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**GALWAY COUNTY COUNCIL,
COUNCIL MINUTES**

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9 JULY 2001 - 29 NOVEMBER 2002

COMHAIRLE CHONTAE NA GAILLIMHE

MINUTES OF SPECIAL MEETING OF GALWAY COUNTY COUNCIL HELD AT ARAS AN CHONTAE, ON FRIDAY, 29TH NOVEMBER, 2002

CATHAOIRLEACH

Mayor P. O'Sullivan

I LATHAIR FRESIN

Baill:

Deps. P. Connaughton, N. Grealish, P. McHugh, Sen. U. Burke, Cllrs. J. Conneely, M. Connolly, M. Cunningham, M. Fahy, S. Gavin, M. Hoade, P. Hynes, J. Joyce, M. Loughnane, J.J. Mannion, T. Mannion, J. McClearn, J. McDonagh, T. McHugh, M. Mullins, Comh. C. Ni Fhatharta, P. O'Foighil, Cllrs. K. Quinn, S. Quinn, T. Rabbitt, M. Regan, S. Walsh, T. Walsh.

Oifigigh

D. O'Donoghue, County Manager, T. Kavanagh, P. Ridge, F. Gilmore, F. Dawson, J. Morgan, J. Cullen, Directors of Services, E. Lusby, Head of Finance, L. Gavin, Senior Engineer, L. Kavanagh, Senior Executive Engineer, T. Murphy, A. Comer, Senior Executive Officers, P. Carroll, Administrative Officer, M. Killoran-Coyne, Senior Staff Officer, T. Donoghue, Assistant Staff Officer.

Thosnaigh an cruinniu leis an paidir.

RESOLUTION OF SYMPATHY

1808

A Resolution of Sympathy was extended to the following: -

Mr. & Mrs. Joe & Bernie Giblin & family, Ballinacor, Newbridge, Ballinasloe, Co. Galway.

Mrs. Josie Hansbery & family, Crowe Street, Gort, Co. Galway.

CONSIDERATION OF DRAFT COUNTY DEVELOPMENT PLAN AND MANAGERS REPORT PREPARED IN ACCORDANCE WITH SECTION 12 (4) OF THE PLANNING & DEVELOPMENT ACT 2000.

1809

The Mayor stated that the purpose of the meeting was to consider the Draft County Development Plan and the Manager's Report prepared in accordance with Section 12(4) of the Planning and Development Act 2000. He stated that at Council meeting of 25th November 2002, submissions number 1 – 51 had been discussed. He asked Mr. Ridge to continue the presentation of the Managers report. Mr. L. Kavanagh then proceeded to read the remaining submissions received.

Submission Number 52	Submitted	Agent
	Mr P.J. Hogan, St. Brendan's Road, Portumna, Co. Galway.	No Agent.
Issue	Landscape Assessment\Land Use Zoning.	
Summary	This submission requests that lands are zoned residential with recreation and amenity permitted in principle within the town of Portumna.	
Response	Portumna is identified in the second tier of the settlement for East Galway. (Settlements with a population of over 1,000). The underlying approach for all types of development in such a case is, Section 3.1.7.17 "in the case of smaller settlements for which no specific plans are available, development shall be confined to within a radius of 300-500m from which the Planning Authority considers to be the centre of gravity of the village.	
Recommendation	Deal with as part of the preparation of a town plan\local area plan.	

On the proposal of Sen. U. Burke and seconded by Cllr. Cunningham it was agreed to deal with this submission as part of the preparation of a town plan/local area plan.

Submission Number 53	Submitted	Agent
	Mr William Kavanagh, Lakeside, Annaghdown, Co. Galway.	No Agent.
Issue	Rural Housing Policy.	
Summary	Permit one-off rural housing for family members in Annaghdown, Headford, which is an area of special landscape sensitivity and high landscape value rating.	
Response	Under the provision of the Draft County Development Plan essential housing need is provided for in areas from Class 1-4 of the landscape sensitivity classes. The lands referred to in this submission fall under	

Summary

Class 4 – which is of special landscape sensitivity. Where it can be proven that an essential rural housing need exists and no other lands are available to the applicant, then special consideration is given to family members.

Recommendation

It is recommended that an alteration to the plan is not needed.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

On the proposal of Cllr. T. Mannion and seconded by Dep. N. Grealish it was agreed to defer a decision on this submission.

Submission Number 54	Submitted	Agent
	Ms Aine Mellett, Community and Enterprise, Galway County Council.	No Agent.
Issue	Provision of Youth Facilities.	
Summary	Include a statement in the plan to make provision in all town centre retail developments for youth facilities.	
Response	In response to this point it may be appropriate in the case of re-development of larger settlement centres but a specific statement to this effect would limit the flexibility of the plan. A general statement to the effect that the Council will co-operate and encourage provision of youth centres or amenity centres for young people may be appropriate.	
Recommendation	Include at the appropriate location a general statement to the effect that the Council will co-operate and encourage provision of youth centres or amenity centres for young people.	

