retain the Green Wedges area for the reasons outlined above. It is further considered that the Green Wedge provides for local housing need type developments and will therefore continue to provide opportunities for this type of development.

In addition to the above, it is not considered appropriate to alter the designation of Plot C1 and C2 from Green Wedge to Rural Fringe for the following reasons:

- The subject lands are not contiguous with the Rural Fringe area and are located some distance from the main Rural Fringe area.
- The Green Wedge area provides a buffer between the built up area of the village and the suburban extension of the City and altering the designation of the subject lands will provide for relatively intensive development to extend further towards the City.
- The subject lands have limited road frontage and would give rise to backland type development in an area outside the Village Consolidation Zone.
- The extension of the boundary of the Rural Fringe area to encompass the subject lands will set a precedent for the extension of the boundary in other locations, which will be counter to the overall strategy of retaining the character and setting of the village, will place additional pressure on the already limited public infrastructure and facilities, etc.

#### **Plot D (Coastal Edge Area)**

The Coastal Edge area as proposed in the Draft LAP performs a number of important roles in the Plan Area, including amongst others:

- A scenic amenity for Bearna that protects the landscape character and setting of the village and that provides for views over Galway Bay.
- A potential area for community facilities and amenities to serve the growing population in Bearna.
- A landscape, environmental and visual asset that forms an important part of the character and setting of the village.
- A location for local housing need development to support local families and those with links to the local area.
- A buffer to designated environmental sites, including the Galway Bay SAC, SPA and NHA to east of the subject lands.

It is therefore considered appropriate to retain the Coastal Edge area for the reasons outlined above. It is further considered that the Coastal Edge area provides for local housing need type developments and will therefore continue to provide opportunities for this type of development.

#### **Related Issues**

The related issues raised in the submissions and the relevant LAP policies are as follows:

##### ***Objective CF 1 – National School***

*Support the upgrading of Scoil Sheamus Naofa or its relocation to a more appropriate site with increased pupil capacity, more expansive recreational facilities and improved and safer access. A number of potential siting options have been identified and an optimum site has been identified along the new village street. These sites and the surrounding lands should not be developed until such time as a suitable school site has been secured, to the satisfaction of the Planning Authority. In the interim, these sites should be reserved as amenity areas and could be considered for the development of parks and other appropriate public uses.*



Site option 6 has been included in the LAP as a potential location for the national school but more central site options are considered preferable in terms of their location, proximity to the main residential concentration in the village, ability to be accessed via vehicles and pedestrians, linkage to surrounding facilities and amenities, etc. Nonetheless, it is considered appropriate to retain site option 6 to ensure that a site can be delivered and that this land be reserved to avoid the site options being developed before a school site can be delivered.

**Objective CF7 – Water-Related Facilities**

*Support the development of appropriate water-related facilities along the coastline. This could include clubhouses for sailing or scuba diving clubs in the Village Core or other public, low impact facilities as the need arises. The enhancement and expansion of Silver Strand beach facility could be considered subject to more detailed investigation and a full consideration of the need for and impacts of such an initiative. This could include an additional beach area and parking facilities on the County side of the road, to be developed in conjunction with improved pedestrian and cycling access via greenway linkages along the coast and Silver Strand Road and possibly a widened Silver Strand Road with limited additional parking and passing bays. It would not be appropriate to include buildings or developments as this would substantially alter the character of the area.*

It is considered inappropriate to allow building developments on the coastal lands adjacent to Silver Strand beach for the following reasons:

- The Silver Strand beach amenity serves Bearna and the broader City and County area and the protection of the amenity and environmental quality of this facility is of critical importance.
- Tourism and other related building developments at the coast should be located within the Village Consolidation Zone where they can be adequately serviced, accessed and serve the main residential thresholds in the area.
- Building developments at Silver Strand would fundamentally alter the character of the area and would potentially have adverse impacts on the visual amenity of the public facility, the coastal landscape setting and the nearby Galway Bay SPA, SAC and NHA.

**Objective VD14 – Coastal Visual Amenity**

*Protect the public visual amenity along the R336 and coastal landscape. This can be achieved by: protecting, creating and framing views from the R366 and higher ground over Galway Bay; providing opportunities for new pedestrian linkages and public spaces leading down to the waterfront; limiting the extent, height and bulk of new development seaward of the R336 in the Village Core; limiting ribbon development along the R336 in the Green Wedges and Coastal Edge; ensuring that any new development on the coastal lands are of a high design quality, suitably laid out and restricted in height to protect view lines and are integrated with the landscape; and orientating buildings perpendicular to the coastline/R336 in the Village Core.*

The above objective is considered essential in protecting the public visual amenity along the coastal road and preventing avoiding further development that will adversely affect the landscape quality and setting of Bearna village. The objective does not prohibit new development but seeks to ensure that it is appropriately sited, laid out and designed to minimise adverse impacts on the coastal landscape and amenity of Bearna.

**Objective NH32 – Scenic Qualities**

*Consider the recommendation in the Landscape and Landscape Character Assessment for County Galway that the scenic qualities of the coastal zone (particularly 50m either side of the coastal road) from Galway Bay to the mouth of Killary Harbour be protected, possibly through its designation as an Area of Special Amenity or as a Landscape Conservation in accordance with the PDA 2000.*

It is acknowledged that there are significant portions along the R336 within the Bearna Plan Area where development has taken place that has altered the scenic qualities of this coastal road.

Nonetheless, there are stretches of the R336 that retain their scenic qualities and which provide panoramic views over Galway Bay and beyond that form a highly important part of the visual amenity of Bearna. These areas could be considered for inclusion under Objective NH32 but this would be subject to more detailed consideration following the adoption of the LAP.

#### **NH34 – Coastal Edge**

*An appropriate coastal development setback will be required as follows in the Coastal Edge area:*

- *A minimum horizontal setback of 100m from the foreshore field boundary line for new development or along the 10m natural contour line, whichever is the greater.*
- *A consideration of the permanent line of vegetation and the 200 year tide level in the layout, design and installation of any new development, infrastructure or landscaping.*
- *A high quality of siting and design in the area between the 100m setback/10m contour line and the R336.*
- *No development seaward of Lenarevagh Stream in the eastern portion of the Coastal Edge.*

The submission proposes that the above objective be amended as this would prohibit water-related facilities such as a scuba club, windsurfing club, seaweed baths facilities and tourism developments.

It is acknowledged that the last bullet point in the above objective may be interpreted as restricting all development, including certain developments that the LAP would support, such as an improved beach amenity at Silver Strand. The wording should accordingly be amended in the interests of clarity. This should not allow for building developments on these lands, for the reasons outlined earlier.

#### **Recommendation:**

##### **Plot A1 and A2 (Green Wedges Area)**

No change recommended.

*On the proposal of Comh O'Tuairisg and seconded by Cllr Kyne it was agreed to extend the Outer village development area to include the lands the subject of Submission W(a1) as per map presented to the meeting.*

*On the proposal of Cllr O'Cuaig and seconded by Comh Ó Tuairisg it was agreed to accept the recommendation in the Manager's Report in relation to the lands the subject of Submission W(a2).*

##### **Plot B1 and B2 (Coastal Edge Area)**

No change recommended.

*On the proposal of Cllr O'Cuaig and seconded by Cllr Kyne it was agreed to accept the recommendation in the Manager's Report in relation to the lands the subject of Submission W(b1) and W(b2).*

##### **Plot C1 and C2 (Green Wedges Area)**

No change recommended.

*On the proposal of Cllr O'Cuaig and seconded by Cllr Kyne it was agreed to accept the recommendation in the Manager's Report in relation to the lands the subject of Submission W(c1) and W(c2).*

##### **Plot D (Coastal Edge Area)**

No change recommended.

*On the proposal of Cllr O'Cuaig and seconded by Cllr Kyne it was agreed to accept the recommendation in the Manager's Report in relation to the lands the subject of Submission W(d).*

#### **Related Issues**

No change recommended in relation to Objective CF1, CF7, VD14 and NH32.

It is recommended that the final bullet point in Objective NH34 be amended to read as follows (as highlighted in bold):

- **No development seaward of Lenarevagh Stream in the eastern portion of the Coastal Edge, other than as permitted under other sections in the LAP or as considered by the Planning Authority to be in the interests of proper planning and sustainable development.**

**On the proposal of Cllr Kyne and seconded by Comh O'Tuairisig it was agreed to accept the recommendation in the Manager's in relation to the amendments to NH34.**

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### Village Core

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(Note: Sub-Issue 5B provides additional guidance in relation to the sub-issues in the Village Core area)

#### 2.1.8 Sub-Issue 1S – Site in Village Core Area along Foreshore

##### Submitted By:

- No. 43 – Mssrs. Darcy, Molloy & Others

##### Summary:

Supports land use zoning of landowners' lands of 4.17ha (10.3 acres) in Draft LAP (for Village Core Area) but requests changes to number of objectives and standards, including: PAR of 1.25; no height restriction; reduces coastal amenity park setback to 20m from HWM; required open space in Village Core of 15% is inclusive of amenity park and greenway linkages; locates water-related facilities on lands outside foreshore field boundary; some new developments in Village Core will have to be served by on site wastewater treatment plants until Phase 1 of Bearna Sewerage Scheme is increased.

##### Response:

The LAP objective with regard to the Village Core area is as follows:

##### *Objective LU3 – Village Core Area*

*Promote the development of the Village Core as an intensive, high quality, well-landscaped, appropriately scaled and accessible environment with a mix of residential, commercial, service, tourism and community uses that provides a range of services, facilities and amenities to the local community and visitors to Bearna.*

##### Density Guidelines

Policy 2.3.2C provides density guidelines of 1.00 – 1.25 PAR in the Village Core Area. This is the highest density permitted in the village and has been on the basis of national policy and guidelines, local guidelines and standards and a Built Form Assessment undertaken of a number of old and new developments in Bearna.

The Development Management Guidelines in the LAP state that the higher PAR of 1.25 will generally only be permitted along the R336 subject to high standards of design and suitable protection of village amenities. This is considered appropriate to provide the main concentration of development and activity along the R336 main street, to allow a scaling down of development towards the coastal edge and to allow for views over Galway Bay from the main street/Village Core. Parts of the subject lands would therefore benefit from the higher 1.25 PAR whilst the areas along the foreshore would necessarily need to be at the lower density of 1.00 PAR as appropriate at the foreshore edge. It should be noted, however, that a PAR of 1.00 is a significant level of density that is higher than the vast majority of recent developments in the village and will provide ample scope for intensive development on the subject lands. It should also be noted that the LAP provides flexibility for the PAR to be increased to support focal points in the village, to achieve urban design objectives, etc.

Policy 2.3.2C provides for a maximum building height of 1.5 to 2.5 storeys in the Village Core. This is considered essential given the need to respect the existing built form and character of the village, to protect views of Galway Bay, to retain the village character and amenity and to provide a human scale of development appropriate to the village setting. There has also been considerable local support from the community in Bearna for limiting the height of new development, most commonly to a maximum of 2 storeys. The LAP also provides a level of flexibility in building heights and states that Focal Point Buildings may be considered for an increased height of 3 storeys subject to high standards of design.

Policy 2.3.2C requires a minimum public open space provision of 15% in developments in the Village Core. The LAP states that this may be reduced at the discretion of the Planning Authority provided there is adequate access to sufficient open space lands nearby and the character and amenity of the development and surrounding properties is not unduly affected. The provision of a Coastal Amenity Park as proposed in the LAP could be considered to qualify as such open space and the public open space requirement could accordingly be reduced on this basis. This would need to be determined on a case by case basis to ensure that the development layout was adequate, that sufficient open space lands were provided in accessible locations and that the amenity of the development and surrounding properties was ensured.

#### **Coastal Amenity Park**

The LAP has determined a 30m setback (with a 15m setback in limited cases) from the seawall based on the following considerations:

- The need to establish a coastal park of sufficient width to accommodate the range of public uses and activities that would need to take place in the area.
- The need to protect the coastal buffer and amenity and associated habitats and natural processes.
- The extensive consultation process undertaken and the widespread support amongst the local community for a coastal amenity park, the majority of whom would be in favour of a minimum 50m setback from the foreshore wall.
- The need to minimise the need for costly infrastructure to protect property, infrastructure and safety along the seashore.
- The need to take into account global warming, sea level rise and increased damage and costs relating to wave action, storm damage and flooding.
- International and local best practice with regard to developments along the foreshore.

The provision of a 20m setback from the HWM would be counter to all of the above considerations, would provide insufficient space for the range of uses and activities required, would lead to higher construction and development costs, would result in greater damage to the coastal amenity and buffer and associated habitats, etc.

#### **Water-Related Facilities**

Similarly to the above, locating water-related facilities, apart from those with a need for direct connection with the sea (such as slipway or marina), seaward of the foreshore wall would require costly coastal protection infrastructure, limit public access to the seashore, interrupt the scenic quality of the coastal edge and run counter to best practice with regard to the location of these facilities.

#### **Wastewater Disposal**

Policy 2.8.2A of the LAP provides flexibility in wastewater disposal and allows for temporary on-site systems, subject to environmental and other requirements, until such time as there is adequate public infrastructure available. However, the wording in the Summary Document in relation to Wastewater Disposal states as follows:

*Support the provision of increased public wastewater capacity to serve existing and future developments in Bearna. Bearna Sewerage Scheme (SS) Phase 1 will commence construction in 2007*

*and will serve the centre of Bearna village. As an interim measure, developments outside the catchment of Phase 1 may be serviced by on site wastewater treatment systems, subject to adequate environmental protection measures, site layouts, future connection to the public sewer and appropriate decommissioning and reinstatement of lands.*

This may be read to imply that developments inside the Phase 1 catchment may not be serviced by on site systems, which is not the intention of the LAP. It is accordingly recommended that the wording of this paragraph be amended in the interests of clarity.

**Recommendation:**

**Density Guidelines**

No change recommended.

**Coastal Amenity Park**

No change recommended.

**Water-Related Facilities**

No change recommended.

**Wastewater Disposal**

It is recommended that the wording in the Summary Document be amended to read as follows:

*Support the provision of increased public wastewater capacity to serve existing and future developments in Bearna. Bearna Sewerage Scheme (SS) Phase 1 will commence construction in 2007 and will serve the centre of Bearna village. As an interim measure, developments that cannot be served by Phase 1, may be serviced by on site wastewater treatment systems, subject to adequate environmental protection measures, site layouts, future connection to the public sewer and appropriate decommissioning and reinstatement of lands.*

*On the proposal of Comh Ní Fhatharta and seconded by Cllr Welby it was agreed to accept the recommendation in the Manager's Report but to amend wording in Note 3 of Policy 2.3.2C - Density Guidelines from 3 storey Focal Point buildings in the Village Core being considered under exceptional circumstances to 'appropriate' circumstances and it was also agreed to include an objective in the Plan to include playground facilities in the Village Core Development Area/Coastal Edge Development Area*

*A vote was taken on Comh Ní Fhatharta's proposal and the result was as follows;*

*AR SON, Cllr Canney, Cllr. Conneely, Cllr M. Connolly, Cllr Cuddy Cllr Hoade, Cllr Kyne, Cllr Mannion, Cllr McDonagh Cllr McHugh , Cllr Mullins Comh Ní Fhatharta Comh O'Tuairisg, Cllr Reilly, Cllr. S. Walsh, ,Cllr T.Walsh,Cllr T Welby (16)*

*AGHAIDH: Cllr Burke, Cllr D Connolly, Cllr Feeney, Comh. O'Cuaig, Cllr. Willers (5)*

*Gan Votáil: Cllr Hynes (1)*

*The Mayor declared Comh.O'Fhartharta's proposal carried.*

**2.1.9Sub-Issue 1V – Site in Village Core Area along Foreshore**

**Submitted By:**

- No. 49 – Peter O'Fegan

**Summary:**

Object to a number of amenity and density provisions in Draft LAP relating to landowner's lands in Village Core area adjacent to seashore, including proposed coastal amenity park, building height restrictions and streamside greenways. NH35 should be deleted and replaced with new wording that provides for coastal amenity park, seaside promenade and associated facilities between the land boundary and HWM. Building height issues should be left for design stage of any proposed

development. In absence of this, Policy 2.3.2C should be amended to allow for a maximum height of 2 to 3.5 storeys (recent developments have achieved an effective 3.5 to 4 storeys).

**Response:**

The LAP objective with regard to the Village Core area is as follows:

**Objective LU3 – Village Core Area**

*Promote the development of the Village Core as an intensive, high quality, well-landscaped, appropriately scaled and accessible environment with a mix of residential, commercial, service, tourism and community uses that provides a range of services, facilities and amenities to the local community and visitors to Bearna.*

**Density Guidelines**

Policy 2.3.2C provides for a maximum building height of 1.5 to 2.5 storeys in the Village Core. This is considered essential given the need to respect the existing built form and character of the village, to protect views of Galway Bay, to retain the village character and amenity and to provide a human scale of development appropriate to the village setting. There has also been considerable local support from the community in Bearna for limiting the height of new development, most commonly to a maximum of 2 storeys. The LAP also provides a level of flexibility in building heights and states that Focal Point Buildings may be considered for an increased height of 3 storeys subject to high standards of design.

The Built Form Assessment undertaken as part of the preparation of the LAP has shown that high densities can be achieved with 2 storey buildings using perimeter blocks. The provisions in the LAP provide for an intensive level of development that will provide adequate scope for new development whilst retaining the character of the village and providing much-needed amenities for the growing population in Bearna.

**Coastal Amenity Park**

The LAP has determined a 30m setback (with a 15m setback in limited cases) from the seawall based on the following considerations:

- The need to establish a coastal park of sufficient width to accommodate the range of public uses and activities that would need to take place in the area.
- The need to protect the coastal buffer and amenity and associated habitats and natural processes.
- The extensive consultation process undertaken and the widespread support amongst the local community for a coastal amenity park, the majority of whom would be in favour of a minimum 50m setback from the foreshore wall.
- The need to minimise the need for costly infrastructure to protect property, infrastructure and safety along the seashore.
- The need to take into account global warming, sea level rise and increased damage and costs relating to wave action, storm damage and flooding.
- International and local best practice with regard to developments along the foreshore.

The provision of a 20m setback from the HWM would be counter to all of the above considerations, would provide insufficient space for the range of uses and activities required, would lead to higher construction and development costs, would result in greater damage to the coastal amenity and buffer and associated habitats, etc.

