

COMHAIRLE CHONTAE NA GAILLIMHE

**MINUTES OF MONTHLY MEETING OF GALWAY
COUNTY COUNCIL HELD AT ÁRAS AN CHONTAE,
PROSPECT HILL, ON MONDAY 22nd APRIL, 2002**

CATHAOIRLEACH: Mayor. M. Regan

ILATHAIR FREISIN:

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

Oifigigh: Messrs. D. O'Donoghue, Co. Manager, T. Kavanagh, J. Cullen, J. Morgan, F. Gilmore, F. Dawson, Directors Of Services; E. Lusby, Head of Finance; T. Murphy, A. Comer, Senior Executive Officers, L. Gavin, Senior Engineer, L. Kavanagh, Senior Executive Engineer, M. Flynn, Executive Planner, M. J. Walsh, Partnership Facilitator, G. Healy, M. Barnacle, Staff Officers; M. Bourke, Assistant Staff Officer.

Thosnaigh an Cruinniú leis an paidir.

RESOLUTIONS OF SYMPATHY

1542

A Resolution of Sympathy was extended to the following: -

- Mrs. Mary Quinn & family, Labane, Ardahan, Co. Galway.
- Mr. Sean Nilan & family, Raheen, Gort, Co. Galway.
- Mrs. Terry Reynolds, Fahy, Kilconnell, Ballinasloe, Co. Galway.
- Mr. & Mrs. Thomas Brennan, Clontuskert, Ballinasloe, Co. Galway.

The Mayor extended his sincere sympathy on behalf of the Council to the parents, brothers and sisters of the late Private Peadar O'Flatharta of Trábhán, An Leitir Mhór on his tragic death while on peace-keeping duties in East Timor.

An Comh. Ní Fhatharta stated that Private Peadar O'Flatharta and Garda Patten and Garda Tighe, who were killed in a traffic accident in Dublin, had lost their lives while on duty for the State and she extended her sincere sympathy to their families, friends and colleagues.

Cllr. Mullins also wished to extend his sincere sympathy to the Brennan family of Clontuskert on the death of their son Oliver, who died in an accident in Australia.

A minute's silence was observed in their memory.

MINUTES

1543

The Minutes of the Special Meeting held on the 11th March, 2002 were approved by the Council and signed by the Mayor on the proposal of Cllr. Joyce, seconded by Cllr. Mullins.

REPORTS

1544

The Report of the Corporate Policy Group Meeting held on 25th March, 2002 was considered. It was adopted by the Council on the proposal of Cllr. T. Mannion, seconded by Cllr. Connolly.

The Report of the Environmental & Conservation Services Strategic Policy Committee Meeting held on 5th March, 2002 was considered. It was adopted by the Council on the proposal of Cllr. Fahy, seconded by Cllr. T. Mannion.

The Report of the Housing Services Strategic Policy Committee Meeting held on 15th March, 2002 was considered. It was adopted by the Council on the proposal of Cllr. Conneely, seconded by Cllr. K. Quinn.

The Report of the Planning & Economic Development Strategic Policy Committee Meeting held on 4th March, 2002 was considered. It was adopted by the Council on the proposal of Comh. O'Neachtain, seconded by Cllr. Hoade.

The Report of the Planning & Economic Development Strategic Policy Committee Meeting held on 11th March, 2002 was considered. It was adopted by the Council on the proposal of Comh. O'Neachtain, seconded by Cllr. Cunningham.

The Report of the Tuam Electoral Area Committee Meeting held on 8th March, 2002 was considered. It was adopted by the Council on the proposal of Cllr. T. McHugh, seconded by Cllr. T. Walsh.

Arising from the Report, Cllr. T. McHugh stated that walls have been knocked on the Milltown to Tuam Road, at the Bobby Burke road junction and have not been rebuilt. Mr. Morgan said that the walls are privately owned and their repair is not the responsibility of the Council.

Cllr. P. McHugh asked that the matter of abandoned cars on lands adjacent to the Cloonthue Road in Tuam be dealt with as a matter of urgency.

The Report of the Oranmore Electoral Area Committee Meeting held on 6th March, 2002 was considered. It was adopted by the Council on the proposal of Cllr. Hoade, seconded by Cllr. Cunningham.

The Report of the Loughrea Electoral Area Committee Meeting held on 21st March, 2002 was considered. It was adopted by the Council on the proposal of Cllr. Loughnane, seconded by Cllr. Cunningham.

The Report of the Conamara Electoral Area Committee Meeting held on 6th March, 2002 was considered. It was adopted by the Council on the proposal of Comh. Ní Fhatharta, seconded by Cllr. Conneely.