On the proposal of Cllr. T. Mannion and seconded by Comh. P. O’Foighil it was agreed to include at the appropriate location a general statement to the effect that the Council will co-operate and encourage provision of youth centres or amenity centres for young people.

Submission Number 55	Submitted	Agent
	Mr Samuel Taylor, Ardrahan, Co. Galway.	No Agent.
Issue	Development Control.	

Summary

Relaxation of the standards employed in the development control process because they form the reasons for refusal of an application in Ardrahan, County Galway. The standards referred to are minimum site size, building line and the provisions of SR6:1991 for septic tank installation.

Response

Development control standards are in place to ensure development is regulated in accordance with established planning principles and best practice guidelines. A minimum site size of 5 acre will be required for a single house, Section 5.4, so as to provide for adequate effluent treatment, parking, landscape open space and maintenance of rural amenity. Building lines, as set out in Section 5.1.1.1 are required in the interests of residential amenity, rural amenity, public safety and to allow for any future road widening or realignment.

New applications served by a domestic tank shall be determined in accordance with the criteria set out in the E.P.A. Waste Water Treatment Manuals, in the interests of public health and to avert the risk of ground water contamination.

It is not recommended that any change is made to the Draft Plan to permit a relaxation in the development control standards for residential.

Recommendation

It is recommended that an alteration to the plan is not needed.

Cllr M. Loughnane asked what size site is required for a treatment plant to cater for up to 10 people. He added that what was referred to in this submission was in a village.

The County Manager stated that the submission referred to a specific planning application and to put in place a general policy here would create a dangerous precedent.

Mr Ridge stated that the SR 6 regulations are for half an acre for public health reasons, so as not to affect the amenity of adjacent properties, for set back and for sight distance. If the site is in a village the site size would be determined by site location factors. He added that this submission relates to a development control matter and not to the Draft Development Plan.

The Mayor stated that what was sought in the submission was a relaxation countywide of development control standards.

An Comh. P.O'Foighil stated that this should be dealt with as part of Development Control.

On the proposal of Cllr. M. Cunningham and seconded by Comh. P O'Foighil it was agreed to defer a decision on this submission.

Submission Number 56	Submitted	Agent
	Ms Valerie Hanlon, Cahernamadra, Kinvara, Co. Galway.	No Agent.
Issue	Miscellaneous.	
Summary	No submission enclosed.	
Response	No response.	

Recommendation It is recommended that an alteration to the plan is not needed.

On the proposal of Cllr. M. Fahy and seconded by Cllr. J.J. Mannion it was agreed that an alteration to the plan is not needed.

Submission Number	Submitted	Agent
57	Mr John Tierney, Galway City Council, City Hall, College Road.	No Agent.

Issue Compliance with National Road Policy.

Summary Access onto National Routes is not in accordance with National policy on access to National Routes, in that it liberally interprets the classes of persons entitled to gain access to the Primary Route network.

Response It is accepted that the broadening of the categories or persons permitted to construct houses with access off the National routes will reduce capacity and increase road traffic hazard. This point has also been raised in a submission from the NRA. The same recommendation applies here.

Existing practice is well established and universally accepted. A deviation from this is not recommended because it would breach National Policy and would reduce the capacity of the Primary road network and would lead to more hazardous conditions on these roads.

Recommendation Re-draft Section 3.1.7.6 of the draft plan to make it sustainable and to bring it into compliance with national policy statements such as 'Development Control Advice and Guidelines' and 'Policy and Planning Framework for Roads'.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

On the proposal of Comh. P O'Foighil and seconded by Cllr. J. Conneely it was agreed to defer a decision on this submission.

Issue Miscellaneous.

Summary It is suggested to amend Section 1.1 of the Draft Development Plan which refers to '...fast, uncontrolled, development in the city...' As it is felt that it portrays an untrue picture of planning in the city council.

Response It is not intended to portray anything but a true reflection of the plan-led

approach to development within the city planning area.

Recommendation Amend sentence in Section 1.1 to read: 'It addresses the principal issues confronting the county and city, high pressure for development in the city, the impact of this growth on the adjoining county...'

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

On the proposal of Comh. P O'Foighil and seconded by Cllr. J. Conneely it was agreed to defer a decision on this submission.