**Streamside Greenway Linkages**

The relevant policies of the LAP are as follows:

**Objective CF14 – Streamside Greenway Linkages**

*Support the development of a Streamside Greenway Linkage loop along Trusky Stream and Liberty Stream that will link the future coastal amenity park and promenade to the new public square/park, public transport node and primary school site in the vicinity of the new village street and beyond to the future sports campus (and possible secondary school) and then further to the existing GAA playing pitch, Lough Inch, Fr. Griffin Memorial and Barna Golf Course. It could also connect to the Galway City greenway linkages and Barna Woods and would provide a safe walk around the Plan Area. New parks, playing fields and facilities located along stream walks. New developments to respond positively to streams, buffers and walks and not turn the backs on these features.*

**Objective NH7 – Local Streams**

*The existing streams in Bearna should be protected as follows:*

- *Restore and reinstate streams or portions of streams that have been filled in or covered over as part of new developments.*
- *Culverting of the streams should be restricted.*
- *There will be a general minimum 6m wide buffer on either side of streams to protect these watercourse and associated habitats. Additional areas should be incorporated as required to provide for attenuation, habitat conservation, etc.*
- *A minimum 10m buffer for the Trusky Stream and Liberty Stream to protect the watercourse and associated habitats and to provide for the new main green spine, amenity linkage and north/south connection across the Plan Area.*

The above policies are considered necessary to provide for the protection of streams, their associated habitats and species, their ability to act as conduits for surface water and capacity to deal with environmental pollution, their contribution to the visual amenity of the landscape and the provision of a connected and continuous amenity network that provides safe walking routes for the local community and visitors to Bearna. These greenway linkages can also add value to new developments by providing high quality focal points for new developments and connecting developments to facilities and amenities in surrounding areas.

Where planning applications are made on particular sites and suitable alternatives can be demonstrated that will still deliver on the above (i.e. protection of streams, continuity for the amenity network, etc.), then these can be considered on their merits. This should be clarified in the Development Management section of the LAP.

**Recommendation:**

**Density Guidelines**

No change recommended.

**Coastal Amenity Park**

No change recommended.

**Greenway Linkages**

It is recommended that Section 4.18 (on Page 106) be amended as follows:

**Promenade and Greenway Linkages**

At the end of this sub-section, add the following:

The provision of greenway linkages will be guided by the following:

- The amenity network of greenway linkages shown on MAP 2.5.2B – Amenity Network is indicative and will be subject to more detailed consideration at the implementation/planning application stage.

- Amenity walkways should be designed as safe walking routes and, where possible, should also provide for cycling, particularly in the village centre and along the seaside.
- The design, construction and materials used for walkways should be low impact and sympathetic to the local environmental conditions and streamside and seaside greenway linkages in particular should seek to protect the adjacent streams/coastline and associated habitats and natural processes.
- Greenway linkages should take account of existing residential properties, agricultural uses and other activities that require privacy and/or screening from public routes and should be located and designed to ensure that the safety, privacy and amenity of these existing uses are not unduly adversely affected.
- Where planning applications are made on particular sites where greenway linkages have been identified, the applicant must clearly indicate the location of the greenway linkage and include proposals for providing or retaining the route of the linkage and ensuring the protection of the stream/coastline and associated habitats and natural processes.
- Where suitable alternative routes/linkages to those indicated in the LAP can be demonstrated by the applicant that will provide for the continuity of the amenity network and the protection of streams/coastline and associated habitats and natural processes, then these can be considered on their merits. These alternative routes would need to be reserved, secured and/or developed as walkways, as appropriate to the particular location and circumstances.

*On the proposal of Comh O'Tuairisg and seconded by Cllr Kyne it was agreed to accept the recommendations in the Manager's Report.*

Mr Gavin explained that objective RT5 Access Points in the Bearna Plan covers the issues with lands becoming landlocked.

#### **2.1.10 Sub-Issue 1E – Site in Village Core Area along Pier Road**

##### **Submitted By:**

- No. 7 – Des Fitzgerald & Others (Pier Road Residents)

##### **Summary:**

Create village square at Poll Mor on field adjacent to foreshore along Pier Road in Village Core area:

- This is a historic rear harbour area between the two bridges on the stream and the land is by and large unsuitable for large scale development.
- Object to proposal for terrace development in this field and propose instead that the building line be setback to frame a proper village square to provide a focal point at the pier and provide a view of the existing Pier Road terrace.
- Sketch attached to submission showing proposals.

##### **Response:**

The LAP objective with regard to the Village Core area is as follows:

##### **Objective LU3 – Village Core Area**

*Promote the development of the Village Core as an intensive, high quality, well-landscaped, appropriately scaled and accessible environment with a mix of residential, commercial, service, tourism and community uses that provides a range of services, facilities and amenities to the local community and visitors to Bearna.*

This is a strategic site at the interface of Pier Road and existing terrace, the pier itself and the coastal edge. The proposal put forward by the local residents is considered to have significant merit given the following:

- It will create a new focal point at a strategic public access point to the seashore, which is



- at the end of Pier Road, the entrance to the pier and at the entrance to the proposed coastal amenity park and seaside promenade.
- It will provide an asset and focal point for new development along the foreshore/coastal park.
  - It will provide visual relief from the relatively narrow Pier Road with terrace developments and narrow building setbacks and will open up vistas along the Pier Road out over Galway Bay.
  - It will provide an appropriate setting for the existing terrace development along Pier Road, which is the main feature of the ACA proposed along Pier Road and will allow for greater appreciation of this important element of the built heritage of the village.

It should be borne in mind, however, that this portion of land is not owned by the local residents and that the landowner has indicated his intention to develop these lands. Nonetheless, the Draft LAP encourages the development of group proposals for landowner's lands and the current site should be considered together with the larger area of land east of the pier. This would enable the objective of providing a Village Square on the subject site to be achieved while at the same time allowing for high value development on other portions of the consolidated landholding which would ensure that the landowner gets an adequate return on his lands as part of a group proposal/development.

It is further considered that the proposal for a Village Square at the end of Pier Road would also have merit at other public access points to the seashore, including at the end of Mag's Boreen and the new coastal access points proposed on lands to the east and west of the pier.

**Recommendation:**

It is recommended that the objective of providing a Village Square on the subject site and other coastal access points in the Village Core be incorporated into the LAP as follows:

- Objective CF5 be amended (as highlighted in bold) to read as follows: *Facilitate the creation of village squares and/or local parks along the main street (R336), new village street and seaside promenade to support the civic life and social interaction of the local community. **A number of potential siting options have been identified and these should be considered together with any other suitable sites, such as the school site options and water-related facilities site options identified in the Village Consolidation Zone, for the provision of village squares and/or local parks.***
- Amend the design drawings in the Summary Document (Page x), the Community Facilities and Amenities section (MAP 2.5.2A) and Development Framework section (FIGURE 3.1.3 and 3.3.3) to reflect the provision of Village Squares along the seaside promenade.

*On the proposal of Comh Ni Fhatharta and seconded by Comh O'Tuairisg it was agreed to accept the recommendation in the Manager's Report*

**2.1.11 Sub-Issue 1U – Lands in Village Core Area along Pier Road and Foreshore**

**Submitted By:**

- No. 46 – Seán Beatty

**Summary:**

The Poll Mor, a bog hole in the "River Field" (last field on east side of Pier Road in the Village Core area) forms part of fishing heritage of Bearna and should be restored as part of village history. Submission indicates an intention to apply for planning permission for 6 houses once the sewerage system is in place. The submitted map does not clearly show the subject lands but the 6 sites appear to be located immediately to the east of the Poll Mor field.

**Response:**

The LAP objective with regard to the Village Core area is as follows:

**Objective LU3 – Village Core Area**

*Promote the development of the Village Core as an intensive, high quality, well-landscaped, appropriately scaled and accessible environment with a mix of residential, commercial, service, tourism and community uses that provides a range of services, facilities and amenities to the local community and visitors to Bearnna.*

The Pier Road Architectural Conservation Area proposed in the Draft LAP includes the Poll Mor, or “River Field”. Policy 2.6.2D provides for the protection and appropriate development of the ACA. It is recommended that the ACA include specific reference to the Poll Mor field in MAP2.6.2B.

The LAP provides for a coastal amenity park and coastal development setback that would affect the coastal portion of the landowner’s lands. The LAP also provides for intensive development in the Village Core area, which may include part of this field depending on the overall proposal for the Freeport lands and the layout of open space proposed. The policies in the LAP promote an appropriate mix of intensive development, public open space and public uses at the coastal edge, which would have implications for the landowner’s lands which may result in constraints in the coastal portion of the land, but more intensive development opportunities in other portions, depending on the proposal put forward for the subject lands and surrounding lands.

Submission No. 7 from the local residents along Pier Road has proposed that the Poll Mor field be used as a village square/park, which will provide public open space at the pier, an appropriate setting for the Pier Road terrace/ACA and will open up views and vistas over Galway Bay from Pier Road and new development around this open space. This proposal is considered to have merit and should be promoted in the LAP. The LAP promotes the development of group proposals amongst landowners to ensure that the best layouts can be provided and that costs and benefits can be equitably apportioned. The adoption of this approach would allow the Poll Mor field to be developed as a focal open space whilst allowing the landowner to benefit from development on any adjacent lands in his ownership and/or from any overall development under an agreement with other landowners in a group scheme for a consolidated block of lands in the area. The LAP also provides a level of flexibility that would allow proposals to be considered on their own merits. This would need to be determined at implementation/planning stage.

**Recommendation:**

It is recommended that MAP 2.6.2B be amended to include a reference to the Poll Mor field and that a photo and short description be inserted to explicitly recognise this element of the proposed Pier Road ACA.

It is recommended that the Poll Mor field be included as a Village Square option and that the Village Design drawings for this area be amended to reflect this proposal (see Submission No. 7).

*On the proposal of Comh Ni Fhatharta and seconded by Cllr. Kyne it was agreed to accept the recommendation in the Manager’s Report*

**2.1.12 Sub-Issue 1A – Existing Business Site in Village Core Area along R336**

**Submitted By:**

- No. 2 – Brian Forde, Patricia Condon, Pat Doyle & Patsy Heffernan

**Summary:**

Site-specific proposal from existing businesses on existing development site along R336 Main Street in Village Core area in Ahaglugger Townland for the development of 12 commercial units and 22

apartments in 2 no. 3 storey blocks with underground parking. The submission requests that the guidelines in the LAP be amended to allow for the proposed development of 3 storey buildings on the subject site.

**Response:**

The mix of uses proposed on the development site and the proposed underground parking are supported in the Village Core area in the Draft LAP. The Draft LAP limits building heights to a maximum of 2.5 storeys (Section 3.1) in the Village Core area. Under Policy 2.3.2C, it states that:

*The maximum building height of 2.5 storeys is consistent with the predominant character and scale of existing development within the village centre. A maximum height of 2 storeys is considered generally appropriate, with 2.5 storey buildings on corner sites or other focal points in the Village Core. Under exceptional circumstances, the Focal Point Buildings proposed in the Village Core may be considered for an increased height of 3 storeys and thus plot ratio subject to high design specifications and the approval of the Planning Authority. In visually vulnerable areas, such as ridges and hilltops or areas providing views of the sea, a reduced building height would need to be considered.*

The LAP therefore provides for a level of flexibility in building heights, as outlined above. Part of the subject site is identified as a possible location option for a Village Square. This would create a new focal point in the Village Core and, on this basis, the subject site may therefore be considered an appropriate location for a 3 storey building or buildings, either in part or for the entire building development. The actual building height appropriate on the subject site would need to be determined at planning application stage based on a full assessment of the merits of the development proposal in relation to such factors as the provision of a Village Square, the existing height of adjacent buildings, the impact on the streetscape along R336, the impact on the amenity of adjacent properties, etc.

**Recommendation:**

No change recommended.

*On the proposal of Comh Ní Fhatharta and seconded by Cllr. Kyne it was agreed to accept the recommendation in the Manager's Report*

**2.1.13 Sub-Issue 1T – Site in Village Core Area along Foreshore**

**Submitted By:**

- No. 44 – Mr. Tom Cunningham & Mr. Jim Cunningham

**Summary:**

Supports the Village Core designation of landowners' lands in Draft LAP but requests changes to number of objectives and standards, including: PAR of 1.25; no height restriction; reduces coastal amenity park setback to 20m from HWM; required open space in Village Core of 15% is inclusive of amenity park and greenway linkages; and locates water-related facilities on lands outside foreshore field boundary.

**Response:**

**Density Guidelines**

Policy 2.3.2C provides density guidelines of 1.00 – 1.25 PAR in the Village Core Area. This is the highest density permitted in the village and has been on the basis of national policy and guidelines, local guidelines and standards and a Built Form Assessment undertaken of a number of old and new developments in Bearna.

The Development Management Guidelines in the LAP state that the higher PAR of 1.25 will generally only be permitted along the R336 subject to high standards of design and suitable protection of village amenities. This is considered appropriate to provide the main concentration of development and activity along the R336 main street, to allow a scaling down of development towards the coastal edge and to allow for views over Galway Bay from the main street/Village Core. Parts of the landowners' lands along the R336 have already benefited from the higher 1.25 PAR but the areas along the foreshore would necessarily need to be at the lower density of 1.00 PAR as appropriate at the foreshore edge. It should be noted, however, that a PAR of 1.00 is a significant level of density that is higher than the vast majority of recent developments in the village and will provide ample scope for intensive development on the subject lands. It should also be noted that the LAP provides flexibility for the PAR to be increased to support focal points in the village, to achieve urban design objectives, etc.

Policy 2.3.2C provides for a maximum building height of 1.5 to 2.5 storeys in the Village Core. This is considered essential given the need to respect the existing built form and character of the village, to protect views of Galway Bay, to retain the village character and amenity and to provide a human scale of development appropriate to the village setting. There has also been considerable local support from the community in Bearna for limiting the height of new development, most commonly to a maximum of 2 storeys. The LAP also provides a level of flexibility in building heights and states that Focal Point Buildings may be considered for an increased height of 3 storeys subject to high standards of design.

Policy 2.3.2C requires a minimum public open space provision of 15% in developments in the Village Core. The LAP states that this may be reduced at the discretion of the Planning Authority provided there is adequate access to sufficient open space lands nearby and the character and amenity of the development and surrounding properties is not unduly affected. The provision of a Coastal Amenity Park as proposed in the LAP could be considered to qualify as such open space and the public open space requirement could accordingly be reduced on this basis. This would need to be determined on a case by case basis to ensure that the development layout was adequate, that sufficient open space lands were provided in accessible locations and that the amenity of the development and surrounding properties was ensured.

#### **Coastal Amenity Park**

The LAP has determined a 30m setback (with a 15m setback in limited cases) from the seawall based on the following considerations:

- The need to establish a coastal park of sufficient width to accommodate the range of public uses and activities that would need to take place in the area.
- The need to protect the coastal buffer and amenity and associated habitats and natural processes.
- The extensive consultation process undertaken and the widespread support amongst the local community for a coastal amenity park, the majority of whom would be in favour of a minimum 50m setback from the foreshore wall.
- The need to minimise the need for costly infrastructure to protect property, infrastructure and safety along the seashore.
- The need to take into account global warming, sea level rise and increased damage and costs relating to wave action, storm damage and flooding.
- International and local best practice with regard to developments along the foreshore.

The provision of a 20m setback from the HWM would be counter to all of the above considerations, would provide insufficient space for the range of uses and activities required, would lead to higher construction and development costs, would result in greater damage to the coastal amenity and buffer and associated habitats, etc.

#### **Water-Related Facilities**

Similarly to the above, locating water-related facilities, apart from those with a need for direct connection with the sea (such as slipway or marina), seaward of the foreshore wall would require costly coastal protection infrastructure, limit public access to the seashore, interrupt the scenic quality of the coastal edge and run counter to best practice with regard to the location of these facilities.

**Wastewater Disposal**

The Draft LAP has considered the location of a pumping station for Phase 1 of Bearna Sewerage Scheme. The options being considered by the Water Services Section of GCC include part of the landowners' lands at the foreshore. Objective IS2 – Pumping Station provides specific objectives with regard to this utility to ensure that it is appropriately sited and integrates with the coastal edge location. The final location, design and construction of this utility, and the associated land take, will need to be determined at implementation stage.

**Recommendation:**

**Density Guidelines**

No change recommended.

**Coastal Amenity Park**

No change recommended.

**Water-Related Facilities**

No change recommended.

**Wastewater Disposal**

No change recommended.

*On the proposal of Comh Ní Fhartharta and seconded by Comh O'Tuairisg it was agreed to accept the to accept the recommendation in the Manager's Report but to amend wording in Note 3 of Policy 2.3.2C -Density Guidelines from 3 storey Focal Point buildings in the Village Core being considered under exceptional circumstances to 'appropriate' circumstances and it was also agreed to include an objective in the Plan to include playground facilities in the Village Core Development Area/Coastal Edge Development Area*

**Inner Village**

(Note: Sub-Issue 5I provides additional guidance in relation to the sub-issues in the Inner Village area)

**2.1.14 Sub-Issue 1K – Site in Inner Village Area along New Village Street**

**Submitted By:**

- No. 35 – Mr. Peter O'Fegan

**Summary:**

Rezone landowner's lands from Inner Village area to Village Core area. The New Village Street provides a more natural and obvious boundary to the Village Core area than the current boundary.