The Report of the Ballinasloe Electoral Area Committee Meeting held on 6th March, 2002 was considered. It was adopted by the Council on the proposal of Cllr. Joyce, seconded by Cllr. T. Mannion.

The Report of the Local Rural Water Monitoring Committee Meeting held on 17th October, 2001 was considered. It was adopted by the Council on the proposal of Cllr. Connolly, seconded by Cllr. Cunningham.

Arising from the Report Cllr. Connolly proposed that the Council would again seek extra funding from the D.O.E. & L.G. for taking in charge of group water schemes and Cllr. K. Quinn seconded this proposal.

Mayor Regan proposed that a deputation from the Council would meet the Minister for the Environment to seek extra funding for taking in charge of group water schemes. This was seconded by Dep. Connaughton and agreed.

The Report of the Local Rural Water Monitoring Committee Meeting held on 20th December, 2001 was considered. It was adopted by the Council on the proposal of Cllr. Connolly, seconded by Cllr. Joyce.

The Report of the Local Rural Water Monitoring Committee Meeting held on 28th January, 2002 was considered. It was adopted by the Council on the proposal of Cllr. Connolly, seconded by Cllr. Cunningham.

The Report of the Local Rural Water Monitoring Committee Meeting held on 25th February, 2002 was considered. It was adopted by the Council on the proposal of Cllr. O'Foighil, seconded by Cllr. Connolly.

Material Contravention of the Development Plan for the 1545 Scheduled Town of Tuam: Permission to (1) relocate proposed retail unit and connection to services previously granted planning permission under Planning Reference No. 99/816, (2) to construct non-retail unit and connect to services (3) to carry out ancillary site works at Cloontooa Road in the townland of Tirboy.

Planning Reference No. 01/3086 Applicant: Garvey's Mills Ltd.

Mr. Comer gave details of the application, referring to report dated 16th April 2002, which had been circulated in advance.

PROPOSED DEVELOPMENT: The applicant is seeking permission to (1) relocate proposed retail unit and connection to services previously granted planning permission under Planning Reference No. 99/816, (2) to construct non-retail unit and connect to services, (3) to carry out ancillary site works at Cloontooa Road in the townland of Tirboy.

LOCATION: The site of 1.924 hectares is located between Tuam Stadium and the Cloontooa Road. This is a greenfield site, save for an existing bungalow located on it.

PLANNING HISTORY: Planning Ref. No. 99/816: Permission granted to Garveys Mills Limited on the 7th June 1999 to construct a retail store for the storage and sale of animal feed products at Cloontooa Road.

ZONING: The site is zoned commercial predominately – however, 0.053 hectares of its area is zoned residential.

SERVICES: Applicants propose to utilise public sewers to dispose of surface water and foul effluent.

OBJECTIONS: No objections to this planning application have been received.

ASSESSMENT: The total area of the site is 1.924 hectares of which 0.053 hectares is zoned for residential purposes the access from the proposed commercial development on the Cloontooa Road is through the residentially zoned lands thus the reason to materially contravene the Tuam Town and Environs Plan in order to facilitate the development.

RECOMMENDATION: A decision to grant planning permission is recommended.

STATUTORY CONSIDERATION: A decision to grant permission cannot be made unless a resolution is passed by the members requiring that such a decision be made in accordance with Section 26(3) of the 1963 Planning Act as substituted by Section 39 (d) of the 1976 Planning Act as amended by Section 45 of the Local Government Act 1991.

Public notice of the Council's intention to consider deciding to grant permission was given on 9th March 2002 and the notice invited members of the public to submit representations or objections. None were submitted.

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

Cllr. Connolly proposed that having considered the Planning Application made by Garvey's Mills Ltd for permission to (1) relocate proposed retail unit and connection to services previously granted planning permission under Planning Reference No. 99/816, (2) to construct non-retail and connect to services, (3) to carry out ancillary site works at Cloontooa Road in the townland of Tirboy and having considered the Report dated 22nd April 2002, Galway County Council in accordance with the provisions of Section 26 (3) of Local Government (Planning & Development) Act 1963, as amended by Section 39(d) of Local Government (Planning & Development) Act 1976, as amended by Section 45 of the Local Government Act, 1991 hereby require that a decision to grant permission be made in the case of this application.