Issue	Provision of Infrastructure.
Summary	Concern that the policy on the location and provision of tourism infrastructure is unsustainable and seriously detrimental to the tourism industry of county and city.
Response	The policy included in Section 3.9 means that the Planning Authority will have no effective control over the location type and scale of Tourism Infrastructure and any accommodation complexes that can be associated with that infrastructure.
Recommendation	Section 3.9 Remove the following paragraphs. "The Planning Authority will permit Tourism Infrastructure development related to sailing, boating, angling, walking and pony trekking routes, pier or marina development, golf courses, adventure centres, theme parks, interpretative centres; it is acknowledged that some tourism related developments involve the interaction of a number of the above listed activities with accommodation facilities. As not all can be located on one site the Planning Authority will facilitate such proposals where integration and linkage between tourism facilities is promoted. The Planning Authority supports the provision of tourism related developments that promote the redevelopment of existing derelict sites however, such development as with all tourism proposals must be capable of being satisfactorily screened and assimilated into the landscape. It shall not be located in areas, or close to areas, where an unsatisfactory level of visually unsympathetic development has already taken place or has otherwise been permitted". Include the following policy statement in Section 3.9 "Tourism related developments outside settlement centres will be considered where there is proven sustainable need. The need to locate in a particular area must be balanced against the environmental impact of the development and benefits to the local community."

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

On the proposal of Comh. P O'Foighil and seconded by Cllr. J. Conneely it was agreed to defer a decision on this submission.

Issue Rural Housing Policy.

Summary

Section 3 Strategic Framework: The Settlement Strategy is going to be weakened by the rural housing policy provisions in the plan to facilitate one-off rural housing.

Response

Section 3.1.7.6 sets out the Council's approach to one-off rural housing. It is stipulated that those who are functionally dependent on the land or who support the rural economy will be facilitated. However exceptions will also be made for persons with employment in a local area, returning emigrants, migrants and local people who are indigenous of the area but are not landowners. This will result in no limitations as to who can construct new housing in the countryside. The Draft Plan aims to facilitate those who do not satisfy the essential housing need category but yet wish to reside in a rural area through the designation of the 97 settlements throughout the county.

The point is also made that the permissive approach outlined would render the objectives of the Settlement Strategy unachievable. The strategy will be successful only if rural housing policy restricts development by those with an essential need. This is also a fundamental requirement for sustainable development.

The development plan recognises the potential benefits of planned settlements that can encourage public transport provision throughout the county. However the relaxed approach to rural housing will render this objective more difficult and create a higher dependence on private car travel.

Recommendation

Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

On the proposal of Comh. P O'Foighil and seconded by Cllr. J. Conneely it was agreed to defer a decision on this submission.

Issue Settlement Strategy.

Summary

Section 3 Strategic Framework: The Settlement Strategy has been made subject to the provision of water/waste water services. This raises

questions about the Development Plan commitment to making the Settlement Strategy work.

Further points are made that imply that the policies included in the plan will counteract the objectives of the Settlement Strategy.

Response

The Settlement Strategy is based on the ability of the identified centres to accommodate the population assigned. It is accepted that many centres do not have waste water treatment but the advances in technology and the implementation of the EPA guidelines for Waste Water Treatment make it possible to provide water services at reasonable cost for individual schemes. In Section 3.1.7.17 of the plan the Planning Authority's commitment is given but this is undermined by the other statements.

The Settlement Strategy will be seriously undermined unless the commitment is there to make it work.

Recommendation

Re-affirm the central position of the Settlement Strategy by removing the following references.

Section 2.3.3 Pending the provision of the necessary services to the comprehensive list villages the Settlement Strategy identified in the Draft Development Plan the Council acknowledges that some local housing needs may not be provided for. In such cases the provision of rural housing either in cluster developments or one off developments where it can be assimilated into the landscape and environment in accordance with the proper planning and sustainable development of the area will be positively considered. Refer to the policy on housing in rural areas.

Section 3.1.7.4 Remove "Subject to the provision of appropriate services"

Section 3.1.7.6 Redraft definition of rural housing need to reflect sustainability and to support the Settlement Strategy.

Section 3.1.7.10 Remove sentence 'Furthermore, where the proposed transfer of an existing property subject to an enurement clause to an individual who qualifies for the rural housing need is sought the Council will remove the clause from the original applicant / property subject to planning permission.'

Section 3.1.7.17 and Section 3.10.1.2: Remove the following sentence because it is imprecise and undermines the Settlement Strategy. The rural housing policy will apply to developments outside the settlement zones.

"Development up to 300m to 500m from the edge of the village will be considered where services and amenities are located on approach roads rather than in central locations. Where lands within this area are not available for development (either through commitment to an existing use or insufficient services) the Council will allow natural extensions to the existing settlements in the interests of ensuring that the overall

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

On the proposal of Comh. P O'Foighil and seconded by Cllr. J. Conneely it was agreed to defer a decision on this submission.

Issue	Strategic Environmental Assessment
Summary	The Draft Plan does not contain a Strategic Environmental Assessment, which is a statutory requirement.
Response	A Strategic Environmental Assessment was prepared prior to the amendments inserted at pre-draft stage. The impact of the amendments made the Strategic Environmental Assessment as prepared redundant. A Strategic Environmental Assessment based on the policies adopted by the Members will be prepared and put on public display. This will require a certain amount of redrafting of the text in order to separate the policies and the objectives in the plan. It is preferable that this await agreement on the final text meanwhile the original SEA can be circulated
Recommendation	Standards can be attained". Redraft the text of the plan, in order to separate the policies and the objectives with a view to preparing a Strategic Environmental Assessment and making the plan more accessible to the general public. (Meanwhile the original SEA will be circulated.)