**Response:**

The relevant objectives in the LAP for the Inner Village and Village Core areas are as follows:

**Objective LU3 – Village Core Area (see SECTION 3.1)**

*Promote the development of the Village Core as an intensive, high quality, well-landscaped, appropriately scaled and accessible environment with a mix of residential, commercial, service,*

*tourism and community uses that provides a range of services, facilities and amenities to the local community and visitors to Bearna.*

**Objective LU4 – Inner Village Area** (see SECTION 3.2)

*Develop the lands adjoining the new Bearna Village Street as an intensive, high quality, well-landscaped Inner Village area with a mix of residential uses, community facilities, local convenience shop/s, public transport facilities and other complementary uses to serve the residential population of the area.*

It should be noted that the development areas identified in the Draft LAP are not 'zones' in the conventional sense and that they provide for a mix of land uses types and densities appropriate to the site location, context and character. The 'development areas' areas identified in the LAP also allow for extensions from one area into another where a case can be made, for example on the grounds of servicing, development, shape of site, etc. The relevant objectives in the LAP for the Inner Village and Village Core areas are as follows:

**Objective LU3 – Village Core Area**

*Promote the development of the Village Core as an intensive, high quality, well-landscaped, appropriately scaled and accessible environment with a mix of residential, commercial, service, tourism and community uses that provides a range of services, facilities and amenities to the local community and visitors to Bearna.*

**Objective LU4 – Inner Village Area**

*Develop the lands adjoining the new Bearna Village Street as an intensive, high quality, well-landscaped Inner Village area with a mix of residential uses, community facilities, local convenience shop/s, public transport facilities and other complementary uses to serve the residential population of the area.*

It is not considered appropriate to extend the boundary of the Village Core area to encompass the subject lands for the following reasons:

- The Village Core area is centred on the core of the village, i.e. the R336 main street and the coastal lands east and west of Pier Road, where development is most mixed, intensive and/or accessible. The extension of the Village Core to the north will dissipate the creation of a high quality mixed use environment in this area that provides the major focal point in the village.
- The Inner Village area allows for a density of 0.45 PAR, which is double that of the recently constructed O'Malley's development to the west in a similar position to the subject lands and therefore provides sufficient scope for intensive development on the site.
- The Village Core area allows for a density of over double that of the Inner Village area and an extension of the Village Core designation to cover the subject lands will therefore significantly increase the potential number of housing units that can be constructed on the subject lands. The development areas and density guidelines in the Draft LAP already allows for the construction of almost 1 800 dwelling units, or 5 times the house construction allocation allowed for under the current GCDP 2003-2009.
- The LAP currently provides a mechanism whereby a higher density than 0.45 PAR can be achieved where a major community facility is provided, such as a school site. This or other community facility options, such as a Village Square, could be pursued in relation to the subject site that will provide a new focal point in the village and the basis for higher density development.
- The extension of the boundary of the Village Core area to encompass the subject lands will set a precedent for the extension of the Village Core boundary in other locations.
- The increase in development potential will place additional pressure on the already over-burdened public infrastructure, services and facilities in the village.

**Recommendation:**

No change recommended.

*On the proposal of Comh O'Cuaig and seconded by Cllr Welby it was agreed to accept the recommendation in the Manager's Report*

**2.1.15 Sub-Issue 1G – Site in Inner Village Area along New Village Street**

**Submitted By:**

- No. 10 – Con Curley

**Summary:**

Group of landowners with a significant land parcel south of proposed Village Street in Inner Village area (shown on attached map) and suggest that Village Core area be extended to include this land given the extent of land that will be lost due to new Inner Relief Road and Streamside Greenway Linkage.

**Response:**

The relevant objectives in the LAP for the Inner Village and Village Core areas are as follows:

*Objective LU3 – Village Core Area (see SECTION 3.1)*

*Promote the development of the Village Core as an intensive, high quality, well-landscaped, appropriately scaled and accessible environment with a mix of residential, commercial, service, tourism and community uses that provides a range of services, facilities and amenities to the local community and visitors to Bearna.*

*Objective LU4 – Inner Village Area (see SECTION 3.2)*

*Develop the lands adjoining the new Bearna Village Street as an intensive, high quality, well-landscaped Inner Village area with a mix of residential uses, community facilities, local convenience shop/s, public transport facilities and other complementary uses to serve the residential population of the area.*

It is not considered appropriate to alter the designation of the subject lands for the reasons outlined below:

- The Inner Village area allows for a density of 0.45 PAR, which is double that of the recently constructed O'Malley's development to the west in a similar position to the subject lands and therefore provides sufficient scope for intensive development on the site.
- The Village Core area allows for a density of over double that of the Inner Village area and an extension of the Village Core designation to cover the subject lands will therefore significantly increase the potential number of housing units that can be constructed on the subject lands. The development areas and density guidelines in the Draft LAP already allows for the construction of almost 1 800 dwelling units, or 5 times the house construction allocation allowed for under the current GCDP 2003-2009.
- The LAP currently provides a mechanism whereby a higher density than 0.45 PAR can be achieved where a major community facility is provided, such as a school site. This or other community facility options, such as a Village Square, could be pursued in relation to the subject site that will provide a new focal point in the village and the basis for higher density development.
- The extension of the boundary of the Village Core area to encompass the subject lands will set a precedent for the extension of the Village Core in other locations.
- The increase in development potential will place additional pressure on the already over-burdened public infrastructure, services and facilities in the village.

**Recommendation:**

No change recommended.

*On the proposal of Comh O’Cuaig and seconded by Cllr Kyne it was agreed to accept the recommendation in the Manager’s Report*

**2.1.16 Sub-Issue 1AP – Site in Inner Village Area along New Village Street**

**Submitted By:**

- No. 22 – Seamus Hickey

**Summary:**

The optimum site proposed for the provision of the Primary School is on the landowner’s land. The submission raises the following concerns regarding this proposal:

- The lands were zoned Residential up to 2003 when the proposed plan for the Bearna area was produced.
- In 2003 when the proposed plan for Bearna was produced, the land had been dezoned to Recreation/Amenity.
- The landowner objected to this to the local Councillors and at it was agreed at a Council Meeting in Clifden that the zoning revert to residential.
- The current LAP once again dezones the land and marks them Recreational/Amenity.
- Concerned that land has been in family since the 1820’s, that the landowner’s four children want to live in Bearna, that planning permission has previously been refused on numerous occasions and that, should the land continue to be zoned Recreational/Amenity there will be no opportunity for the children to return to their place of birth.
- In light of the amount of development in recent time in the area by the “big companies” this would seem very unfair and unjust.
- In the 2003 proposed plan, this was deemed to be the most expensive site to develop.
- Suggest that other sites marked as suitable be looked at and given consideration.

**Response:**

The relevant objectives of the LAP are as follows:

**Objective CF 1 – National School**

*Support the upgrading of Scoil Sheamus Naofa or its relocation to a more appropriate site with increased pupil capacity, more expansive recreational facilities and improved and safer access. A number of potential siting options have been identified and an optimum site has been identified along the new village street. These sites and the surrounding lands should not be developed until such time as a suitable school site has been secured, to the satisfaction of the Planning Authority. In the interim, these sites should be reserved as amenity areas and could be considered for the development of parks and other appropriate public uses.*

The LAP has considered a number of potential site options for the provision of a new primary school and site option 1 on the landowner’s lands has been identified as the optimum site location. The reasons for selecting this site are set out under Section 2.5.1 and in Table D1 in Appendix D of the LAP. The main considerations for the selection of this site include the following:

- The subject lands are the most central site option within the village with the highest level of potential access from the surrounding residential population and potential linkage with inland sports facilities and the coastal amenity.
- The lands are located along the new Village Street and can be provided with a high level of vehicular access and be linked to a public transport service once the construction of



this route is progressed.

- The provision of a new school along the new Village Street will create a new focal point at an appropriate location within the village and will help to establish a positive street character and appropriate land uses along this new street.
- The lands are located in close proximity to the main village street (R336) and can therefore form an integral part of the life of the village and be linked to other central facilities, such as the existing tennis courts, a potential future community centre on the existing school site, the proposed coastal amenity park, water-related facilities and activities, etc.
- The lands could be provided with an access road from the Moycullen Road as a temporary arrangement pending completion of the new Village Street.
- The lands are the only site option located within a 500m radius of the village centre crossroads and are therefore optimally located to allow for pupils to be within sustainable walking distance of the school.
- There has been strong support from the local community and community groups for the new school to be located along the new Village Street and a number of submissions and public consultation inputs support the subject lands as the optimum location for a new school.
- The lands are not located on sensitive coastal lands where there would be additional environmental and landscape impacts to be considered.

A new school site has been identified as one of the major facilities required by the local community, is supported by the local school and the site has been identified as the optimum location for a new school. It is accordingly considered appropriate that this site option be retained as proposed in the Draft LAP.

The submission refers to the zoning of the land and the cost of the lands. The LAP has made it clear that the school site options identified (and other community facility site options) are not zones. This approach has been taken so that individual landowners such as the submitter are not penalised by having a Recreation/Amenity zoning on their land whilst an adjacent landowner might benefit from higher value Residential zoning. It has also been taken to ensure that there are a number of options for delivering a school site given the difficulty associated with securing a site and the high costs of land, particularly on the subject lands and the other well-located central site options. The LAP also supports the provision of one of the other central school site options identified and is open to consideration of the other site options identified in the LAP and other suitable sites subject to appropriate access, site size and other requirements.

The intention of the LAP is to enable landowners to put forward proposals that will address community needs whilst at the same time allowing for a good level of development on the subject lands, subject to the policies and objectives in the LAP, for example:

- A landowner might assemble a large block of land including their own lands and the adjoining lands of other landowners and develop these for a combination of a school and other types of development.
- A group of landowners with lands covered by the optimum and central sites identified, or other suitable lands, might put forward a proposal for a school on one of the sites and development on the remainder of the lands.
- A developer might purchase the school site lands and offer these to the local authority as part of their contribution under the LAP contribution scheme for development on lands elsewhere within the plan area.

In the above manner, it is intended that the costs and benefits of developing the land can be spread and that an individual landowner is not burdened with the full cost of providing lands

for a facility and can derive an equitable share of the return from any development on the land parcels proposed. The contribution scheme proposed in the LAP provides the basis for ensuring that the delivery of lands by landowners is undertaken in as open, transparent and equitable a manner as possible. It also seeks to promote the delivery of land parcels of sufficient size to ensure that an appropriate balance can be achieved between lands needed for community facilities and for residential and other forms of development.

In the case of the landowner's specific lands, these could, for example, be developed for a combination of a school and residential development with lands provided to the north for playing pitches linked to the school. Other options can also be considered, as outlined above or as put forward by the landowner following the adoption of the LAP.

It should be noted that meetings have been held with the landowner at which the landowner has expressed his concerns and the Planning Authority have acknowledged the difficulties raised and outlined the need for facilities, the suitability of the subject lands, the approach taken in the LAP and the options available to the landowner and other developers in meeting the requirements of the LAP and progressing development options. It is suggested that this process of engaging with landowners in seeking to deliver lands for the provision of a school and other facilities be continued following the adoption of the LAP in order to progress the delivery of these much-needed facilities.

**Recommendation:**

No change recommended.

*On the proposal of Cllr Welby and seconded by Cllr Kyne it was agreed to accept the recommendation in the Manager's Report*

**SUSPENSION OF STANDING ORDERS**

**On the proposal of Cllr. D. Connolly, seconded by Cllr. S. Walsh it was agreed that the Standing Orders of the Council be suspended so that the Meeting could continue after 6 p.m.**

**2.1.17 Sub-Issue 1D – Lands in Inner Village/Outer Village Area along New Village Street**

**Submitted By:**

- No. 5 – Michael & Julie Conneely
- No. 17 – John Folan & Michael Conneely
- No. 18 – Michael & Julie Conneely

**Summary:**

Landowner with site in Inner Village/Outer Village area affected by proposed New Village Street, the School Site Option 2 and Village Square Option 4 in the Draft LAP:

- Proposed Relief Road/Village Street sub-divides the Conneely's property, is likely to interfere with the amenity of the rear of the property and would not allow for ready access to the north or south due to proposed road level. (See also **Sub-Issue 9A**).
- Objection to Primary School Site Option 2 in Section 2.5 of Draft LAP, which is located on the landowners' lands in Forramoyle East Townland, but indicates support for Site Option 1 as the most desirable and suitable location for a Primary School. (See also **Sub-Issue 7B**).
- Objection to Village Square Site Option 4 proposed in Section 2.5 of the Draft LAP, which is located on the submitters' lands in Forramoyle East Townland, but indicates support for

Village Square Site Option 5 opposite School Site Option 1 as a more appropriate location for a Village Square. (See also **Sub-Issue 7D**).

**Response:**

The new inner relief road/new village street has been planned for many years, is supported by the Roads Department as a means to deal with traffic and safety issues in Bearna and was adopted by the elected members of GCC on 26/09/2007. The specific routing of this road has therefore already been decided and the impact on adjacent properties is therefore a matter for the Part 8 procedure undertaken and the detailed design of the new road. The Draft LAP does, however, propose that this road be treated as a new village street to ensure that it integrates with the existing village fabric, that a high quality streetscape is developed along this route and that key community facilities and amenities be established along this route.

Primary School Site Option 2 is one of the central locations for a new school site in Bearna that will have a high level of access from the new village street and will be well-located with respect to the existing residential concentrations in the village. A new school site has been identified as one of the major facilities required by the local community and is supported by the local school. It is accordingly considered appropriate that this site option be retained as proposed in the Draft LAP to provide sufficient options to enable a school site to be delivered in the future.

Village Square Site Option 4 is one of 2 potential locations identified for a Village Square along the new village street. The provision of Village Squares is considered an important facility to improve the public realm in Bearna, to provide for meeting/gathering places in the village and to provide relief from an intensive streetscape along the new village street (and avoidance of the creation of a 'tunnel effect' identified by local residents as problematic along the R336 main street). It is accordingly considered appropriate that this site option be retained as proposed in the Draft LAP to provide sufficient options to enable a Village Square site to be delivered in the future along the new village street. Nonetheless, it is recommended that, in order to provide additional site options for the provision of Village Squares, that the proposed central school site options along the new village street also be considered as potential site options for Village Squares.

**Recommendation:**

No change recommended with regard to the new village street and primary school site options.

Recommend that the following changes be made with respect to providing additional site options for Village Squares:

- The final sentence of Objective CF1 be amended (as highlighted in bold) to read as follows: "In the interim, these sites should be reserved as amenity areas and could be considered for the development of parks, **village squares** and other appropriate public uses.
- Objective CF5 be amended (as highlighted in bold) to read as follows: *Facilitate the creation of village squares and/or local parks along the main street (R336) and new village street to support the civic life and social interaction of the local community. **A number of potential siting options have been identified and these should be considered together with any other suitable sites, such as the school site options and water-related facilities site options identified in the Village Consolidation Zone, for the provision of village squares and/or local parks.***

*On the proposal of Cllr Welby and seconded by Cllr Kyne it was agreed to accept the recommendation in the Manager's Report*

(Note: Sub-Issue 5I provides additional guidance in relation to the sub-issues in the Outer Village area)

### **2.1.18 Sub-Issue 1P – Site in Outer Village Area along New Village Street**

#### **Submitted By:**

- No. 40 – Michael, Barry & Shane Heskin

#### **Summary:**

Alter designation of landowner's lands from Outer Village to Inner Village area and remove Primary School Site Option 2:

- Subject lands extend from the proposed new Village Street up along the western edge of Avough/Paintbox Road.
- Inner Village designation will facilitate the provision of the new Village Street and the creation of a suitable streetscape along this route.
- Outer Village designation will not allow for this and will weaken urban design that can be achieved.
- Landowners intend to develop lands for residential purposes.
- Lands for school site option 2 are landlocked and dependent on new Village Street.

#### **Response:**

The objectives in the Draft LAP in relation to the Outer Village and Inner Village areas are as follows:

##### ***Objective LU5 – Outer Village Area***

*Develop the areas surrounding the Village Core and Inner Village area as a less intensive Outer Village area with lower density residential development, community facilities and local services as appropriate with larger plot sizes and landscaped areas.*

##### ***Objective LU4 – Inner Village Area***

*Develop the lands adjoining the new Bearna Village Street as an intensive, high quality, well-landscaped Inner Village area with a mix of residential uses, community facilities, local convenience shops, public transport facilities and other complementary uses to serve the residential population of the area.*

The landowner's lands consist of a linear plot extending northwards from the new proposed Village Street Moycullen Road in the Outer Village area. The alteration of the designation of this parcel of land would not be considered appropriate for the following reasons:

- The subject lands are not located within the central portion of the village are therefore not optimally located with regard to existing population thresholds, services and facilities as would be appropriate to warrant the Inner Village designation.
- The density and design guidelines for the Outer Village Area are sufficient to allow for the creation of a streetscape along the new Village Street and the LAP promotes high quality urban design in this area. The LAP allows for a density in the Outer Village Area that is double that of the recently developed O'Malley's development, which has managed to establish a new streetscape along the R336 main street.
- The extension of the Outer Village area boundary to encompass the landowner's lands would create an inappropriate edge to the Inner Village Area with a long parcel of Inner Village land extending northwards into the Outer Village area.
- The Inner Village area provides for a significantly higher density and level of development than the Outer Village and will therefore significantly increase the potential number of

housing units that can be constructed on the subject lands. The development areas and density guidelines in the Draft LAP already allows for the construction of almost 1 800 dwelling units, or 5 times the house construction allocation allowed for under the current GCDP 2003-2009.

- The extension of the boundary of the Inner Village area to encompass the subject lands will set a precedent for the extension of the boundary in other locations, which will be counter to the overall strategy of consolidating the village and retaining the character and setting of the village, will significantly increase the number of housing units that can be developed, will place additional pressure on the already limited public infrastructure and facilities, etc.
- It should also be noted that the LAP currently provides a mechanism whereby a higher density than 0.3 PAR can be achieved where a major community facility is provided, such as a school site. This or other community facility options, such as a Village Square, could be pursued in relation to the subject site that will provide a new focal point in the village and the basis for higher density development.

The relevant objective in the LAP in relation to the school site is as follows:

**Objective CF 1 – National School**

*Support the upgrading of Scoil Sheamus Naofa or its relocation to a more appropriate site with increased pupil capacity, more expansive recreational facilities and improved and safer access. A number of potential siting options have been identified and an optimum site has been identified along the new village street. These sites and the surrounding lands should not be developed until such time as a suitable school site has been secured, to the satisfaction of the Planning Authority. In the interim, these sites should be reserved as amenity areas and could be considered for the development of parks and other appropriate public uses.*

It is considered essential that site no. 2 be retained as proposed in the LAP to provide for the future development of this much needed facility, for the following reasons:

- A new school site has been identified as one of the most important and urgent issues in Bearna through the public consultation process.
- The various school site options identified in the Draft LAP are considered essential in providing potential locations for the future provision of this facility.
- School site option 2 is one of the 3 central site options identified in the Draft LAP and is one of the best locations for providing a school that is well-located with regard to the main concentration of existing residents and families in the village centre, allowing for a high level of vehicular and pedestrian access, etc.
- It should also be noted that the LAP currently provides a mechanism whereby a higher density than 0.3 PAR can be achieved where a major community facility is provided, such as a school site. This or other community facility options, such as a Village Square, could be pursued in relation to the subject site that will provide a new focal point in the village and the basis for higher density development.

**Recommendation:**

No change recommended.