Cllr. P. McHugh seconded this proposal. A vote was taken which resulted as follows:-

AR SON: *Dep. U. Burke, Connaughton, Sen. McDonagh, Cllrs. Connolly, Conneely, Cunningham, Fahy, Gavin, Hoade, Joyce, Loughnane, J.J. Mannion, T. Mannion, McClearn, P. McHugh, T. McHugh, S. Quinn, K. Quinn, Regan, S. Walsh, T. Walsh, Comh. Ni Fhatharta, O Foighil, O Neachtain, (24)*

IN AGHAIDH: (0)

GAN VOTÁIL: (0)

The Mayor declared the resolution carried.

TO CONSIDER REPORT UNDER PART X OF THE LOCAL 1546 GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1994 REGARDING THE FOLLOWING:

Headford Sewerage Scheme

Report dated 10th April, 2002 was circulated to each Member.

The work as proposed was approved on the proposal of Cllr. Hoade, seconded by Cllr. McHugh.

**REPORT UNDER PART X OF THE LOCAL GOVERNMENT 1547
(PLANNING & DEVELOPMENT) REGULATIONS 1994
REGARDING CONSTRUCTION WORKS UNDER THE
HOUSING CONSTRUCTION PROGRAMME**

Report dated 3rd April, 2002 was circulated to each Member.

(a) Construction of 3 no. houses with services at Dunkellen Park, Craughwell.

The works as proposed at Dunkellen Park, Craughwell were approved on the proposal of Cllr. Loughnane, seconded by Cllr. Fahy.

Cllr. Loughnane wished to put on record that it was agreed that a 2m high wall would be provided between Conway's land and the proposed and existing houses at Dunkellen Park, Craughwell, as per the drawings, which were circulated to the Members.

(b) Construction of single rural houses with services at the following locations:

- Pollaturick, Milltown, Co. Galway.*
- Castleboy, Kilchreest, Co. Galway.*
- Tooloobauntemple, Kiltulagh, Co. Galway.*
- Gowlan West, Clifden, Co. Galway.*
- Gortnahorna, Clontuskert, Co. Galway.*
- Laurencetown, Ballinasloe, Co. Galway.*

The works as proposed were approved on the proposal of Cllr. Loughnane, seconded by Cllr. Conneely.

(c) Construction of extension to house at Loughrea Road, Killimor, Co. Galway.

The works as proposed were approved on the proposal of Cllr. McClearn, seconded by Dep. Burke.

**REPORT UNDER PART X OF THE LOCAL GOVERNMENT 1548
(PLANNING & DEVELOPMENT) REGULATIONS 1994
REGARDING CONSTRUCTION WORKS UNDER THE
HOUSING CONSTRUCTION PROGRAMME**

Report dated 15th April, 2002 was circulated to each Member.

(a) Construction of 6 no. houses with services at O'Keeffe Park, Glenamaddy.

The works as proposed were approved on the proposal of Cllr. K. Quinn, seconded by Cllr. T. Walsh.

(b) Construction of single rural houses with services at the following locations:

- Abbert, Abbeyknockmoy, Co. Galway.*
- Doonbeg, Cumber, Tuam, Co. Galway.*
- Lenamore, Tiaquin, Co. Galway.*
- Cloonhue, Tuam, Co. Galway.*
- Cloontooa, Tuam, Co. Galway.*

The works as proposed were approved on the proposal of Cllr. Connolly, seconded by Dep. Connaughton.

(c) Construction of a Civic Recycling Centre at Clifden.

The works as proposed were approved on the proposal of Cllr. Conneely, seconded by Comh. O'Neachtain.

**NOMINATION OF MEMBERS TO KNOCK AIRPORT 1549
CONSULTATIVE COMMITTEE.**

Report dated 16th April 2002 was circulated to each member. It was proposed by Cllr. Joyce, seconded by Cllr. Loughnane and agreed that Cllr. Fahy be nominated as a member of the Knock Airport Consultative Committee.

It was proposed by Cllr. Mullin, seconded by Dep. Burke and agreed that Cllr. T. Walsh be nominated as a member of the Knock Airport Consultative Committee.

PUBLIC IMAGE SURVEY 1550

The Mayor welcomed to the meeting Ms. Bernadette Coyne of *Research and Business Solutions Ltd*, who carried out a countywide Public Image Survey commissioned by the Council as part of its implementation of Better Local Government.

Mr. Cullen stated that the survey was carried out in September 2001 using a representative sample of 415 adults living throughout the county. He stated that the survey concentrated on two main areas: (1) How the Council performs in relation to service provision (2) How the services provided by the Council are received by the public. The Council aims to deliver more customer focussed services, prioritise strategies and measure performance on an on-going basis. The Survey was processed through the Partnership Committee.