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

On the proposal of Comh. P O'Foighil and seconded by Cllr. J. Conneely it was agreed to defer a decision on this submission.

Issue	Town Plans\Local Area Plans.
Summary	Concern raised about planning policy compatibility at the boundary of the City and County.
Response	There is no incompatibility between the draft plan policies and the City policies.
Recommendation	Deal with as part of the preparation of a town plan\local area plan.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

On the proposal of Comh. P O'Foighil and seconded by Cllr. J. Conneely it was agreed to defer a decision on this submission.

Submission Number	Submitted	Agent
58	The Secretary Cairde na Gaillimhe, 22 University Rd, Galway,	No Agent.
Issue	Landscape Assessment/Land Use Zoning	
Summary	Tonabrocky Hill:Area should be of designated Class 5: Unique. Recommend county liaise with the city to declare entire hill a public amenity area.	
Response	This area is designated as being of high sensitivity in the landscape sensitivity rating. This is based on the ability of the landscape to accommodate change or intervention without suffering unacceptable effects on its character and values. (Section 4.1.1.3). All development proposals under this category are restricted to those only with substantiated cases for such a specific location and which are in compliance with settlement policies.	
Recommendation	The landscape classification does not merit alteration however it is accepted that the area has a significance greater than the classification may indicate. It is recommended that the following policy statement be included in the plan. "Its future potential as a civic amenity park to the surrounding population is recognised and development control policy in this area will seek over time to deliver on the potential".	

Cllr. S. Gavin stated that he did not want to stop the potential for essential masts. Mr. Ridge stated that the landscape classification recommended by independent scientific assessment was that of Class 4.

On the proposal of Cllr. M. Loughnane and seconded by Cllr. M. Mullins it was agreed that the following policy statement be included in the plan. "Its future potential as a civic amenity park to the surrounding population is recognised and development control policy is recognised and development control policy in this area will seek over time to deliver on the potential".

Submission Number	Submitted	Agent
59	Mr Desmond Byrne, Cnoc na Greine, Forbachan, Spideal.	No Agent.
Issue	Development Control.	

Summary	Requests that planners consult with owners of Rights Of Way prior to the granting of any planning permissions.
Response	It is recommended no change be made to this section as the issues surrounding rights of ways and planning permissions is dealt with at development control level.
Recommendation	It is recommended that an alteration to the plan is not needed.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

On the proposal of Comh. P. O’Foighill and seconded by Cllr. M. Cunningham it was agreed to defer a decision on this submission.

Issue	Miscellaneous.
Summary	Requests that the plan recognises the existence of two churches in Furbo. One being the Baptist Church and the second one the Roman Catholic.
Response	It is unclear what the purpose of recognising the churches would be. If this point relates to Section 3.1.7.17, ‘...from what the Planning Authority consider to be the centre of gravity of the village’, then it is an issue that will be dealt with at Development Control level. However the Roman Catholic church has been examined as part of an inventory undertaken by Galway County Council, of County Architectural Heritage and those buildings that are deemed to be of sufficient merit are proposed for inclusion in the Record of Protected Structures. Any additional buildings, for example the Baptist Church will be inspected at the earliest opportunity.
Recommendation	It is recommended that an alteration to the plan is not needed.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

On the proposal of Comh. P. O’Foighill and seconded by Cllr. M. Cunningham it was agreed to defer a decision on this submission.

Issue	Rural Housing Policy.
Summary	Requests that special consideration be given to the needs of landowners’

family.

Response

This provision is already in place as the draft permits those functionally dependant on the land and those who support the rural economy to locate outside settlement centres where it is demonstrated that it is essentially necessary to do so.

This provision in the plan is considered to be unsustainable and recommendations.

Recommendation

Redraft the essential housing need definition in Section 3.1.7.6 of the draft plan so that it complies with the principles of proper planning and sustainable development, so that it provides support to the settlement strategy and so that it complies with national policies, in particular national road policy.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

On the proposal of Comh. P. O'Foighill and seconded by Cllr. M. Cunningham it was agreed to defer a decision on this submission.

Issue

Settlement Strategy.

Summary

Furbo be designated as a village.

Response

Furbo is identified as a small settlement in the Settlement Strategy for the G.T.P.S. area. One of the factors taken into consideration is the existing settlement size in terms of population and households. The remaining criteria is outlined in Section 3.1.4. It is within these areas that development is promoted and encouraged. The development is promoted and encouraged. The designation of village status is not within the provisions of the County Development Plan.

Recommendation

It is recommended that an alteration to the plan is not needed.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

On the proposal of Comh. P. O'Foighill and seconded by Cllr. M. Cunningham it was agreed to defer a decision on this submission.