*On the proposal of Comh O'Tuairisg and seconded by Comh Ni Fhartharta it was agreed to accept the recommendation in the Manager's Report*

**2.1.19 Sub-Issue 1H – Site in Outer Village Area**

**Submitted By:**

- No. 11 – Seamus Keady

**Summary:**

Landowner's lands in Outer Village area to be included as residential in LAP.

**Response:**

The objective for the Outer Village area in the Draft LAP is as follows:

**Objective LU5 – Outer Village Area**

*Develop the areas surrounding the Village Core and Inner Village area as a less intensive Outer Village area with lower density residential development, community facilities and local services as appropriate with larger plot sizes and landscaped areas.*

The Outer Village area as currently proposed in the Draft LAP therefore expressly provides for residential development.

**Recommendation:**

No change recommended.

*On the proposal of Cllr S. Walsh and seconded by Cllr Kyne it was agreed to accept the recommendation in the Manager's Report*

**2.1.20 Sub-Issue 1C – Existing Housing Site in Outer Village/Rural Fringe Area**

**Submitted By:**

- No. 4 – Mr. Raymond Storan

**Summary:**

Landowner with site in Outer Village and Rural Fringe area that forms part of existing housing estate with development 12 sites most of which are now developed. Request that Outer Village area be extended to include all sites in the estate. Attached map shows estate and site.

**Response:**

The boundary used for the Outer Village in the Draft LAP has been determined as follows:

- To ensure consistency with the boundaries used in previous plans and draft plans prepared for Bearna.
- To provide sufficient lands for the consolidation of Bearna village and the anticipated growth of the village in the lifetime of the LAP and beyond.

The housing estate referred to in the submission is largely developed and is either partially within the Outer Village area or adjoins this area and it is accordingly considered appropriate to extend the boundary of the Outer Village area to include the full extent of lands within the estate as the existing development is in character with the objective for the Outer Village and not the Rural Fringe and this will also not result in an increase in the overall development potential of the lands within the LAP area.

**Recommendation:**

Make the necessary changes to the LAP to include the existing housing estate in the Outer Village area, which will include the following amendments:

- Amend Mixed Use Zoning Map and Development Areas Map in Summary Document and Section 2.3 of LAP.
- Amend the figures in Section 2.3.2 (Development Potential) if necessary.

- Amend the Location Maps in Section 3.3 and 3.4.
- Amend the figures in Table B3 and B4 in Appendix B.
- Amend the figures in the table in the Development Area Guidelines section in the Summary Document.

*On the proposal of Cllr S.Walsh and seconded by Cllr Welby it was agreed to accept the recommendation in the Manager's Report*

#### **2.1.21 Sub-Issue 1AC – Site in Outer Village Area**

**Submitted By:**

- No. 72 – Joseph Tierney & Orla Naughton

**Summary:**

Request that the Outer Village designation currently proposed on landowner's lands (Area A on attached map) be retained.

**Response:**

The subject lands currently form part of the Outer Village area and it is proposed that they remain within this area.

**Recommendation:**

No change recommended.

*On the proposal of Cllr S.Walsh and seconded by Cllr Welby it was agreed to accept the recommendation in the Manager's Report*

#### **2.1.22 Sub-Issue 1B – Site in Outer Village Area**

**Submitted By:**

- No. 3 – Ms. Caroline Gannon

**Summary:**

Landowner with 1 acre site in OV area, Lacklea. Requests that DC Standard 16 of GCDP 2003-2009 should not apply to houses in Outer Village area given availability of foul sewage scheme.

**Response:**

Section 4.1.13 states that wastewater treatment and disposal in Bearna will be guided by a number of requirements, including DC Standard 16 in the current GCDP 2003-2009. This standard relates to site size for single houses using individual on-site wastewater treatment systems. It is necessary to apply this standard to all single houses using individual on-site wastewater treatment systems due to the following:

- To ensure consistency with the GCDP 2003-2009.
- To ensure that wastewater can be adequately dealt with on site to acceptable standards in the interest of public health and environmental protection. This is particularly important given the seriously polluted status of Truskey Stream in Bearna and requirements of the WFD 2000.

Where a connection to a public wastewater scheme or group wastewater treatment plant is provided in accordance with the provisions of the Bearna LAP, the GCDP 2003-2009 and accepted standards, then the requirements of DC Standard 16 shall not apply.

**Recommendation:**

No change recommended.

*On the proposal of Cllr Kyne and seconded by Comh Ni Fhartharta it was agreed to accept the recommendation in the Manager's Report*

### **2.1.23 Sub-Issue 1AB – Site in Outer Village/Western Coastal Edge Area**

#### **Submitted By:**

- No. 69 – Murt ó Cualáin

#### **Summary:**

Landowner with lands mainly within Outer Village area but extending down to foreshore in western Coastal Edge area. Agree with an area being along coast where development is restricted but object to large setback proposed in western Coastal Edge area due to loss of developable land, inconsistency with narrower setback in Village Core area and other Coastal Edge areas, etc.

#### **Response:**

It would not be considered appropriate to reduce the setback from the foreshore for the following reasons:

- The south-western boundary of the Outer Village area has been determined based on previous draft plans for Bearna, the existing pattern of development in the area, the need to protect the remaining areas of undeveloped land along the coast which provide the landscape setting for Bearna, the line of the proposed gravity public sewer, an adequate depth of development from the public access road and the extent of land required for the anticipated future growth of the village.
- The landowner's lands are located at the south-western edge of the Outer Village area and not in the more central parts of the village where a greater concentration of development should be promoted on the remaining lands to make best use of existing services and infrastructure in the interests of proper planning and sustainable development.
- It should also be noted that the Outer Village area extends considerably further along the coast to the west of the Village Core than it does to the east and that the extent of Outer Village area south of the access road is at its widest where it covers the landowner's lands.

#### **Recommendation:**

No change recommended.

*On the proposal of Comh O'Tuairisg and seconded by Comh Ni Fhartharta it was agreed to accept the recommendation in the Manager's Report*

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### **Western Coastal Edge**

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(Note: Sub-Issue 5G provides additional guidance in relation to the sub-issues in the Coastal Edge area)

### **2.1.24 Sub-Issue 1AI – Site in Western Coastal Edge/Outer Village Area**

#### **Submitted By:**

- No. 88 – Margaret & Tommy Gannon
- No. 89 – Caroline Gannon
- No. 90 – Jimmy Gannon
- No. 91 – Linda Duffy



**Summary:**

Request that family lands zoned as Coastal Edge be rezoned to Outer Village area to continue zoning approach of adjoining lands to the east:

- The Coastal Edge zoning will make it very difficult for landowner's children to build on remaining lands.
- Proposed wastewater scheme runs through landowner's lands, which should serve as an environmental positive for future development of landowner's lands.
- Not in favour of proposed setback from HWM as it is excessive, especially when lands in Seapoint and Freeport have their zonings up to 10-15m from their boundaries edge.
- The subject lands are covered in dense bracken and offer little or no flora or fauna habitation.
- Will be requesting a home zone approach for landowner's parcel of land as shape of lands and fact that sewerage scheme runs through it mean that it is too small for cluster development.

**Response:**

It would not be considered appropriate to extend the Outer Village area to include the subject lands in the Coastal Edge area along the foreshore for the following reasons:

- The south-western boundary of the Outer Village area has been determined based on previous draft plans for Bearnna, the existing pattern of development in the area, the need to protect the remaining areas of undeveloped land along the coast which provide the landscape setting for Bearnna, the line of the proposed gravity public sewer, an adequate depth of development from the public access road and the extent of land required for the anticipated future growth of the village.
- The landowner's lands are located at the southern edge of the Outer Village area and not in the more central parts of the village where a greater concentration of development should be promoted on the remaining lands to make best use of existing services and infrastructure in the interests of proper planning and sustainable development.
- The development of the lands at higher densities than that allowed for under the current Coastal Edge designation would not be appropriate to the coastal landscape setting and would increase the potential number of housing units that can be constructed on the subject lands. The development areas and density guidelines in the Draft LAP already allows for the construction of almost 1 800 dwelling units, or 5 times the house construction allocation allowed for under the current GCDP 2003-2009.
- The extension of the boundary of the Outer Village area and Village Consolidation Zone to encompass the subject lands will set a precedent for the extension of the boundary in other locations, which will be counter to the overall strategy of consolidating the village and retaining the character and setting of the village, will significantly increase the number of housing units that can be developed, will place additional pressure on the already limited public infrastructure and facilities, etc.

**Recommendation:**

No change recommended.

*On the proposal of Cllr Kyne and seconded by Cllr Welby it was agreed to accept the recommendation in the Manager's Report*

**2.1.25 Sub-Issue 1AH – Sites in Western Coastal Edge Area**

**Submitted By:**

- No. 83 – Joseph Hernon

**Summary:**

Landowner has 5 separate plots of land running from HWM to main road in New Village (in western Coastal Edge area) that are used for farming with stock moved along foreshore and request that school site option 5 be removed due to impact on farming, seaweed rights below this plot of land and rights to harvest seaweed on spring tides and does not support proposed greenway linkage along Liberty Stream.

**Response:**

The relevant policies in the Draft LAP are as follows:

**Objective CF 1 – National School**

*Support the upgrading of Scoil Sheamus Naofa or its relocation to a more appropriate site with increased pupil capacity, more expansive recreational facilities and improved and safer access. A number of potential siting options have been identified and an optimum site has been identified along the new village street. These sites and the surrounding lands should not be developed until such time as a suitable school site has been secured, to the satisfaction of the Planning Authority. In the interim, these sites should be reserved as amenity areas and could be considered for the development of parks and other appropriate public uses.*

Site option 5 has been included in the LAP as a potential location for the national school but more central site options are considered preferable in terms of their location, proximity to the main residential concentration in the village, ability to be accessed via vehicles and pedestrians, linkage to surrounding facilities and amenities, etc. Nonetheless, it is considered appropriate to retain site option 5 to ensure that a site can be delivered and that this land be reserved to avoid the site options being developed before a school site can be delivered.

**Objective CF14 – Streamside Greenway Linkages**

*Support the development of a Streamside Greenway Linkage loop along Trusky Stream and Liberty Stream that will link the future coastal amenity park and promenade to the new public square/park, public transport node and primary school site in the vicinity of the new village street and beyond to the future sports campus (and possible secondary school) and then further to the existing GAA playing pitch, Lough Inch, Fr. Griffin Memorial and Barna Golf Course. It could also connect to the Galway City greenway linkages and Barna Woods and would provide a safe walk around the Plan Area. New parks, playing fields and facilities located along stream walks. New developments to respond positively to streams, buffers and walks and not turn the backs on these features.*

**Objective NH7 – Local Streams**

*The existing streams in Bearna should be protected as follows:*

- *Restore and reinstate streams or portions of streams that have been filled in or covered over as part of new developments.*
- *Culverting of the streams should be restricted.*
- *There will be a general minimum 6m wide buffer on either side of streams to protect these watercourse and associated habitats. Additional areas should be incorporated as required to provide for attenuation, habitat conservation, etc.*
- *A minimum 10m buffer for the Trusky Stream and Liberty Stream to protect the watercourse and associated habitats and to provide for the new main green spine, amenity linkage and north/south connection across the Plan Area.*

The above policies are considered necessary to provide for the protection of streams, their associated habitats and species, their ability to act as conduits for surface water and capacity to deal with environmental pollution, their contribution to the visual amenity of the landscape and the provision of a connected and continuous amenity network that provides safe walking routes for the local

community and visitors to Bearna. These greenway linkages can also add value to new developments by providing high quality focal points for new developments and connecting developments to facilities and amenities in surrounding areas.

The provision of these greenway linkages should be located and designed in such a way that they do not unduly adversely impact on existing residential properties, agricultural uses or other activities that require a level of safety, privacy, amenity, etc. This should be clarified in the LAP through the addition of a new section covering greenway linkages in the Development Management section.

**Recommendation:**

No change recommended with regard to school site option 5.

It is recommended that Section 4.18 (on Page 106) be amended as follows:

**Promenade and Greenway Linkages**

At the end of this sub-section, add the following:

*The provision of greenway linkages will be guided by the following:*

- *The amenity network of greenway linkages shown on MAP 2.5.2B – Amenity Network is indicative and will be subject to more detailed consideration at the implementation/planning application stage.*
- *Amenity walkways should be designed as safe walking routes and, where possible, should also provide for cycling, particularly in the village centre and along the seaside.*
- *The design, construction and materials used for walkways should be low impact and sympathetic to the local environmental conditions and streamside and seaside greenway linkages in particular should seek to protect the adjacent streams/coastline and associated habitats and natural processes.*
- *Greenway linkages should take account of existing residential properties, agricultural uses and other activities that require privacy and/or screening from public routes and should be located and designed to ensure that the safety, privacy and amenity of these existing uses are not unduly adversely affected.*
- *Where planning applications are made on particular sites where greenway linkages have been identified, the applicant must clearly indicate the location of the greenway linkage and include proposals for providing or retaining the route of the linkage and ensuring the protection of the stream/coastline and associated habitats and natural processes.*
- *Where suitable alternative routes/linkages to those indicated in the LAP can be demonstrated by the applicant that will provide for the continuity of the amenity network and the protection of streams/coastline and associated habitats and natural processes, then these can be considered on their merits. These alternative routes would need to be reserved, secured and/or developed as walkways, as appropriate to the particular location and circumstances.*

*On the proposal of Cllr Welby and seconded by Comh Ni Fhartharta it was agreed to accept the recommendation in the Manager's Report*

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**Western Green Wedge**

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(Note: Sub-Issue 5E provides additional guidance in relation to the sub-issues in the Green Wedge area)

**2.1.26 Sub-Issue 1AK – Site in Western Green Wedge Area**

**Submitted By:**

- No. 94 – Peter & Michele Connolly

**Summary:**

Object to Green Wedge zoning of entire landowners' landholding in western Green Wedge area and provision of an unfair amount of amenity land (including portion of sports site option 4 (which encroaches on their house); portion of school site option 7; greenway linkage along Liberty Stream) and low priority given to development in Green Wedges area in Policy 2.3.2D in particular wording that local housing need may be accommodated, which should be changed to will be accommodated. Outline reasons why lands are not suitable for school site option 7 and sports site option 4. Land should possibly be rezoned Rural Fringe area.

**Response:**

**Green Wedge Area**

The Green Wedge area as proposed in the Draft LAP performs a number of important roles in the Plan Area, including amongst others:

- A strengthened buffer between the village and Furbo to the west, which will help to retain the separate identity of the village.
- A potential area for community facilities and amenities to serve the growing population in Bearna.
- A landscape, environmental and visual asset that forms an important part of the character and setting of the village.
- A location for local housing need development to support local families and those with links to the local area.
- A buffer to designated environmental sites, including the Moycullen Bogs to northwest of the subject lands.

It is therefore considered appropriate to retain the Green Wedges designation for the reasons outlined above. It is further considered that the Green Wedge provides for local housing need type developments and will therefore continue to provide opportunities for this type of development.

**Community Facilities and Amenities**

The relevant objectives of the LAP are as follows:

**Objective CF 1 – National School**

*Support the upgrading of Scoil Sheamus Naofa or its relocation to a more appropriate site with increased pupil capacity, more expansive recreational facilities and improved and safer access. A number of potential siting options have been identified and an optimum site has been identified along the new village street. These sites and the surrounding lands should not be developed until such time as a suitable school site has been secured, to the satisfaction of the Planning Authority. In the interim, these sites should be reserved as amenity areas and could be considered for the development of parks and other appropriate public uses.*

Site option 7 has been included in the LAP as a potential location for the national school but more central site options are considered preferable in terms of their location, proximity to the main residential concentration in the village, ability to be accessed via vehicles and pedestrians, linkage to surrounding facilities and amenities, etc. As a result of the difficulties in terms of providing access to the lands, the fact that they will be traversed by the proposed GCOB, their remoteness from the existing village centre and the fact that a significant portion of the lands are located outside of the GCOB and plan boundary, it is recommended that this option be removed from the LAP.

**Objective CF4 – Sports and Recreation Facilities**

*Support the provision of an appropriate level of sports and recreation facilities to service the needs of the local community. In particular, the Plan supports the proposals by An Comharchumann Bhearna (Barna Co-op) for a Sports Campus in Bearnna. This facility should ideally be located on approximately 50 acres of land within the Plan Area and within reasonable walking/cycling distance of the village centre. The funding for this facility would need to be generated through development contributions, private funding, fund raising, etc.*

There are only a limited number of suitable large land parcels remaining in the Plan Area to provide for significant sports and recreation facilities to serve the growing population in Bearnna and there has been widespread support for these facilities identified through the public consultation process. It is therefore recommended that site option 4 be retained in the LAP but that the LAP provide greater clarity regarding the reserving of the sports site option and the accommodation of local housing need developments.

**Objective CF14 – Streamside Greenway Linkages**

*Support the development of a Streamside Greenway Linkage loop along Trusky Stream and Liberty Stream that will link the future coastal amenity park and promenade to the new public square/park, public transport node and primary school site in the vicinity of the new village street and beyond to the future sports campus (and possible secondary school) and then further to the existing GAA playing pitch, Lough Inch, Fr. Griffin Memorial and Barna Golf Course. It could also connect to the Galway City greenway linkages and Barna Woods and would provide a safe walk around the Plan Area. New parks, playing fields and facilities located along stream walks. New developments to respond positively to streams, buffers and walks and not turn the backs on these features.*

**Objective NH7 – Local Streams**

*The existing streams in Bearnna should be protected as follows:*

- *Restore and reinstate streams or portions of streams that have been filled in or covered over as part of new developments.*
- *Culverting of the streams should be restricted.*
- *There will be a general minimum 6m wide buffer on either side of streams to protect these watercourse and associated habitats. Additional areas should be incorporated as required to provide for attenuation, habitat conservation, etc.*
- *A minimum 10m buffer for the Trusky Stream and Liberty Stream to protect the watercourse and associated habitats and to provide for the new main green spine, amenity linkage and north/south connection across the Plan Area.*

The above policies are considered necessary to provide for the protection of streams, their associated habitats and species, their ability to act as conduits for surface water and capacity to deal with environmental pollution, their contribution to the visual amenity of the landscape and the provision of a connected and continuous amenity network that provides safe walking routes for the local community and visitors to Bearnna. These greenway linkages can also add value to new developments by providing high quality focal points for new developments and connecting developments to facilities and amenities in surrounding areas.

The provision of these greenway linkages should be located and designed in such a way that they do not unduly adversely impact on existing residential properties, agricultural uses or other activities that require a level of safety, privacy, amenity, etc. Alternative siting options should also be considered where necessary and appropriate. This should be clarified in the LAP through the addition of a new section covering greenway linkages in the Development Management section.