Issue

Settlement Strategy.

Summary

Requests that centre of village is designated at the offices of Udaras na Gaeltachta and encompasses an area 800m in each direction.

Response In the case of smaller settlements for which no specific plans are available, development shall be confined to within a radius of 300m-500m from what the Planning Authority considers to be the centre of gravity of the village. This issue will be further examined in detail in the proposed Local Area Plan for the Gaeltacht.

Recommendation It is recommended that an alteration to the plan is not needed.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

On the proposal of Comh. P. O'Foighill and seconded by Cllr. M. Cunningham it was agreed to defer a decision on this submission.

Submission Number	Submitted	Agent
60	Mr Sean Gavin, Chairman Newbridge Action Committee, Boherbannagh, Newbridge.	No Agent.

Issue Provision of Infrastructure.

Summary Possible siting of a landfill site near the village of Newbridge, Co. Galway. Concerns are addressed in relation to the proximity of the landfill to any existing dwelling house and that such a development should not result in the compulsory relocation of any householder. Note: Two copies of this submission were received the second Submission is registered as Submission 43

Response Galway County Council are currently undertaking a site selection process for a regional landfill site in the southern portion of the region as proposed under the Connacht Waste Management Plan. Any proposed landfill must go through rigorous planning and licensing procedures. In site selection for a landfill the proximity to existing residential dwellings is one of many considerations taken into account.

Recommendation It is recommended that an alteration to the plan is not needed.

Members queried the current position regarding site investigation of potential landfill sites. Mr. T. Kavanagh stated that the Council were about to enter two of the sites and part of another site and the report on the site investigations should be ready in December 2002.

On the proposal of Cllr. M. Loughnane and seconded by Cllr. M. Mullins it was agreed that an alteration to the plan is not needed.

Submission Number	Submitted	Agent
61	Mr Ray Gilboy, Director CIF Western & Midland Region, Construction House, 8 Montpellier Terrace, The Crescent, Galway.	No Agent.
Issue	Development Control.	
Summary	To include in the Plan a comprehensive set of Development Control standards and requirements.	
Response	It is believed that the development standards and requirements, contained in the Plan, read in conjunction with the proposed amendments to the plan as contained in this report, are comprehensive and adequately cover land use requirements.	
Recommendation	It is recommended that an alteration to the plan is not needed.	

On the proposal of Cllr. T. Rabbitt and seconded by Sen. U. Burke it was agreed that an alteration to the plan is not needed.

Issue	Development Control.	
Summary	Houses greater than 200 sq m floor area require can increased site size on the basis of 10 sq m for each sq. m of additional floor area is regarded as excessive.	
Response	This larger site size is a requirement in order to accommodate effluent treatment, parking, landscaping, open space and maintenance of rural amenity. The larger sized house presents difficulties in orientation, building line and overshadowing of its neighbouring houses on sites.	
Recommendation	It is recommended that an alteration to the plan is not needed.	

On the proposal of Cllr. M. Mullins and seconded by Sen. U. Burke it was agreed that an alteration to the plan is not needed.

Issue	Development Control.	
Summary	Section 5.18, limiting infill development in street locations to a plot ratio not exceeding 1.0 is regarded as being too low. Reference should be had to the plot ratio of adjoining premises.	

Response Most villages have small-scale development and the scale of any new development should be in keeping with what already exists. The indices quoted are reasonable. It is accepted that reference should be had to adjoining development.

Recommendation Insert statement to the end of Section 5.18 as follows " Reference will be had to the plot ratio of immediately adjoining property or to the existing plot ratio on the site in determining the appropriate plot ratio."

Members stated that the wording of the recommendation needed to be re-examined and reworded by planning officials.

On the proposal of Cllr. T. McHugh and seconded by Cllr. S. Quinn it was agreed to defer a decision on this submission.

Issue Development Control.

Summary Impossible to achieve a plot ratio close to 1.5 with site coverage of 60% in relation to commercial developments.

Response It is believed that for modest sized enterprises in smaller settlements, these parameters are suitable. The larger towns have their own plans, which will specify their own plot ratios.

Recommendation It is recommended that an alteration to the plan is not needed.

Members stated that the wording of the recommendation needed to be re-examined and reworded by planning officials.

On the proposal of Cllr. M. Mullins and seconded by Sen. U. Burke it was agreed to defer a decision on this submission.

Issue Development Control.

Summary In relation to industrial development it is recommended that site coverage of 80% is more appropriate as industrial buildings are generally single storey.

Response The point is not accepted.

Recommendation It is recommended that an alteration to the plan is not needed.

Members stated that the wording of the recommendation needed to be re-examined and reworded by planning officials

On the proposal of Cllr. M. Cunningham and seconded by Sen. U. Burke it was agreed to defer a decision on this submission.