**Recommendation:**

No change recommended with regard to the Green Wedge area.

It is recommended that primary school site option 7 be removed from the LAP for the reasons outlined above.

It is recommended that the LAP provide greater clarity regarding the reservation of sports site options and local housing need developments. It is recommended that the following paragraphs be added to Section 4.1.8 of the Development Management Guidelines dealing with sports and recreation facilities:

***Sports and Recreation Facilities***

*The provision of sports and recreation facilities shall be guided by the following:*

- *Section 10.13 of the GCDP 2003-2009, which sets out the policies and objectives with regard to recreation and amenity, and other relevant policies, objectives and standards in the GCDP 2003-2009.*
- *SECTION 2.5 of this LAP and other relevant strategies, policies, objectives and guidelines in the Plan.*
- *The Galway City Recreation and Amenity Needs Study prepared for Galway City Council.*

*Sports and recreation facilities should ideally be located within walking and cycling distance of existing residential communities. Suitable provision for the establishment of cycling and walking tracks should be made on the local road network and/or along the amenity network enabling safe travel to sports and recreation facilities.*

*The Planning Authority will support the proposals of An Comharchumann Bhearna (Barna Co-op) for a Sports Campus in Bearna. This facility should ideally be located on approximately 50 acres of land within the Plan Area and within reasonable walking/cycling distance of the village centre. The funding for this facility would need to be generated through development contributions, private funding, fund raising, etc.*

*The delivery of suitable and appropriate sports and recreation lands will be a requirement before further development of lands on the various sports and recreation sites identified within the LAP boundary is permitted, with the exception of agricultural uses and other community facilities and amenities identified in the LAP. Appropriate alternative uses may be considered on the sports and recreation site options identified once suitable lands have been delivered for sports and recreation facilities to serve the Bearna community to the satisfaction of the Planning Authority. This would include other types of community facilities and amenities suitable to the location and landscape context, for example a burial ground, and local housing need developments.*

It is recommended that Section 4.18 (on Page 106) be amended as follows:

**Promenade and Greenway Linkages**

At the end of this sub-section, add the following:

*The provision of greenway linkages will be guided by the following:*

- *The amenity network of greenway linkages shown on MAP 2.5.2B – Amenity Network is indicative and will be subject to more detailed consideration at the implementation/planning application stage.*
- *Amenity walkways should be designed as safe walking routes and, where possible, should also provide for cycling, particularly in the village centre and along the seaside.*
- *The design, construction and materials used for walkways should be low impact and sympathetic to the local environmental conditions and streamside and seaside greenway linkages in particular should seek to protect the adjacent streams/coastline and associated habitats and natural processes.*

- Greenway linkages should take account of existing residential properties, agricultural uses and other activities that require privacy and/or screening from public routes and should be located and designed to ensure that the safety, privacy and amenity of these existing uses are not unduly adversely affected.
- Where planning applications are made on particular sites where greenway linkages have been identified, the applicant must clearly indicate the location of the greenway linkage and include proposals for providing or retaining the route of the linkage and ensuring the protection of the stream/coastline and associated habitats and natural processes.
- Where suitable alternative routes/linkages to those indicated in the LAP can be demonstrated by the applicant that will provide for the continuity of the amenity network and the protection of streams/coastline and associated habitats and natural processes, then these can be considered on their merits. These alternative routes would need to be reserved, secured and/or developed as walkways, as appropriate to the particular location and circumstances.

*On the proposal of Comh Ni Fhartharta and seconded by Comh O'Tuairisg it was agreed to accept the recommendation in the Manager's Report and it was agreed to change the word 'may' to 'shall' in Objective LU7 of the Plan to read: "Local housing need shall also be accommodated subject to the provisions in the GCDP03-09 and the LAP."*

### **2.1.27 Sub-Issue 11 – Site in Western Green Wedge Area**

#### **Submitted By:**

- No. 19 – Patrick Duane

#### **Summary:**

Object to Green Wedge area and school and sports options on landowner's lands and should be removed.

#### **Response:**

The relevant LAP provisions for the Green Wedge area are as follows:

#### **Development Strategy – Objective LU7 (Green Wedges Area)**

*Retain the areas adjacent to Liberty Stream in the west and Barna Woods in the east as Green Wedges that separate Bearna from Galway City and Na Forbacha, retain the landscape setting and unique village character of Bearna, prevent further ribbon development along the coast and provide opportunities for recreation and amenity. Local housing need may also be accommodated subject to the provisions in the GCDP 2003-2009 and the LAP.*

#### **Development Framework – Green Wedge Area**

*Accommodate Local Housing Need, subject to high standards of siting & design, compliance with the requirements of the GCDP 2003-2009, including the appended Design Guidelines for the Single Rural House, & those in this LAP, including the relevant provisions in VD9 & SECTION 4.1.5.*

#### **Development Management – Green Wedge Area**

*Local housing need development in the Village Enhancement Zone should generally be located in the Rural Fringe area wherever possible to avoid impacting on the sensitivities and objectives associated with the Green Wedge and Coastal Edge areas. Applicants will be encouraged to submit landholding maps showing their lands so that opportunities for the optimum location, siting and design of developments can be explored.*

The Green Wedge area as proposed in the Draft LAP therefore performs a number of important roles in the Plan Area, including amongst others:

- A strengthened buffer between the village and the city, which will help to retain the

separate identity of the village.

- An area for community facilities and amenities to serve the growing population in Bearna.
- A landscape, environmental and visual asset that forms an important part of the character and setting of the village.
- A location for local housing need development to support local families and those with links to the local area.

The relevant provisions for the school and sports facilities are as follows:

**Objective CF 1 – National School**

*Support the upgrading of Scoil Sheamus Naofa or its relocation to a more appropriate site with increased pupil capacity, more expansive recreational facilities and improved and safer access. A number of potential siting options have been identified and an optimum site has been identified along the new village street. These sites and the surrounding lands should not be developed until such time as a suitable school site has been secured, to the satisfaction of the Planning Authority. In the interim, these sites should be reserved as amenity areas and could be considered for the development of parks and other appropriate public uses.*

**Objective CF4 – Sports and Recreation Facilities**

*Support the provision of an appropriate level of sports and recreation facilities to service the needs of the local community. In particular, the Plan supports the proposals by An Comharchumann Bhearna (Barna Co-op) for a Sports Campus in Bearna. This facility should ideally be located on approximately 50 acres of land within the Plan Area and within reasonable walking/cycling distance of the village centre. The funding for this facility would need to be generated through development contributions, private funding, fund raising, etc.*

A new school site and sports and recreation facilities have been identified as one of the most important and urgent issues in Bearna through the public consultation process. The various school and sports site options identified in the Draft LAP are considered essential in providing potential locations for the future provision of these facilities. It is accordingly considered essential that these sites be retained as proposed in the LAP to provide for the future development of these much needed facilities.

**Recommendation:**

No change recommended.

*On the proposal of Comh O'Tuairisg and seconded by Comh Ni Fhartharta it was agreed to remove the Primary School Option 7 and leave the Sports Facilities Option 4 and the Green Wedge Development Area as is.*

*It was also agreed to include a note on the Community Facilities Map as follows*

*Site options shown are indicative and surrounding lands and other suitable locations may also be considered.*

**2.1.28 Sub-Issue 10 – Site in Western Green Wedge Area**

**Submitted By:**

- No. 39 – Tom & Claire Cunningham & Family

**Summary:**

Redesignate landowners' lands from Green Wedge to Rural Fringe area on western edge of Plan Area given the existing green wedge buffer of NHA to west and existing residential pattern in the area. Relocate Streamside Greenway to opposite side of river as at present it runs through landowner's property immediately adjacent to home.



**Response:**

The relevant LAP provisions for the Green Wedge area are as follows:

**Development Strategy – Objective LU7 (Green Wedges Area)**

*Retain the areas adjacent to Liberty Stream in the west and Barna Woods in the east as Green Wedges that separate Bearna from Galway City and Na Forbacha, retain the landscape setting and unique village character of Bearna, prevent further ribbon development along the coast and provide opportunities for recreation and amenity. Local housing need may also be accommodated subject to the provisions in the GCDP 2003-2009 and the LAP.*

**Development Framework – Green Wedge Area**

*Accommodate Local Housing Need, subject to high standards of siting & design, compliance with the requirements of the GCDP 2003-2009, including the appended Design Guidelines for the Single Rural House, & those in this LAP, including the relevant provisions in VD9 & SECTION 4.1.5.*

**Development Management – Green Wedge Area**

*Local housing need development in the Village Enhancement Zone should generally be located in the Rural Fringe area wherever possible to avoid impacting on the sensitivities and objectives associated with the Green Wedge and Coastal Edge areas. Applicants will be encouraged to submit landholding maps showing their lands so that opportunities for the optimum location, siting and design of developments can be explored.*

The Green Wedge area as proposed in the Draft LAP therefore performs a number of important roles in the Plan Area, including amongst others:

- A strengthened buffer between the village and Na Forbacha to the west, which will help to retain the separate identity of the village.
- A potential area for community facilities and amenities to serve the growing population in Bearna.
- A landscape, environmental and visual asset that forms an important part of the character and setting of the village.
- A location for local housing need development to support local families and those with links to the local area.
- A buffer to designated environmental sites, including the Moycullen Bogs NHA to west of the subject lands.

It is therefore considered appropriate to retain the Green Wedges area for the reasons outlined above. It is further considered that the Green Wedge provides for local housing need type developments and will therefore continue to provide opportunities for this type of development.

The lands are located along Liberty Stream and relevant policies of the LAP are as follows:

**Objective CF14 – Streamside Greenway Linkages**

*Support the development of a Streamside Greenway Linkage loop along Trusky Stream and Liberty Stream that will link the future coastal amenity park and promenade to the new public square/park, public transport node and primary school site in the vicinity of the new village street and beyond to the future sports campus (and possible secondary school) and then further to the existing GAA playing pitch, Lough Inch, Fr. Griffin Memorial and Barna Golf Course. It could also connect to the Galway City greenway linkages and Barna Woods and would provide a safe walk around the Plan Area. New parks, playing fields and facilities located along stream walks. New developments to respond positively to streams, buffers and walks and not turn the backs on these features.*

**Objective NH7 – Local Streams**

*The existing streams in Bearna should be protected as follows:*

- *Restore and reinstate streams or portions of streams that have been filled in or covered over as part of new developments.*
- *Culverting of the streams should be restricted.*
- *There will be a general minimum 6m wide buffer on either side of streams to protect these watercourse and associated habitats. Additional areas should be incorporated as required to provide for attenuation, habitat conservation, etc.*
- *A minimum 10m buffer for the Trusky Stream and Liberty Stream to protect the watercourse and associated habitats and to provide for the new main green spine, amenity linkage and north/south connection across the Plan Area.*

The above policies are considered necessary to provide for the protection of streams, their associated habitats and species, their ability to act as conduits for surface water and capacity to deal with environmental pollution, their contribution to the visual amenity of the landscape and the provision of a connected and continuous amenity network that provides safe walking routes for the local community and visitors to Bearna.

Where planning applications are made on particular sites and suitable alternatives can be demonstrated that will still deliver on the above (i.e. protection of streams, continuity for the amenity network, etc.), then these can be considered on their merits. This should be clarified in the Development Management section of the LAP.

**Recommendation:**

It is recommended that Section 4.18 (on Page 106) be amended as follows:

**Promenade and Greenway Linkages**

At the end of this sub-section, add the following:

The provision of greenway linkages will be guided by the following:

- The amenity network of greenway linkages shown on MAP 2.5.2B – Amenity Network is indicative and will be subject to more detailed consideration at the implementation/planning application stage.
- Amenity walkways should be designed as safe walking routes and, where possible, should also provide for cycling, particularly in the village centre and along the seaside.
- The design, construction and materials used for walkways should be low impact and sympathetic to the local environmental conditions and streamside and seaside greenway linkages in particular should seek to protect the adjacent streams/coastline and associated habitats and natural processes.
- Where planning applications are made on particular sites where greenway linkages have been identified, the applicant must clearly indicate the location of the greenway linkage and include proposals for providing or retaining the route of the linkage and ensuring the protection of the stream/coastline and associated habitats and natural processes.
- Where suitable alternative routes/linkages to those indicated in the LAP can be demonstrated by the applicant that will provide for the continuity of the amenity network and the protection of streams/coastline and associated habitats and natural processes, then these can be considered on their merits. These alternative routes would need to be reserved, secured and/or developed as walkways, as appropriate to the particular location and circumstances.

***On the proposal of Cllr S.Walsh and seconded by Comh Ní Fhatharta it was agreed to extend the Rural Fringe Development Area to include 7/8ths of the lands the subject of submission 10 and remainder 1/8th be retained in the Green Wedge Development Area as per the map submitted to the meeting.***

### 2.1.29 Sub-Issue 1AA – Site in Western Green Wedge Area

#### Submitted By:

- No. 68 – Maureen Monaghan  
(no map provided to show precise location of lands)

#### Summary:

Object to Green Wedge zoning of landowner's lands in Forramoyle West for following reasons:

- The suggestion that development in the Green Wedge would be given low priority (Policy 2.3.2D) and the use of the words "local housing need may be accommodated" (Policy 2.3.2a LU7) is too vague and restrictive and should be changed to "permission will be given".
- Green Wedge zoning will result in no "gain" to landowner and would result in land being devalued and leave landowner at a disadvantage to other land owners outside this zone.

Request that Green Wedge zoning and its associated restrictions be removed from LAP.

#### Response:

Policy 2.3.2D does not state that development in the Green Wedge will be given low priority, nor is this the intention in the LAP. The LAP does propose the consolidation of the village on the most central lands with the optimum access, servicing, etc., which is considered appropriate and necessary to ensure proper planning and sustainable development. This does not mean that development in the Green Wedge will be given low priority but that the types of uses appropriate in this area will be more suited to this peripheral location, such as agricultural uses, community facilities and amenities and local housing need developments.

The land use objective for the Green Wedge area specifically allows for local housing need development. There is in fact very little difference between the requirements in the Rural Fringe area and the Green Wedge area and the main distinction is that where landowners have lands in both areas they will be encouraged to locate in the Rural Fringe area.

The Green Wedge area as proposed in the Draft LAP therefore performs a number of important roles in the Plan Area, including amongst others:

- A strengthened buffer between the village and Galway City to the east, which will help to retain the separate identity of the village.
- A potential area for community facilities and amenities to serve the growing population in Bearna.
- A landscape, environmental and visual asset that forms an important part of the character and setting of the village.
- A location for local housing need development to support local families and those with links to the local area.
- A buffer to designated environmental sites, including the Galway Bay SPA, SAC and NHA to east of the subject lands.

It is therefore considered appropriate to retain the Green Wedges designation for the reasons outlined above. It is further considered that the Green Wedge provides for local housing need type developments and will therefore continue to provide opportunities for this type of development.

#### Recommendation:

No change recommended.

*On the proposal of Comh Ní Fhatharta and seconded by Cllr Welby it was agreed to accept the recommendation in the Manager's Report and it was agreed to change the word 'may' to 'shall' in Objective LU7 of the Plan to read: "Local housing need shall also be accommodated subject to the provisions in the GCDP03-09 and the LAP."*

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### Rural Fringe

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(Note: Sub-Issue 5H provides additional guidance in relation to the sub-issues in the Rural Fringe area)

#### 2.1.30 Sub-Issue 1F – Site in Rural Fringe Area

##### Submitted By:

- No. 8 – Mrs. Mary Hernon

##### Summary:

Landowner has a 5.5 acre site in the Rural Fringe area/outside the Plan Area a considerable portion of the site is located in Moycullen Bogs pNHA, which limits development. Concern is that proposed Greenway Linkage through remaining portion of land would make it unusable for future limited development. Request that linkage be relocated to line of pNHA as shown on attached maps and that width be restricted to 5m.

##### Response:

The site is located along Liberty Stream and relevant policies of the LAP are as follows:

##### *Objective CF14 – Streamside Greenway Linkages*

*Support the development of a Streamside Greenway Linkage loop along Trusky Stream and Liberty Stream that will link the future coastal amenity park and promenade to the new public square/park, public transport node and primary school site in the vicinity of the new village street and beyond to the future sports campus (and possible secondary school) and then further to the existing GAA playing pitch, Lough Inch, Fr. Griffin Memorial and Barna Golf Course. It could also connect to the Galway City greenway linkages and Barna Woods and would provide a safe walk around the Plan Area. New parks, playing fields and facilities located along stream walks. New developments to respond positively to streams, buffers and walks and not turn the backs on these features.*

##### *Objective NH7 – Local Streams*

*The existing streams in Bearna should be protected as follows:*

- *Restore and reinstate streams or portions of streams that have been filled in or covered over as part of new developments.*
- *Culverting of the streams should be restricted.*
- *There will be a general minimum 6m wide buffer on either side of streams to protect these watercourse and associated habitats. Additional areas should be incorporated as required to provide for attenuation, habitat conservation, etc.*
- *A minimum 10m buffer for the Trusky Stream and Liberty Stream to protect the watercourse and associated habitats and to provide for the new main green spine, amenity linkage and north/south connection across the Plan Area.*

The above policies are considered necessary to provide for the protection of streams, their associated habitats and species, their ability to act as conduits for surface water, their capacity to deal with environmental pollution, their contribution to the visual amenity of the landscape and the provision of

a connected and continuous amenity network that provides safe walking routes for the local community and visitors to Bearna.

Where planning applications are made on particular sites and suitable alternatives can be demonstrated that will still deliver on the above (i.e. protection of streams, continuity for the amenity network, etc.), then these can be considered on their merits. This should be clarified in the Development Management section of the LAP.

**Recommendation:**

It is recommended that Section 4.18 (on Page 106) be amended as follows:

**Promenade and Greenway Linkages**

At the end of this sub-section, add the following:

The provision of greenway linkages will be guided by the following:

- The amenity network of greenway linkages shown on MAP 2.5.2B – Amenity Network is indicative and will be subject to more detailed consideration at the implementation/planning application stage.
- Amenity walkways should be designed as safe walking routes and, where possible, should also provide for cycling, particularly in the village centre and along the seaside.
- The design, construction and materials used for walkways should be low impact and sympathetic to the local environmental conditions and streamside and seaside greenway linkages in particular should seek to protect the adjacent streams/coastline and associated habitats and natural processes.
- Where planning applications are made on particular sites where greenway linkages have been identified, the applicant must clearly indicate the location of the greenway linkage and include proposals for providing or retaining the route of the linkage and ensuring the protection of the stream/coastline and associated habitats and natural processes.
- Where suitable alternative routes/linkages to those indicated in the LAP can be demonstrated by the applicant that will provide for the continuity of the amenity network and the protection of streams/coastline and associated habitats and natural processes, then these can be considered on their merits. These alternative routes would need to be reserved, secured and/or developed as walkways, as appropriate to the particular location and circumstances.