	Extractive Development.
Issue	Development Control.
Summary	Car parking for industrial development is thought to be too high. Recommends 1 space per 50 sq. m. floor area and 1 space per 100 sq for warehousing.
Response	This is not an unreasonable requirement for parking in small villages or settlements. Inadequate on site parking may cause nuisance to neighbouring uses.
Recommendation	It is recommended that an alteration to the plan is not needed.

On the proposal of Cllr. M. Mullins and seconded by Cllr. J. Joyce it was agreed that an alteration to the plan is not needed.

	Extractive Development.
Issue	Extractive Development.
Summary	Section 5.16 does not define what is meant by extractive development and it is unclear as to whether sand and gravel deposits are included in addition to stone/rock quarries.
Response	The term 'extractive development' can be taken to mean any material excavated from the ground.
Recommendation	It is recommended that an alteration to the plan is not needed.

Cllr. Gavin stated that he didn't want a situation where quality materials were available in an area and not utilised due to the high sensitivity of the area. Mr. Ridge stated that the Planning & Development Act 2000 provides for licencing of quarries, but that the relevant section of the Act is not yet in force. He stated that as intensification is not clearly defined it makes it more difficult to properly control quarry development. He felt that if a list of developments involving extraction was used as a definition of extractive development, a particular type of extractive development might be overlooked and on that basis he favoured the term "extractive development" to be taken to mean any material taken from the ground. Sen. U. Burke stated that the difficulty here is where there is an extension to a quarry and in such cases it is difficult to control such activity. Cllr. T. McHugh stated that the quarry industry needed to be regulated. Cllr. Cunningham stated that while quarrying was necessary, safety guidelines need to be in place. Mr. Ridge stated that the extractive industry is an important part of our economy and there is a need for sufficient quarries for development purposes. He stated that a proper balance between the environmental needs and residential amenity needs is required. An Comh. P. O'Foighil stated that there was a need to come to some agreement with Duchas to allow the Aran Islands produce their own materials.

On the proposal of Cllr. J. Joyce and seconded by Cllr. M. Mullins it was agreed

that an alteration to the plan is not needed.

Issue	Extractive Development.
Summary	Requests that provision in relation to new quarries or extensions to existing quarries in the landscape rated unique be modified to allow some limited additional aggregate production in this area.
Response	It is not considered acceptable practice to do so, as the unique sensitivity rating is an indication that the landscape could not accommodate change or intervention without suffering detrimental effects to its character values. Areas with unique classification are a very small percentage of the county therefore the Planning Authority will endeavour to protect them.
Recommendation	It is recommended that an alteration to the plan is not needed.

Cllr. M. Loughnane queried whether the depth of development was decided when granting permissions for extractive development. Mr. Ridge stated that the depth of the development was decided in each case.

On the proposal of Cllr. J. Joyce and seconded by Cllr. M. Connolly it was agreed that an alteration to the plan is not needed.

Issue	Extractive Development
Summary	Exclude requirement to quantify volumes of material to be extracted from a quarry as part of a planning application.
Response	It is accepted that the information may be commercially sensitive however it is not possible to adequately assess a planning application in the absence of this information. Registration of quarries is a separate issue which will be dealt with by regulations.
Recommendation	It is recommended that an alteration to the plan is not needed.

Sen. U. Burke stated that it would not be possible to monitor the volumes extracted from a quarry and that the Council would be setting itself a target that it cannot monitor. He asked whether the Council would have the resources to monitor quarry operations. Cllr. Loughnane stated that it should be sufficient to state the depth that extraction can be carried out to. Mr. Ridge stated that the reason for production details is to know what is going in and coming out of a quarry. Cllr. T. Mannion stated that putting restrictions on what is extracted from a quarry might effect development of these quarries. Mr. L. Kavanagh stated that unless the volumes of material extracted is known it will not be possible to know the effect on road network etc.

On the proposal of Cllr. M. Mullins and seconded by Sen. U. Burke it was agreed that subject to monitoring an alteration to the plan is not needed.

On the proposal of Cllr. J. Joyce and seconded by Cllr. K. Quinn it was agreed that

Issue	Holiday Homes.
Summary	Relax policy on holiday homes in Section 5.15 and attach a condition in relation to holiday home developments that each owner must become a member of management company.
Response	Experience has shown that these villages are best maintained by single company ownership. A change in out policy is not considered desirable from a planning and development control perspective.
Recommendation	It is recommended that an alteration to the plan is not needed.

On the proposal of Sen. U. Burke and seconded by Cllr. J. Joyce it was agreed to defer a decision on this submission.

Issue	Landscape Assessment/Land Use Zoning.
Summary	More facilitative policies for small scale industrial and enterprise startups in non zoned areas.
Response	Lands specifically zoned for industrial development in the various town plans the policies in the Settlement Strategy adequately cater for these Enterprises.
Recommendation	It is recommended that an alteration to the plan is not needed.