*On the proposal of Comh O'Tuairisg and seconded by Comh O'Cuaig it was agreed to accept the recommendation in the Manager's Report.*

**2.1.31 Sub-Issue 1Q – Site in Rural Fringe Area**

**Submitted By:**

- No. 41 – Mr. Joseph Murphy

**Summary:**

Rezoned landowner's 35 acres of land from Rural Fringe to Outer Village area. Landowner has also indicated that he would be willing to make part of the lands available for community use. The submission notes that there is a demand for housing to serve the environs of Galway City and that alternatives are necessary in the form of appropriate residential developments within designated Settlement Centres and that the subject lands, given their location, accessibility and established pattern of development are ideally suited for this purpose.

**Response:**

The objectives in the LAP for the Rural Fringe and Outer Village areas are as follows:

**Objective LU6 – Rural Fringe Area**

*Retain the lands north of Bearna village as a Rural Fringe that protects the landscape character and setting of the village from inappropriate and ribbon development, that accommodates local housing need and that allows for the future growth and expansion of the village beyond the lifetime of the Plan.*

**Objective LU5 – Outer Village Area**

*Develop the areas surrounding the Village Core and Inner Village area as a less intensive Outer Village area with lower density residential development, community facilities and local services as appropriate with larger plot sizes and landscaped areas.*

The landowner's lands consist of a block of land in the northwest portion of the Rural Fringe area remote from the Outer Village area. The alteration of the designation of this parcel of land would not be considered appropriate for the following reasons:

- The subject lands are located a considerable distance from the Outer Village area and lack the associated level of services, facilities and residential development that would be available to residents in the Outer Village area.
- The Outer Village area provides for a higher density and multiple unit/ housing estate residents developments, which would not be appropriate in the Rural Fringe area which is not well-located with regard to the village centre and associated services and facilities.
- The extension of the Outer Village area boundary to encompass the landowner's lands would create an isolated area of Outer Village designation remote from the Village Consolidation Zone and its associated existing services and facilities.
- The Outer Village area provides for a significantly higher density and level of development than the Rural Fringe and will therefore significantly increase the potential number of housing units that can be constructed on the subject lands. The development areas and density guidelines in the Draft LAP already allows for the construction of almost 1 800 dwelling units, or 5 times the house construction allocation allowed for under the current GCDP 2003-2009.
- The extension of the boundary of the Outer Village area and Village Consolidation Zone to encompass the subject lands will set a precedent for the extension of the boundary in other locations, which will be counter to the overall strategy of consolidating the village and retaining the character and setting of the village, will significantly increase the number of housing units that can be developed, will place additional pressure on the already limited public infrastructure and facilities, etc.

The landowner has indicated a willingness to make part of the lands available for community use. It is considered that the location and extent of the subject lands would make them an appropriate location for sports and recreation facilities that are accessible to the Bearna community. It is accordingly considered appropriate that these be included as a site option for these facilities. The provision of such a facility would create a new focal point in the broader Plan Area. The LAP includes provision for providing an intensification of development around major new community facilities and amenities and this could be pursued by the landowner in discussions with the Local Authority.

**Recommendation:**

No change recommended to Rural Fringe Area land use designation on subject lands.

It is recommended that the general location of the subject lands be identified as a new sports site option, which will require amendments to the following parts of the LAP:

- Community Facilities text and drawing in Summary Document (Page v).

- Section 2.5.1 and MAP 2.5.2A in Development Strategy.
- Section 3.4.1 in Development Framework.
- TABLE D2 in Appendix D.

*On the proposal of Cllr T. Welby and seconded by Comh O'Cuaig it was agreed to accept the recommendation in the Manager's Report and to re-prioritise the Sports facilities site options.*

### **2.1.32 Sub-Issue 1AQ – Site in Rural Fringe Area**

#### **Submitted By:**

- No. 9 – Tom Hernon

#### **Summary:**

Some access points should be reserved to service a block of land in the northwest Rural Fringe area, as shown on submitted map.

#### **Response:**

The LAP objective for access points is as follows:

#### **RT5 – Access Points**

*Reserve access points to development lands in the village from public roads to ensure that lands are not cut-off and that their development potential can be realised. This is particularly important in the Village Core and Inner Village areas where development will be concentrated and where the provision of adequate access is paramount.*

MAP 2.7.2 in the LAP shows the access points that should be reserved in the central portions of the village. The access points are shown for the central parts of the village where the aim is to consolidate development and to provide a high level of access and permeability. It is not considered appropriate to indicate access points in the peripheral areas around the central areas as development is generally restricted to amenity, agricultural and local housing need related developments in these outlying areas. Proposals for single houses or clustered developments based on local housing need will be considered on their merits in these areas in accordance with the provision of the LAP and the GCDP 2003-2009.

#### **Recommendation:**

No change recommended.

*On the proposal of Cllr T. Welby and seconded by Comh Ó Tuairisg it was agreed to accept the recommendation in the Manager's Report.*

### **2.1.33 Sub-Issue 1J – Site in Rural Fringe/Outer Village Area**

#### **Submitted By:**

- No. 34 – Missionaries of the Sacred Heart

#### **Summary:**

Extend the Outer Village area to include entirety of landowner's lands in the Rural Fringe area. The submission notes that the capacity of the Outer Village area to accommodate new development is limited.

#### **Response:**

The objectives in the LAP for the Outer Village and Rural Fringe areas are as follows:

#### **Objective LU5 – Outer Village Area**

*Develop the areas surrounding the Village Core and Inner Village area as a less intensive Outer Village area with lower density residential development, community facilities and local services as appropriate with larger plot sizes and landscaped areas.*

**Objective LU6 – Rural Fringe Area**

*Retain the lands north of Bearna village as a Rural Fringe that protects the landscape character and setting of the village from inappropriate and ribbon development, that accommodates local housing need and that allows for the future growth and expansion of the village beyond the lifetime of the Plan.*

The landowner's lands consist of a long narrow plot extending from the Outer Village area for a considerable distance into the Rural Fringe area. The alteration of the designation of this parcel of land would not be considered appropriate for the following reasons:

- The Outer Village area provides for a higher density and multiple unit/ housing estate residents developments, which would not be appropriate in the Rural Fringe area which is not well-located with regard to the village centre and associated services and facilities. The LAP estimates that the remaining undeveloped land in the Outer Village area has the potential to accommodate the development of 854 dwelling units and over 30 000m<sup>2</sup> of non-residential floor space based on the density guidelines in the LAP.
- The extension of the Outer Village area boundary to encompass the landowner's lands would create an inappropriate edge to the Village Consolidation Zone with a long narrow extension of land that would be difficult to access, service and develop.
- The Outer Village area provides for a significantly higher density and level of development than the Rural Fringe and will therefore significantly increase the potential number of housing units that can be constructed on the subject lands. The development areas and density guidelines in the Draft LAP already allows for the construction of almost 1 800 dwelling units, or 5 times the house construction allocation allowed for under the current GCDP 2003-2009.
- The extension of the boundary of the Outer Village area and Village Consolidation Zone to encompass the subject lands will set a precedent for the extension of the boundary in other locations, which will be counter to the overall strategy of consolidating the village and retaining the character and setting of the village, will significantly increase the number of housing units that can be developed, will place additional pressure on the already limited public infrastructure and facilities, etc.

**Recommendation:**

No change recommended.

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

**2.1.34 Sub-Issue 1M – Site in Rural Fringe Area**

**Submitted By:**

- No. 37 – Ms. Emer O'Ceidigh

**Summary:**

Extend the Outer Village area to include family lands in the Rural Fringe area. There has been considerable housing development in the area and the Rural Fringe designation does not accurately reflect the established/predominant land use in the area.

**Response:**

The objectives in the LAP for the Outer Village and Rural Fringe areas are as follows:



**Objective LU5 – Outer Village Area**

*Develop the areas surrounding the Village Core and Inner Village area as a less intensive Outer Village area with lower density residential development, community facilities and local services as appropriate with larger plot sizes and landscaped areas.*

**Objective LU6 – Rural Fringe Area**

*Retain the lands north of Bearna village as a Rural Fringe that protects the landscape character and setting of the village from inappropriate and ribbon development, that accommodates local housing need and that allows for the future growth and expansion of the village beyond the lifetime of the Plan.*

The landowner's lands consist of a linear plot extending eastwards from Moycullen Road in the Rural Fringe area. The alteration of the designation of this parcel of land would not be considered appropriate for the following reasons:

- The subject lands are not contiguous with the boundary of the Outer Village area.
- The Outer Village area provides for a higher density and multiple unit/ housing estate residents developments, which would not be appropriate in the Rural Fringe area which is not well-located with regard to the village centre and associated services and facilities.
- The subject lands have very limited road frontage and would most likely result in a backland type development pattern if developed at higher densities, which would not be appropriate in the area.
- The extension of the Outer Village area boundary to encompass the landowner's lands would create an inappropriate edge to the Village Consolidation Zone with an isolated piece of land that would not be well integrated with the bulk of the Outer Village area.
- The predominant pattern of development in the area is single houses on large sites and the higher density and mixed types of development allowed for under the Outer Village would not be consistent with the existing land uses and character of the area.
- The Outer Village area provides for a significantly higher density and level of development than the Rural Fringe and will therefore significantly increase the potential number of housing units that can be constructed on the subject lands. The development areas and density guidelines in the Draft LAP already allows for the construction of almost 1 800 dwelling units, or 5 times the house construction allocation allowed for under the current GCDP 2003-2009.
- The extension of the boundary of the Outer Village area and Village Consolidation Zone to encompass the subject lands will set a precedent for the extension of the boundary in other locations, which will be counter to the overall strategy of consolidating the village and retaining the character and setting of the village, will significantly increase the number of housing units that can be developed, will place additional pressure on the already limited public infrastructure and facilities, etc.

**Recommendation:**

No change recommended.

*On the proposal of Cllr Welby and seconded by Cllr. O'Tuairis it was agreed to accept the recommendation in the Manager's Report.*

**2.1.35 Sub-Issue 1AD – Site in Rural Fringe Area**

**Submitted By:**

- No. 76 – Coman Gaughan

**Summary:**

Oppose proposed zoning of landowner's lands as Green Area in Trusky East (in Rural Fringe area) and propose instead that land be zoned residential due to extensive road frontage.

**Response:**

A portion of the subject lands fall within sports and recreation site option 1 within the Draft LAP. This is considered to be the optimum location for the provision of sports and recreation facilities due to their reasonably central location and accessibility from the main concentration of residents in the village centre. There are only a limited number of suitable large land parcels remaining in the Plan Area to provide for significant sports and recreation facilities to serve the growing population in Bearna and there has been widespread support for these facilities identified through the public consultation process.

The lands are in a location remote from the existing concentration of development, facilities, services and infrastructure in the village centre and it is not considered an appropriate location for general residential development. The LAP does, however, provide for local housing need development in the Rural Fringe area and supports the development of rural clusters to avoid further ribbon development and to minimise the impact on the rural landscape character.

Nonetheless, the LAP would benefit from greater clarity regarding the sports and recreation facilities and associated site options and it is recommended that a new sub-section be added in Section 4.1.8 of the Development Management Guidelines dealing with sports and recreation facilities.

**Recommendation:**

No change recommended to Rural Fringe designation or sports and recreation site option 1.

It is recommended that the following paragraphs be added to Section 4.1.8 of the Development Management Guidelines dealing with sports and recreation facilities:

***Sports and Recreation Facilities***

*The provision of sports and recreation facilities shall be guided by the following:*

- *Section 10.13 of the GCDP 2003-2009, which sets out the policies and objectives with regard to recreation and amenity, and other relevant policies, objectives and standards in the GCDP 2003-2009.*
- *SECTION 2.5 of this LAP and other relevant strategies, policies, objectives and guidelines in the Plan.*
- *The Galway City Recreation and Amenity Needs Study prepared for Galway City Council.*

*Sports and recreation facilities should ideally be located within walking and cycling distance of existing residential communities. Suitable provision for the establishment of cycling and walking tracks should be made on the local road network and/or along the amenity network enabling safe travel to sports and recreation facilities.*

*The Planning Authority will support the proposals of An Comharchumann Bhearna (Barna Co-op) for a Sports Campus in Bearna. This facility should ideally be located on approximately 50 acres of land within the Plan Area and within reasonable walking/cycling distance of the village centre. The funding for this facility would need to be generated through development contributions, private funding, fund raising, etc.*

*The delivery of suitable and appropriate sports and recreation lands will be a requirement before further development of lands on the various sports and recreation sites identified within the LAP boundary is permitted, with the exception of agricultural uses and other community facilities and amenities identified in the LAP. Appropriate alternative uses may be considered on the sports and recreation site options identified once suitable lands have been delivered for sports and recreation*

facilities to serve the Bearna community to the satisfaction of the Planning Authority. This would include other types of community facilities and amenities suitable to the location and landscape context, for example a burial ground, and local housing need developments.

*On the proposal of Cllr S. Walsh and seconded by Comh O'Tuairisg it was agreed to accept the recommendation in the Manager's Report.*

### **2.1.36 Sub-Issue 1AL – Site in Rural Fringe Area**

#### **Submitted By:**

- No. 97 – Board of Management of Scoil Sheamais Naofa, Bearna (Local Community/Sports Group)
- No. 98 – Mr. Larry Curran

#### **Summary:**

School Board and landowner wishes lands in Truskey East (in Rural Fringe area) in ownership of Larry Curran to be included as a potential site for new school with associated facilities for Bearna. The existing school has limited space, traffic problems, etc. and strong connection with Barna Church and was originally to have been built adjacent to Church at Silverstrand. Landowner has agreed in principle to providing 4.5 acres free of charge for school (3.5 acres in landowner's submission) provided his lands (15 acres in size) be included in area zoned residential in new LAP. Landowner has indicated that he would welcome opportunity to progress negotiations.

#### **Response:**

The subject lands are located in the northern portion of the Rural Fringe at a distance from the existing village centre and associated concentration of housing, services, facilities and infrastructure. Nonetheless, the fact that the site has been put forward by a landowner in the area and is supported by the school suggests that it may be realistic option for providing a new school site. The site may also have advantages in that it could be linked to the village via the proposed Trusky Stream greenway and could potentially be grouped with sports and recreation facilities. It is accordingly proposed that the site be included as a site option for the school in the LAP.

The land is currently not well located to provide for general residential development and it is not proposed to zone the lands residential. However, the LAP does include a provision whereby a major new facility such as a school, in providing a new focal point in Bearna, can provide the basis for an increased level of development. This option could be pursued subject to the delivery of a suitable school site following the adoption of the LAP. GCC can also enter into discussions with the landowner and the school separately from the LAP process to progress the options for the subject lands.

#### **Recommendation:**

It is recommended that the subject lands be included as a site option for a new primary school in the LAP.

*On the proposal of Cllr. Welby and seconded by Cllr.S.Walsh it was agreed to accept the recommendation in the Manager's Report and to reprioritise the primary school options. It was also agreed to amend the Policy 2.3.2C Density Guidelines Note 1 of the Bearna Local Area Plan to include the following sentence, "If such a site is close to the village consolidation zone, plot area ratios will be negotiable taking account of the plot area ratios for the outer village development area".*

### **2.1.37 Sub-Issue 1AG – Sites in Rural Fringe Area**

#### **Submitted By:**

## Minutes of Monthly Meeting held on 24<sup>th</sup> September 2007

- No. 82 – Joseph Concannon & Anthony Concannon (Plot A)
- No. 100 – John Concannon (Plot A and B)

### **Summary:**

#### **Plot A**

Landowner wishes lands shown on attached map to be included for housing in LAP (in northeast portion of Rural Fringe area and partly covered by sports and recreation site option 1).

#### **Plot B**

Lands (as shown on attached map) in Ballard West (in RF area) needed for building development.

### **Response:**

#### **Rural Fringe Area**

The Rural Fringe area allows for building development where this falls under the local housing need category or is associated with the development of community facilities and amenities. The lands are not considered suitable for general residential or building development, however, as a result of the following:

- The land parcels are located in the northern portion of the Rural Fringe area remote from the existing concentration of housing, facilities, services and infrastructure in the village centre and at a distance from the proposed Village Consolidation Zone.
- The extension of the boundary of the Outer Village area and Village Consolidation Zone to encompass the subject lands (which would allow for general residential development) will set a precedent for the extension of the boundary in other locations, which will be counter to the overall strategy of consolidating the village and retaining the character and setting of the village, will significantly increase the number of housing units that can be developed, will place additional pressure on the already limited public infrastructure and facilities, etc.
- The development of the lands at higher densities than that allowed for under the current Rural Fringe designation would not be appropriate to the rural landscape setting and would increase the potential number of housing units that can be constructed on the subject lands. The development areas and density guidelines in the Draft LAP already allows for the construction of almost 1 800 dwelling units, or 5 times the house construction allocation allowed for under the current GCDP 2003-2009.

#### **Sports and Recreation Facilities**

A portion of the subject lands fall within sports and recreation site option 1 within the Draft LAP. This is considered to be the optimum location for the provision of sports and recreation facilities due to their reasonably central location and accessibility from the main concentration of residents in the village centre. There are only a limited number of suitable large land parcels remaining in the Plan Area to provide for significant sports and recreation facilities to serve the growing population in Bearna and there has been widespread support for these facilities identified through the public consultation process.

The lands are in a location remote from the existing concentration of development, facilities, services and infrastructure in the village centre and it is not considered an appropriate location for general residential development. The LAP does, however, provide for local housing need development in the Rural Fringe area and supports the development of rural clusters to avoid further ribbon development and to minimise the impact on the rural landscape character.

Nonetheless, the LAP would benefit from greater clarity regarding the sports and recreation facilities and associated site options and it is recommended that a new sub-section be added in Section 4.1.8 of the Development Management Guidelines dealing with sports and recreation facilities.

**Recommendation:**

No change recommended to Rural Fringe designation or sports and recreation site option 1.

It is recommended that the following paragraphs be added to Section 4.1.8 of the Development Management Guidelines dealing with sports and recreation facilities:

**Sports and Recreation Facilities**

*The provision of sports and recreation facilities shall be guided by the following:*

- Section 10.13 of the GCDP 2003-2009, which sets out the policies and objectives with regard to recreation and amenity, and other relevant policies, objectives and standards in the GCDP 2003-2009.
- SECTION 2.5 of this LAP and other relevant strategies, policies, objectives and guidelines in the Plan.
- The Galway City Recreation and Amenity Needs Study prepared for Galway City Council.

*Sports and recreation facilities should ideally be located within walking and cycling distance of existing residential communities. Suitable provision for the establishment of cycling and walking tracks should be made on the local road network and/or along the amenity network enabling safe travel to sports and recreation facilities.*

*The Planning Authority will support the proposals of An Comharchumann Bhearna (Barna Co-op) for a Sports Campus in Bearna. This facility should ideally be located on approximately 50 acres of land within the Plan Area and within reasonable walking/cycling distance of the village centre. The funding for this facility would need to be generated through development contributions, private funding, fund raising, etc.*

*The delivery of suitable and appropriate sports and recreation lands will be a requirement before further development of lands on the various sports and recreation sites identified within the LAP boundary is permitted, with the exception of agricultural uses and other community facilities and amenities identified in the LAP. Appropriate alternative uses may be considered on the sports and recreation site options identified once suitable lands have been delivered for sports and recreation facilities to serve the Bearna community to the satisfaction of the Planning Authority. This would include other types of community facilities and amenities suitable to the location and landscape context, for example a burial ground, and local housing need developments.*

*On the proposal of Comh Ní Fhartharta and seconded by Cllr. Welby it was agreed to accept the recommendation in the Manager's Report.*

**2.1.38 Sub-Issue 1AO – Site in Rural Fringe Area**

**Submitted By:**

- No. 32 – Mairtin O Curraoin

**Summary:**

Landowner opposes community facilities as they are proposed in the LAP as almost his entire landholding in Rural Fringe area has been recommended for community facilities and this is unjust. Understand that land is required for community facilities and would be willing to provide some land (and other landowners) for a national school, etc. on understanding that rest of land would be upgraded to construction land status.

**Response:**

A portion of the subject lands fall within sports and recreation site option 1 within the Draft LAP. This is considered to be the optimum location for the provision of sports and recreation facilities due to their reasonably central location and accessibility from the main concentration of residents in the village centre. There are only a limited number of suitable large land parcels remaining in the Plan Area to provide for significant sports and recreation facilities to serve the growing population in Bearna and there has been widespread support for these facilities identified through the public consultation process.

The lands are in a location remote from the existing concentration of development, facilities, services and infrastructure in the village centre and it is not considered an appropriate location for general residential development. The LAP does, however, provide for local housing need development in the Rural Fringe area and supports the development of rural clusters to avoid further ribbon development and to minimise the impact on the rural landscape character.

Nonetheless, the LAP would benefit from greater clarity regarding the sports and recreation facilities and associated site options and it is recommended that a new sub-section be added in Section 4.1.8 of the Development Management Guidelines dealing with sports and recreation facilities.

**Recommendation:**

No change recommended to Rural Fringe designation or sports and recreation site option 1.

It is recommended that the following paragraphs be added to Section 4.1.8 of the Development Management Guidelines dealing with sports and recreation facilities:

***Sports and Recreation Facilities***

*The provision of sports and recreation facilities shall be guided by the following:*

- *Section 10.13 of the GCDP 2003-2009, which sets out the policies and objectives with regard to recreation and amenity, and other relevant policies, objectives and standards in the GCDP 2003-2009.*
- *SECTION 2.5 of this LAP and other relevant strategies, policies, objectives and guidelines in the Plan.*
- *The Galway City Recreation and Amenity Needs Study prepared for Galway City Council.*

*Sports and recreation facilities should ideally be located within walking and cycling distance of existing residential communities. Suitable provision for the establishment of cycling and walking tracks should be made on the local road network and/or along the amenity network enabling safe travel to sports and recreation facilities.*

*The Planning Authority will support the proposals of An Comharchumann Bhearna (Barna Co-op) for a Sports Campus in Bearna. This facility should ideally be located on approximately 50 acres of land within the Plan Area and within reasonable walking/cycling distance of the village centre. The funding for this facility would need to be generated through development contributions, private funding, fund raising, etc.*

*The delivery of suitable and appropriate sports and recreation lands will be a requirement before further development of lands on the various sports and recreation sites identified within the LAP boundary is permitted, with the exception of agricultural uses and other community facilities and amenities identified in the LAP. Appropriate alternative uses may be considered on the sports and recreation site options identified once suitable lands have been delivered for sports and recreation facilities to serve the Bearna community to the satisfaction of the Planning Authority. This would include other types of community facilities and amenities suitable to the location and landscape context, for example a burial ground, and local housing need developments.*

*On the proposal of Cllr C. Ni Fhatharta and seconded by Comh O'Cuaig it was agreed to accept the recommendation in the Manager's Report and that a statement be included in the Bearna Local Area plan stating that the sports and recreation site options would accommodate adjacent lands into any/all sport facilities site options and also with reference to sport and recreation option site 1 a statement should be included stating that this area may accommodate a primary school site.*

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## Outside Plan Area

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### 2.1.39 Sub-Issue 1Z – Site Outside Plan Area

#### Submitted By:

- No. 67 – Per. Reps of the O'Dwyer Est C/O Kennedy Fitzgerald Solicitors

#### Summary:

Detailed submission that makes a case for a burial ground site and possible future crematorium adjoining the northeast boundary of LAP outside the Plan Area and request a site specific objective be included in the plan to support this proposal. The submission notes that:

- There is currently a shortfall in burial grounds in Bearna and Galway City and limited capacity in Galway City's two existing burial grounds.
- The population of Bearna and Galway is increasing rapidly.
- The subject site is suitably located for such a facility (within the Galway Metropolitan Area, close to the major concentrations of population, well served by a strategic road network and accessibility will improve with proposed GCOB, in an area with an evolving public transport network, in close proximity to Bearna Church, etc.) and is suitable for the provision of such a facility in accordance with available UK guidelines.
- The land is in single ownership, which will ensure its immediate and coherent development.

#### Response:

##### *Objective CF4 – Sports and Recreation Facilities*

*Support the provision of an appropriate level of sports and recreation facilities to service the needs of the local community. In particular, the Plan supports the proposals by An Comharchumann Bhearna (Barna Co-op) for a Sports Campus in Bearna. This facility should ideally be located on approximately 50 acres of land within the Plan Area and within reasonable walking/cycling distance of the village centre. The funding for this facility would need to be generated through development contributions, private funding, fund raising, etc.*

The provision of adequate sports and recreation facilities to serve the growing population in Bearna is one of the major issues identified through the public consultation process. The LAP has identified a number of site options for these facilities, including site option 2 which covers part of the subject lands. It is essential that these sites be reserved until such time as a suitable site or sites can be provided for sports and recreation facilities.

Nonetheless, the provision of a burial ground and associated facilities could be considered on site option 2 as it could form part of the proposed Green Wedge buffer area and could potentially be located alongside sporting facilities. The priority in the LAP, however, would be the provision of sports and recreation facilities to serve the local community. It is also not considered appropriate to include a specific objective in the LAP for lands outside of the plan boundary.

Nonetheless, the LAP would benefit from greater clarity regarding the sports and recreation facilities and associated site options and it is recommended that a new sub-section be added in Section 4.1.8 of the Development Management Guidelines dealing with sports and recreation facilities.

**Recommendation:**

It is recommended that the following paragraphs be added to Section 4.1.8 of the Development Management Guidelines dealing with sports and recreation facilities:

***Sports and Recreation Facilities***

*The provision of sports and recreation facilities shall be guided by the following:*

- Section 10.13 of the GCDP 2003-2009, which sets out the policies and objectives with regard to recreation and amenity, and other relevant policies, objectives and standards in the GCDP 2003-2009.
- SECTION 2.5 of this LAP and other relevant strategies, policies, objectives and guidelines in the Plan.
- The Galway City Recreation and Amenity Needs Study prepared for Galway City Council.

*Sports and recreation facilities should ideally be located within walking and cycling distance of existing residential communities. Suitable provision for the establishment of cycling and walking tracks should be made on the local road network and/or along the amenity network enabling safe travel to sports and recreation facilities.*

*The Planning Authority will support the proposals of An Comharchumann Bhearna (Barna Co-op) for a Sports Campus in Bearna. This facility should ideally be located on approximately 50 acres of land within the Plan Area and within reasonable walking/cycling distance of the village centre. The funding for this facility would need to be generated through development contributions, private funding, fund raising, etc.*

*The delivery of suitable and appropriate sports and recreation lands will be a requirement before further development of lands on the various sports and recreation sites identified within the LAP boundary is permitted, with the exception of agricultural uses and other local community facilities and amenities identified in the LAP. Appropriate alternative uses may be considered on the sports and recreation site options identified once suitable lands have been delivered for sports and recreation facilities to serve the Bearna community to the satisfaction of the Planning Authority. This would include other types of community facilities and amenities suitable to the location and landscape context, for example a burial ground, and local housing need developments.*

*On the proposal of Cllr Welby and seconded by Comh. Ni Fhatharta it was agreed to accept the recommendation in the Manager's Report*

**2.1.40 Sub-Issue 1L – Site Outside Plan Area**

**Submitted By:**

- No. 36 – Bomac, Crehan & Harris

**Summary:**

Designate lands at Paddy's Cross north of Plan Area as suitable for the development of Sports Campus in line with the objectives and requirements outlined in the Draft LAP.

**Response:**

These lands have been identified as Sports Option 5 in the Draft LAP. This is a peripheral site outside the Plan Area and the proposed GCOB and remote from the existing concentration of residents and supporting facilities in the village centre of Bearna and is therefore not considered an optimum location for the provision of sports and recreation facilities. There are also environmental



considerations given the designation of lands in the area for an NHA which may constrain development on the subject lands.

The LAP has identified more appropriate central locations for the provision of these facilities and these will be pursued as the optimum location for sports and recreational facilities. Nonetheless, it is proposed to retain Sports Site Option 5 in the LAP to provide a range of options to ensure the delivery of these facilities, particularly given the cost of land in the more central areas and the difficulty in acquiring a site of suitable size.

**Recommendation:**

No change recommended.

*On the proposal of Cllr C. Ni Fhatharta and seconded by Cllr Welby it was agreed to accept the recommendation in the Manager's Report*

**2.2 Issue 2 General/Introduction**

**2.21 Issue 2 – General**

**Submitted By:**

- No. 15 – Michael McDonagh (Basketball Club)
- No. 20 – Mr. Eugene McKeown
- No. 28 – Davitt Geraghty (Barna Co-Op, aligned clubs & Scoil Sheamus Naofa)
- No. 47 – Aidan Donnelly
- No. 48 – Enda Folan (Pobal Bhearna)
- No. 74 – Michael Kennedy
- No. 77 – Dermot Corcoran
- No. 78 – Yvonne Corcoran
- No. 95 – Marcus O'Sullivan
- No. 104 – Brian Kenny (DoEHLG – Spatial Policy)

**Introduction:**

A number of submissions welcome the publication of the Draft Bearna LAP and/or explicitly support the approach taken in the LAP and/or the main strategies or policies in the LAP, albeit with certain concerns and reservation regarding specific policies or proposals in the Draft LAP.

The submissions expressly welcoming and/or supporting the Draft LAP represents approximately 10% of the total number of submissions received and together with the number of other submissions that indicate support for specific policies or proposals in the Draft LAP, this indicates a relatively significant level of support for the LAP.

**2.2.2 Sub-Issue 2A – Welcome/Support Draft LAP (but with some concerns/changes)**

**Submitted By:**

- No. 15 – Michael McDonagh (Basketball Club)
- No. 20 – Mr. Eugene McKeown
- No. 28 – Davitt Geraghty (Barna Co-Op, aligned clubs & Scoil Sheamus Naofa)
- No. 47 – Aidan Donnelly
- No. 48 – Enda Folan (Pobal Bhearna)
- No. 74 – Michael Kennedy
- No. 77 – Dermot Corcoran
- No. 78 – Yvonne Corcoran

- No. 95 – Marcus O'Sullivan
- No. 104 – Brian Kenny (DoEHLG – Spatial Policy)

**Summary:**

A number of submissions welcome the publication of the Draft Bearna LAP and/or explicitly support the approach taken in the LAP and/or the main strategies or policies in the LAP, albeit with certain concerns and reservation regarding specific policies or proposals in the Draft LAP.

**Response:**

No response required to general welcoming/support of Draft LAP. Specific concerns raised or changes requested are dealt with under the appropriate issue.

**Recommendation:**

No change recommended.

*On the proposal of Comh O'Cuaig and seconded by Comh. Ni Fhatharta it was agreed to accept the recommendation in the Manager's Report*

**2.2.3 Sub-Issue 2B – Clarity of Draft LAP**

**Submitted By:**

- No. 104 – Brian Kenny (DoEHLG – Spatial Policy)

**Summary:**

The Draft LAP is a complex document that may prove difficult for the ordinary person to understand and a more simple readable version which spells out the key elements of the development strategy should be available for the public.

**Response:**

The Summary Document provides a simpler, more readable version of the LAP that spells out the key elements of the development strategy. This Summary Document has been made available to the public as part of the LAP Main Document and in a separate Summary Document. It is accordingly considered that this Summary Document fulfils this general purpose.

Nonetheless, it is recommended that an additional section be added to the Summary Document outlining the key elements of the Development Management and Implementation sections of the LAP given that this was not previously included in the Summary Document and the level of interest in these aspects of the LAP expressed in the submissions received. It is also recommended that more detailed design proposals and supporting images be prepared for the village centre and associated village streets and coastal edge areas to provide a more readily understandable picture of the type of environment the LAP is striving to achieve.

**Recommendation:**

It is recommended that the following be undertaken to improve the clarity of the LAP:

- An additional section be added to the Summary Document outlining the key elements of the Development Management and Development Implementation sections of the LAP. The contents of this page are shown on the following page and will be final page in the Summary Document (i.e. Page xii).
- Prepare more detailed design proposals and supporting images be prepared for the village centre and associated village streets and coastal edge areas.

*On the proposal of Comh. Ni Fhatharta and seconded by Comh. O'Cuaig it was agreed to accept the recommendation in the Manager's Report*

### **Development Management Guidelines**

The Plan sets out development management guidelines in accordance with which proposals for development in Bearna will be assessed. These guidelines should be read and applied in conjunction with the Development Control Standards set out in the *GCDP 2003-2009*.

Applicants are advised that pre-planning meetings with officials of GCC prior to the submission of planning applications can assist in the identification and clarification of relevant policy objectives, applicable community gain priorities and other issues at an early stage. Applicants are furthermore encouraged to consider development options, and the delivery of community facilities and amenities, in conjunction with other landowners to achieve optimum design solutions and to maximise community benefit in new development proposals.

The Plan provides development management guidelines and standards in respect of the following (see the page reference in the Main Document for additional detail):

- Land Use Zones and Development Areas (Page 84)
- General Development Guidelines (Page 85-90)
- Guidelines for Residential Development (Page 90-99)
- Guidelines for Commercial, Retail, Office and Tourism Developments (Page 99-101)
- Guidelines for Industrial, Enterprise, Wholesale and Warehousing Development (Page 101-102)
- Guidelines for Community Facilities and Amenities (Page 102-106)
- Guidelines for Heritage Conservation (Page 106-111)
- Guidelines for Agriculture, Forestry and Extractive Development (Page 111-112)
- Guidelines for Shop Fronts, Advertising and Signage (Page 112-113)
- Standards for Roads, Parking, Loading and Storage (Page 113-116)
- Infrastructure and Service Standards (Page 116-122)
- Planning Application Information (Page 122)

Applicants are encouraged to consult with the above guidelines and standards prior to arranging pre-planning meetings and lodging planning applications.

### **Development Implementation Guidelines**

The successful implementation of the Plan will be contingent upon the necessary public and private investment being directed in such a manner as to achieve the common vision outlined in the Plan and the associated development strategies, policies, objectives, guidelines, standards and projects. The Plan proposes a number of mechanisms to facilitate the successful implementation of the Plan, the achievement of the common vision and the delivery of the community facilities and amenities required, including the following:

- **Integrated Development and Community Gain Scheme** – An Integrated Development and Community Gain Scheme shall be made that applies to new developments in the Bearna Plan Area to ensure that sufficient lands and/or funds can be generated to allow for an adequate level of facilities, amenities, infrastructure and services to be delivered to serve the local community and growing population in Bearna. The scheme will generally be applied on the basis of a minimum percentage of the total land area of the development site, to be contributed towards a land bank for the provision of community facilities and amenities in suitable locations, or as otherwise required by the Planning Authority. The extent of land contributed will be comprised of an internal open space requirement integral to the development (typically 10 to 15%) and an additional requirement for the provision of community facilities and amenities (typically 10 to 15%). This will be graded as follows: 20% of the total site area in the Village Core; 25% in the Inner Village and Outer Village; and 30% in the Rural Fringe, Green Wedges and Coastal Edge areas.
- **Legal Agreements** – The Planning Authority will require developers/applicants to enter into legally binding agreements securing the agreed lands, to the requirements of the Planning Authority. Landowners and

developers will be encouraged to undertake pre-planning discussions with the Planning Authority in order to identify opportunities for providing suitable sites and/or facilities and to work towards the necessary agreements on how these will be delivered.