Sen. U. Burke stated that the Council should be more supportive of landowners who want to move away from agriculture and supplement their incomes through some alternative tourism activity on their farm. Mr. Ridge stated that the need to locate locally and the benefits to the community as against the environmental impact needed to be examined. He stated that the concept of commercial settlement zones as a continuation of the settlement strategy might be worthy of consideration.

On the proposal of Sen. U. Burke and seconded by Comh. P. O'Foighil it was agreed to defer a decision on this submission.

Issue	Settlement Strategy.
Summary	Identify Development Boundaries/Areas for those settlements, which do not have a settlement plan.
Response	This is covered in Section 3.1.7.17. of the draft plan.
Recommendation	It is recommended that an alteration to the plan is not needed.

On the proposal of Cllr. J. Joyce and seconded by Cllr. K. Quinn it was agreed that

an alteration to the plan is not needed.

Issue	Provision of Infrastructure.
Summary	Draft plan should set out a clear programme of prioritised infrastructure provision in particular for the Settlement Centres in order to facilitate public private partnerships.
Response	Section 3.1.7.17 facilitates public private partnerships. A programme of works will be included in the plan.
Recommendation	Include a programme of works into the plan.

On the proposal of Cllr. J. Joyce and seconded by Cllr. T. Mannion it was agreed to include a programme of works into the plan.

Issue	Provision of Infrastructure.
Summary	Waste Management – Include policies and objectives in the Draft Plan, which will allow for the provision of appropriate Waste Management facilities/infrastructure in unzoned areas outside of existing settlements subject appropriate criteria.
Response	Sorting recycling and recovery facilities: The waste management facilities should be directed to zoned lands or in the case of smaller enterprises attached to village settlement areas.
Recommendation	It is recommended that an alteration to the plan is not needed.

On the proposal of Cllr. J. Connelly and seconded by Cllr. M. Mullins it was agreed that an alteration to the plan is not needed.

Issue	Settlement Strategy.
Summary	Identify Development Boundaries/Areas for those settlements, which do not have their own Development Plans.
Response	Section 3.1.7.17 sets out the Council's settlement location policy whereby smaller settlements which do not have specific plans, development shall be confined to within a radius of 300m – 500m from what the Planning Authority considers to be the centre of gravity of the village. Many of these smaller settlements with populations of less than 500 will not require land-use zonings simply because the development pressures may not arise during the life-time of the plan.

However the settlements with a greater population will require plans. The implementation of the Draft Settlement Strategy will necessitate the need to devise a schedule for the making of town plans.

Recommendation

Insert the following statement in the plan. 'There is a need to make plans for centres identified in accordance with their placement on the settlement hierarchy. It is recommended that the Council prepare a brief to examine the preparation of plans to implement the Settlement Strategy. When the plans are in place the development boundaries of any settlement for which a local plan has been prepared will be the boundaries as adopted in that plan.

Cllr. T. McHugh stated that settlement centres could become popular and that each should be developed from a centre out basis. Mr. Ridge stated that the purpose of settlement centres is to offer choice and if people are interested in making it happen, it will happen. Cllr. McClearn stated that development would find its own level. Cllr. J.J. Mannion stated that there is a lot of merit in the settlement strategy if it can accommodate people's needs. The difficulty is that it precludes a traditional way of life and the state should make settlement strategies so good that it would preclude the need for one off rural housing. He suggested that there should be a form of compromise between settlement strategy and one-off rural housing. He stated that while he saw merit in settlement strategy, it has to prove itself, but not where it precludes one-off rural housing. Mr. Ridge stated that whatever is needed to facilitate appropriate development in settlement centres will be put in place. He stated that the key area is the GTPS area where there has to be structured control and here it is proposed that children of farm owners would be entitled to build in this area. He stated that settlement centre sites may be cheaper to purchase. The Co. Manager referred to the need to have balanced development within the County and that each of the settlement centres, villages and towns would have a role to play in the development. Dep. N. Grealish stated that the GTPS area is a huge area and the nearer one is to the city the higher the prices of sites. An Comh. P. O'Foighill stated that there were 117 houses from Barna to Ballinahown and you cannot stop people from living in those areas. Cllr. J.J. Mannion stated that settlement centres could be seen as a solution to people who are not children of farmers and who wish to live in the GTPS area. An Comh. C Ní Fhatharta stated that the GTPS area would include all of south Conamara and asked what is the position for people from the area who go out of farming. Sen. U. Burke stated that the specific examples of problem areas as identified by Dep. N. Grealish, An Comh. C. Ní Fhatharta and others should be looked at and appropriate changes to the Draft Plan should be made.

Members agreed to defer all discussion and decisions on submissions received in relation to Settlement Strategy and Clause 3.1.7.6. (*One-off rural housing*) of the Draft County Development Plan, and agreed to discuss these submissions at a later date.

On the proposal of Dep. N. Grealish and seconded by Comh. P. O'Foighil it was agreed to defer a decision on this submission.