- **Master Plans** – The use of Master Plans will also be required with all large development proposals to show the locations, nature and scale of development and the manner in which appropriate types and locations of community facilities and amenities are to be delivered. Landowners will be encouraged to work together to submit group proposals for aggregated land parcels that provide optimum solutions to the provision of community facilities and amenities balanced against an appropriate level, layout and design of development.
- **Financial Contributions** – The use of financial contributions will only be considered where the Planning Authority is satisfied that appropriately located lands cannot be delivered and/or assembled and it is in the interests of proper planning and sustainable development. This financial contribution will generally be calculated on the basis of a minimum of 15% of the market value of the land with the benefit of planning permission. Any financial contributions will be ring-fenced as part of a local fund to provide lands for community facilities, or as otherwise considered necessary by the Planning Authority, within the Bearna Plan Area.
- **Bonds and Securities** – The Planning Authority will require developers to provide a security or bond for the proper completion of proposals with particular emphasis on large residential developments. The security required will be linked to the amount of roads, footpaths, lighting services and open space proposed.
- **Growth Rates and Phasing Framework** – The growth of Bearna shall be directed in an orderly manner in accordance with the housing construction allocation provided for under the *GCDP 2003-2009* and any subsequent variation or review. Development will generally be encouraged on a sequential basis from the central areas outwards in order to facilitate the consolidation of the village, to provide optimum use of existing services and infrastructure and to ensure that the main village facilities and amenities are within walking/cycling distance of the majority of the village population. The development of new houses should be matched by improvements in services and infrastructure and the provision of adequate facilities and amenities to support the growing population in Bearna.
- **Development Projects and Funding** – Based on the pre-draft public consultation process undertaken for Bearna and a consideration of the needs of the village, there are a number of key community facilities and amenities and roads and infrastructure projects that should be facilitated for Bearna. Page 125-126 of the Main Document provides additional detail on some of the main facilities and projects that will be supported in Bearna, subject to appropriate siting and design. These projects will be promoted in the Plan and pursued as the need arises and resources permit.

The reader is referred to the Main Document for additional detail regarding the development management and implementation guidelines outlined in the Summary Document above.

## **2.3 Issue 3 – Plan Approach/Overview and Strategic Vision**

### **2.3.1 Issue 3 – General**

#### **Submitted By:**

- No. 29 – The Conneely Family
- No. 47 – Aidan Donnelly
- No. 48 – Enda Folan (Pobal Bhearna)
- No. 53 – Mairead Breathnach (Coiste Pobal Bhearna)
- No. 70 – Michael Naughton Ltd
- No. 81 – Adriano Cavalleri
- No. 94 – Peter & Michele Connolly

#### **Introduction:**

A number of submissions raise broad issues in relation to the plan approach and whom the plan will serve or impact on, in particular local residents or landowners.

### 2.3.2 Sub-Issue 3A – Retain Bearna as a Village

**Submitted By:**

- No. 29 – The Conneely Family

**Summary:**

Bearna to remain a village and a beautiful spot for everybody to enjoy.

**Response:**

The LAP must be consistent with the GCDP 2003-2009, which provides a strategic vision for growth in the village and sets out a house construction allocation for Bearna based on the Settlement Strategy for the County. The LAP reflects this strategic view and the allocated house construction allocation, which will necessarily mean that the village will continue to grow, develop and change over time.

The LAP does, however, include numerous strategies, policies, objectives and guidelines intended to retain the village character and amenity of Bearna, including controls on building heights and forms, the consolidation of the village and avoidance of ribbon development and sprawl, etc. The LAP also provides proposals to enhance the village through the provision of much-needed facilities and amenities to serve the growing population in Bearna. It is also considered that a certain level of growth will be necessary for these community facilities and amenities to be delivered given the high cost of land in Bearna and the shortage of public resources to provide these facilities.

**Recommendation:**

No change recommended.

*On the proposal of Comh. O’Cuaig and seconded by Comh. O’Tuairisg it was agreed to accept the recommendation in the Manager’s Report*

### 2.3.3 Sub-Issue 3B – Plan for Existing and Future Residents

**Submitted By:**

- No. 47 – Aidan Donnelly

**Summary:**

The LAP should not only consider and plan for needs of current local community but also future residential.

**Response:**

The LAP provides a framework for the growth of the village in the 6 year period of the plan as well as a vision for the longer term growth of the village and policies and objectives to ensure that this develops in an orderly and sustainable manner. The LAP also includes proposals to deliver lands for community facilities and amenities that will serve the current community in Bearna and the needs of future residents.

**Recommendation:**

No change recommended.

*On the proposal of Comh. O’Cuaig and seconded by Comh. O’Tuairisg it was agreed to accept the recommendation in the Manager’s Report*

### 2.3.4 Sub-Issue 3C – Community Gain and Landowning Families

**Submitted By:**

- No. 48 – Enda Folan (Pobal Bhearna)

- No. 53 – Mairead Breathnach (Coiste Pobal Bhearna)
- No. 68 – Maureen Monaghan
- No. 94 – Peter & Michele Connolly

**Summary:**

A number of submissions refer either directly (see submissions listed above) or indirectly to the concept of 'community gain' in the LAP and either support the concept or raise concerns regarding the potential impact on landowners in Bearnna. The views can be summarised as follows:

- Many submissions from local residents refer indirectly to the promotion of community gain in the LAP and support the need for community facilities and amenities.
- The Pobal Bhearna submission strongly supports the twin concepts of Mixed Use Zoning and Development Area and favours the Community Gain concept. Combined, these innovative approaches should greatly help to avoid many of the divisive issues that have stifled proper planning and development in Bearnna over the years.
- Many submissions from landowners and the submission from Coiste Pobal Bhearna raise concerns regarding the impact of providing lands for community gain on their ability to develop their landholdings.
- A number of residents also state that the provision of these facilities should not penalise landowners.
- A number of landowners also acknowledge the need to provide lands for facilities but are concerned that this not impact on their own lands unfairly.
- Support for the approach is based on the recognition of the lack of these facilities, the rapid growth of Bearnna's population in recent years, the need to deliver these facilities to support the growing population and the difficulties associated with acquiring suitable lands in Bearnna given high land costs, the high returns that landowners anticipate from their lands, etc.
- Opposition to the approach is generally based on concerns that it will result in a loss of land to landowning families, that it will prevent landowners from developing their lands for their families and for other uses, that the County Council should be providing resources for community facilities and amenities, etc.

**Response:**

The concept of 'community gain' is fundamental to the approach taken in the LAP and has been based on the following:

- The public consultation process undertaken, which has highlighted major shortfalls in the level of community facilities and amenities required for the rapidly growing local population in Bearnna.
- The difficulties and constraints involved in trying to deliver lands for these facilities in Bearnna as a result of the high cost of land, the expectations of landowners, the lack of public resources to acquire lands, etc.
- The failure of traditional zoning approaches to deliver lands for community facilities and amenities in the past in Bearnna.

The approach taken in the LAP has also been based on an intention to avoid penalising individual landowners by zoning a particular land parcel for community facilities or amenities whilst a neighbouring landowner might benefit from a residential type zoning. The approach taken in the LAP seeks to spread the costs of providing lands for facilities by promoting group proposals from developers for consolidated blocks of lands so that the costs and benefits can be equitably spread between landowners.

It is also important to point out that the largest siting options identified in the LAP (i.e. in the sporting and recreation site options in the Village Enhancement Zone) will not prohibit local housing need

developments, which will allow landowning families to provide sites for family members in accordance with the policies and objectives in the LAP and the GCDP 2003-2009.

**Recommendation:**

No change recommended.

*On the proposal of Comh. Ní Fhatharta and seconded by Comh. O’Cuaig it was agreed to accept the recommendation in the Manager’s Report*

**2.3.5 Sub-Issue 3D – Prescriptive versus Flexible Plan**

**Submitted By:**

- No. 70 – Michael Naughton Ltd

**Summary:**

Should have a prescriptive plan and not rely on vague policies open to multiple interpretation.

**Response:**

The LAP must provide a level of flexibility to ensure the following:

- That the mixed use zones and development areas identified in the LAP can accommodate a mix of complementary uses and do not result in the creation of sterile, single use environments.
- That a number of siting options are retained for community facilities and amenities so that various options can be considered to provide these facilities and that individual landowners are not penalised by the provisions of the LAP.

The LAP has balanced the need for flexibility against the need to provide clarity for residents, landowners, the Local Authority and other stakeholders. The LAP provides a number of strategies based on an overall vision for the future growth and development of Bearna, which are broken down into a number of policies, objectives and guidelines that set out the framework for development and provide a reasonable level of certainty and clarity as to how the Local Authority will assess planning applications and arrive at decisions.

**Recommendation:**

No change recommended.

*On the proposal of Comh O’Cuaig and seconded by Comh. Ní Fhatharta it was agreed to accept the recommendation in the Manager’s Report*

**2.3.6 Sub-Issue 3E – Development Impact on Old Residents**

**Submitted By:**

- No. 81 – Adriano Cavalleri

**Summary:**

New development should not penalise quality of life of the “old residents” of Bearna, including village amenities, tidy and pleasant village, beautiful views of Galway Bay (as quality of life and property values dependent on view and this should not be jeopardised by uncaring development) and ongoing access to the village with the existing road.

**Response:**

- No. 81 – Adriano Cavalleri

The LAP must be consistent with the GCDP 2003-2009, which provides a strategic vision for growth in the village and sets out a house construction allocation for Bearna based on the Settlement Strategy for the County. The LAP reflects this strategic view and the allocated house construction allocation, which will necessarily mean that the village will continue to grow, develop and change over time.

The LAP does, however, include numerous strategies, policies, objectives and guidelines intended to retain the village character and amenity of Bearna, including controls on building heights and forms, the consolidation of the village and avoidance of ribbon development and sprawl, protection of existing views of Galway Bay, etc. The LAP also provides proposals to enhance the village through the provision of much-needed facilities and amenities to serve the existing residents and growing population in Bearna. It is also considered that a certain level of growth will be necessary for these community facilities and amenities to be delivered given the high cost of land in Bearna and the shortage of public resources to provide these facilities.

**Recommendation:**

No change recommended.

*On the proposal of Comh O’Cuaig and seconded by Comh. Ní Fhatharta it was agreed to accept the recommendation in the Manager’s Report*

**2.4 Issue 4 – Village Growth and Development**

**2.4.1 Issue 4 – General**

**Submitted By:**

- No. 13 – Aileen Harte (NRA)
- No. 14 – Seán Murray
- No. 28 – Davitt Geraghty (Barna Co-Op, aligned clubs & Scoil Sheamus Naofa)
- No. 30 – Eddie & Ruth Fegan
- No. 31 – Michael & Margaret Davoren
- No. 47 – Aidan Donnelly
- No. 48 – Enda Folan (Pobal Bhearna)
- No. 53 – Mairead Breathnach (Coiste Pobal Bhearna)
- No. 63 – Rachel Crawford
- No. 77 – Dermot Corcoran
- No. 104 – Brian Kenny (DoEHLG – Spatial Policy)

**Introduction:**

A total of 11 submissions, or approximately 10% of all submissions, refer directly to the growth and development of the village. The majority of submissions raise concerns regarding the high level of growth allowed for under the LAP and the lack of the necessary support infrastructure, services, amenities and facilities to serve the existing community and the need for these to be provided before further development is permitted.

**2.4.2 Sub-Issue 4A – Proposed Growth Rates**

**Submitted By:**

- No. 14 – Seán Murray
- No. 28 – Davitt Geraghty (Barna Co-Op, aligned clubs & Scoil Sheamus Naofa)
- No. 47 – Aidan Donnelly
- No. 48 – Enda Folan (Pobal Bhearna)



- No. 63 – Rachel Crawford
- No. 77 – Dermot Corcoran

**Summary:**

The majority of the submission received on this issue raise concerns regarding the high level of growth allowed for under the LAP given the lack of the necessary support infrastructure, services, amenities and facilities to serve the existing community and the need for these to be provided before further development is permitted. The various views include the following:

- LAP is too ambitious in proposing 1800 new homes given lack of supporting infrastructure and facilities, the influence of developers will mean that the village will always be lagging behind in infrastructural development and the LAP is largely silent as to how the necessary infrastructure will be put in place to meet the volume of new development.
- Draft LAP mentions development potential for 1 792 housing units from village core to coastal edge. This growth should not be considered by GCC until after the provision of amenity space as proposed by the Co-op.
- Village growth projections up to May 2009 (337 housing units) and from May 2009 to May 2013 (350 houses) are excessive and incompatible with any reasonable approach to sustainable development in Bearna. Should be restricted to 300 persons (10%) from 2007-2013 to allow for infrastructural/amenity 'catch-up'. Propose changes to wording of paragraph VG1 of Policy 2.2.2 to include existing housing. LAP should explicitly state that further large scale developments cannot go ahead until key infrastructural deficits (e.g. new primary school, etc.) are resolved.
- No more significant development should be permitted until adequate infrastructure is put in place (community centre, school big enough, etc.).
- Proposed housing allocation of 337 houses between 2007 and 2009 is totally inappropriate (given deficit in physical and social infrastructure), unsustainable and will truly bury rural, fishing village ambiance of Bearna if even a fraction of this allocation is granted planning permission.

Most submissions are of the view that development in Bearna should be restricted until such time as support infrastructure and facilities have time to 'catch up'.

A single submission has been received that calls for a higher level of growth than that proposed in the LAP. This submission states as follows:

- Growth must deliver improvements to village and not come at detriment to what makes Bearna a desirable place to live. Bearna needs to be self-sustaining and provide a full range of viable services, infrastructure and opportunities. A population is required of around 5 000 at end of plan period to achieve this. LAP targets should be revised upwards accordingly, particularly in Village Core and Inner Village areas, supported by required infrastructure and services. Village Core and Inner Village areas should be expanded and eastern section of new Village Street should be expanded.

**Response:**

The LAP must be consistent with the GCDP 2003-2009, which provides a strategic vision for growth in the village and sets out a house construction allocation for Bearna based on the Settlement Strategy for the County. The LAP reflects this strategic view and the allocated house construction allocation, which will necessarily mean that the village will continue to grow, develop and change over time as per the house construction allocation under the GCDP 2003-2009.

The 1792 housing units mentioned in the LAP refers to the development potential of the remaining undeveloped lands in the Plan Area based on the density provisions in the LAP and certain assumptions regarding average residential unit sizes, etc. The LAP is not proposing that this extent of

housing be developed in the 6 year period of the plan nor is it suggested that this will be used as a minimum or maximum limit to control the extent of development. This will be determined by the current GCDP 2003-2009 and any subsequent variation or review.

The section on development potential is merely intended to provide a means of estimating the extent of development that could be developed on the various land use designations in the Plan Area to demonstrate the possible implications of the density guidelines in the LAP. This also shows that there is more than sufficient land provided for future development within the plan boundary and there is accordingly no justification for extending the boundaries out further, particularly if the overall approach of consolidating the village is to have any hope of success.

The provision of new infrastructure, services, facilities and amenities to serve the growing population in Bearna is partly dependent on new development to yield adequate finances and lands for these requirements. It is therefore impracticable to prevent further large scale developments from going ahead until key infrastructural deficits (such as a school) are provided as lands for these facilities will likely be delivered over an extended period of time in a piecemeal fashion as development progresses. The LAP has identified the optimum location for these facilities and will be dependent on proposals being put forward by groups of landowners/developers to deliver on these sites.

Bearna acts as a dormitory satellite to Galway City given their relative proximity and the concentration of jobs and facilities in the City. The LAP promotes the self-sufficiency of Bearna insofar as practicable but recognises that this interrelationship between Bearna and the City is unlikely to change substantially over the lifetime of the LAP. In the longer term as Bearna continues to grow, adequate thresholds will be built up to support a fuller range of services and facilities and this should be encouraged in subsequent plans for the village.

**Recommendation:**

No change recommended.

*On the proposal of Comh O'Tuairisg and seconded by Comh. O' Cuaig it was agreed to accept the recommendation in the Manager's Report*

**2.4.3 Sub-Issue 4B – Consolidation of Development**

**Submitted By:**

- No. 13 – Aileen Harte (NRA)

**Summary:**

NRA supports concentration of development in established urban areas and designated development centres as advocated by LAP.

**Response:**

The consolidation of the village and the prevention of further unsustainable ribbon development is a key aim of the LAP and forms the basis for the land use zones and areas identified in the LAP. Proposals that seek to extend the plan boundary and the boundaries of the Village Consolidation Zone will have the effect of undermining the consolidation of the village, with resultant impacts in terms of ribbon development, sprawl, visual, landscape and environmental impacts, inefficient use of development land and infrastructure, etc.

**Recommendation:**

No change recommended.

*On the proposal of Comh O'Tuairisg and seconded by Cllr S. Walsh it was agreed to accept the recommendation in the Manager's Report*

**2.4.4 Sub-Issue 4C – Recent Growth and Development**



## 2.5 Issue 5 – Land Use Development

### 2.5.1 Issue 5 – General

#### Submitted By:

- No. 2 – Brian Forde, Patricia Condon, Pat Doyle & Patsy Heffernan
- No. 9 – Tom Hernon
- No. 7 – Des Fitzgerald & Others (Pier Road Residents)
- No. 12 – Catherine Gannon
- No. 14 – Seán Murray
- No. 19 – Patrick Duane
- No. 20 – Mr. Eugene McKeown
- No. 23 – Evelyn Hernon Moylan
- No. 29 – The Conneely Family
- No. 34 – Missionaries of the Sacred Heart
- No. 35 – Mr. Peter O’Fegan
- No. 37 – Ms. Emer O’Ceidigh
- No. 38 – Mr. James Parsons
- No. 39 – Tom & Claire Cunningham & Family
- No. 40 – Michael, Barry & Shane Heskin
- No. 42 – Willie Leahy
- No. 43 – Msrs. Darcy, Molloy & Others
- No. 44 – Mr. Tom Cunningham & Mr. Jim Cunningham
- No. 47 – Aidan Donnelly
- No. 48 – Enda Folan (Pobal Bhearna)
- No. 49 – Peter O’Fegan
- No. 51 – Daragh O’Tuairisg & Aine Feeney McTigue
- No. 52 – Maire Breathnach, Larry, Margaret, Michael & Brid Walsh
- No. 53 – Mairead Breathnach (Coiste Pobal Bhearna)
- No. 54 – Brid Walsh
- No. 55 – Maureen Walsh
- No. 56 – Michael Walsh
- No. 57 – Larry Walsh
- No. 58 – Larry Walsh
- No. 59 – Margaret Walsh
- No. 63 – Rachel Crawford
- No. 68 – Maureen Monaghan
- No. 69 – Murt ó Cualáin
- No. 70 – Michael Naughton Ltd
- No. 71 – Larry, Michael, Margaret & Brid Walsh
- No. 76 – Coman Gaughan
- No. 79 – Bernard, Phil, Brian, Patrick, James, Bridget & Michael O Donnell
- No. 80 – Patrick Gill
- No. 82 – Joseph Concannon & Anthony Concannon
- No. 83 – Joseph Hernon
- No. 84 – Tadhg O hlarnáin
- No. 85 – Eileen & Joseph Hernon
- No. 87 – Anne Davey
- No. 88 – Margaret & Tommy Gannon
- No. 92 – Martin & Margaret Concannon
- No. 93 – Barna Handball Club
- No. 94 – Peter & Michele Connolly