Issue	Tourism.
Summary	Requests the inclusion of a specific section in the Draft Plan encouraging and promoting the development of Marina and related facilities as well as the inclusion of appropriate policies and objectives which will facilitate the grants of planning permission for such developments.
Response	Section 3.13.3 sets out the Council's policies on Integrated Coastal Zone Management. This will be an ongoing process, which will evolve over time. Integrated coastal zone management will address issues such as

coastal tourism development, the fishing industry and coastal settlement patterns.

Recommendation It is recommended that an alteration to the plan is not needed.

On the proposal of Dep. N. Grealish and seconded by Sen. U. Burke it was agreed that an alteration to the plan is not needed.

Issue Tourism.

Summary Exploit the potential of the river Shannon by facilitating Marina facilities on the Galway shores.

Response Agreed, providing that it is carried out in a sustainable manner.

Recommendation Include the following policy statement in Section 3.9
"Tourism related developments outside settlement centres will be considered where there is proven sustainable need and where the need to locate in a particular area, the environmental impact of the development and benefits to the local community are balanced.

On the proposal of Sen. U. Burke and seconded by Cllr. T. Mannion it was agreed to include the following policy statement in Section 3.9 "Tourism related developments outside settlement centres will be considered where there is proven sustainable need and where the need to locate in a particular area, the environmental impact of the development and benefits to the local community are balanced". The Council will prepare an Area Action Plan for that region.

National Spatial Strategy

The Mayor stated that it had been agreed that the members would discuss the National Spatial Strategy 2000 – 2020, which had recently been published. Mr. Ridge welcomed the National Spatial Strategy, stating that it clarified many issues. He stated that it is important to compare what is in the Draft Development Plan to ensure that it is in agreement with the Spatial Strategy. He stated that it was extremely significant that Tuam Town had been designated as a Hub, but that certain policies will have to be included in the Development Plan to ensure that Tuam Town complies with the requirements of Hub status. He stated that the Co-ordinating Document for the Draft Development Plan would identify how it is proposed to input the National Spatial Strategy elements into the Plan. The Mayor stated that the success of the Strategy depends on a lot of agencies and structures coming together. The County Manager stated that Co. Galway was only one of two Counties in Ireland with both a Gateway and a Hub. He stated that there is now a hierarchy starting with Galway City, Ballinasloe, Tuam, Loughrea and Athenry with the remainder of Co. Galway designated as a rural area. He stated that the Department of the Environment and Local Government will be implementing the main elements of the National Spatial Strategy and following consultation the Department intend to issue guidelines shortly. He stated that there is now a need to re-examine the GTPS in the context of the Spatial Strategy and stated there will be a lot of work to be done by the Forward Planning Section in implementing the different elements of the Spatial Strategy. Cllr. J.J. Mannion stated that there were many elements of the National Spatial Strategy that could be included in the Draft Development Plan. He stated that the approach to rural housing in the Spatial Strategy was similar to the approach and definition contained in the Draft Development Plan. He added that the Strategy is an endorsement of the Draft Development Plan and that there was no basis for the Department to take

exception to the Draft Plan. Cllr. T. Mannion said that he was disappointed that Ballinasloe and the east of the County had not been designated as a Hub, and it was wrong that Ballinasloe should now be administered from Athone. Cllr. J. Joyce said it was sad and disappointing that Ballinasloe had been excluded, and that if this means investment cannot go to Ballinasloe it would be the death knell for Ballinasloe. Sen. U. Burke stated that the National Development Plan was in disarray, the Health Strategy is gone and now we have a National Spatial Strategy and no money to fund it. He stated that a major part of the countryside is not recognised in the Strategy and he proposed that whatever decentralisation takes place it should be to towns that have been excluded in the Strategy. Dep. P. McHugh stated that it was vital that Tuam is included as a Hub, as that region was neglected for some time. Cllr. J. McClearn stated that towns not in the Spatial Strategy will lose out, as funds will be concentrated on selected towns. Mr. Ridge stated that the Draft County Development Plan was 90% in compliance with the National Spatial Strategy

CONFERENCES

1810

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

**“Tri-Nation Seminar – Homeless Strategies”, Mercer Hotel, Dublin 2.
10th December 2002**

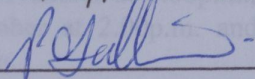
Cllrs. J. Conneely, M. Cunningham, P. Hynes, M. Loughnane, J. McDonagh, Comh. P. O’Foighil.

**“Situation and Outlook in Irish Agriculture 2002/2003”, Jurys Green Isle Hotel,
Naas Road, Dublin 22
10th December 2002**

Dep. P. McHugh, Cllr. J. Conneely, M. Cunningham, J. McClearn, T. McHugh, Comh. P. O’Foighil, Cllr. T. Walsh.

CHRIOCHNAIGH AN CRUINNIU ANSIN

Submitted, Approved + signed



24/12/03

Date