Ms. Coyne then made a presentation on the Public Image Survey and the following were the main findings of the survey:

7 out of 10 residents felt that the Council is modern and progressive and residents were satisfied with the majority of Council services; motor taxation, street light /cleaning, register of electors/elections, fire services, sewage disposal/drainage. 2 out of 3 were happy with libraries, litter control, cultural activities, urban and village renewal schemes and the way the Council promotes the interests of local communities. 1 in 4 expressed concern about water supplies with the majority citing poor water quality as an issue.

70% of residents were satisfied that the Council could be contacted easily and more than 1 in 2 of those who contacted the Council in the previous five years were satisfied with how their query was handled.

The main issues that residents wanted to see improved were roads, traffic congestion, health and crime. Road maintenance and road improvement was an issue of concern for six in ten of all residents across the county. Only one fifth of residents felt that local authority housing was a problem in Galway while the most common complaint was that not enough houses were being built. Almost 1 in 4 residents were concerned about planning applications and development. In common with other counties, the main concerns included the time it took to grant permission.

The Mayor thanked Ms. Coyne for the presentation. He thanked the County Manager and his staff for a job well done as outlined in the findings of the survey. However, he stated that there is room for improvement and hoped that the Council would continue to reach higher standards in relation to service provision.

The County Manager stated that the results of the survey were very encouraging. He stated that the survey was a baseline study in relation to service provision and the recommendations made by the Consultants would be incorporated into future strategies of the Council and indeed since the survey was carried out, the Council had produced a Corporate Plan and Customer Action Plan and the Business Plan was currently being drafted. He stated that the Council would not become complacent and was committed to providing a better quality of service and an improved customer relationship, but he pointed out that the Council needs more resources in order to provide improved services in areas such as water supply. He complimented the Mayor on launching the Community Warden Scheme earlier that day and stated that the Council was chosen as one of only five local authorities to take part in the 3-year pilot-project which is funded in total by the Department of the Environment and Local Government. He stated that the aim of the Scheme is to declare war on litter in order to make the county's towns and countryside more beautiful.

TO APPROVE THE DRAFT OPERATIONAL SLUDGE MANAGEMENT PLAN FOR GALWAY CITY AND COUNTY. 1551

It was agreed that this item would be deferred to a later meeting.

TO CONSIDER BEARNA DRAFT DEVELOPMENT PLAN. 1552

REPORT OF SUBMISSIONS RECEIVED ON THE DRAFT DEVELOPMENT PLAN FOR BARNA.

Mr. Gus McCarthy of A.P. McCarthy Consultants referred to the Report on submissions received to the Draft Development Plan for Barna.

He stated that the Draft Development Plan for Barna was on public display from 24th March-14th July, 2000. During this display period a total of 293 submissions were received. Of these 2 no. requested oral hearings. The oral hearings took place on 30th April, 2001 and 22nd May, 2001 respectively. Each submission has been given an individual submission number.

He stated that the principle issues/concerns raised in these submissions together with observations/recommendations on each are contained in this report. The report should be considered in conjunction with the original text of each submission. Where similar issues/concerns have been raised by a number of parties using a standard type letter these submissions have been grouped with the total number of parties who raised these issues listed.

There are 4 no. standard type submissions each of which was supported by a number of parties as follows:

- (a) submission reference no's 1-89 (i.e. 89 no.)
- (b) submission reference no's 90-112 (i.e. 23 no.)
- (c) submission reference no's 113-217 (i.e. 105 no.)
- (d) submission reference no's 218-260 (i.e. 43 no.)

The remaining 33 no. submissions can be regarded as individual submissions although some issues similar to those raised in submission no's 1-260 also emerged. The location of the lands referred to in those submissions which are accompanied by a map are outlined on map number 5.1. The submissions outlined are:

- 262
- 263 (3 Plots)
- 270
- 273
- 275

- 285
- 289

The report on the submissions was presented to the Conamara Area Committee on the 13th February 2002. The recommendations of the Area Committee and the Council are also included in regard to each submission.

“(A) Submission Reference no’s 1 – 89 (i.e. 89 no.)

Name: Total 89 names.

Location of Lands Referred to: Ballard East and General.

Request/Issues raised:

- Objecting to zoning of family lands at Ballard East to amenity which will remove family’s right to build second family houses on the family lands.
- Rural character of the area can best be maintained by reverting to agricultural zoning and a 2 house per acre integrated layout should be included.
- Objects to proposed widespread unwarranted new amenity and community zonings in other Barna townlands.

Observations/Recommendations:

- Land has been zoned for amenity use to protect the landscape character and preserve the identity of Barna village. Otherwise it will become a large mass of suburban type development and effectively an extension of Knocknacarragh to the east and Furbo to the west. The proposed amenity zonings will provide a natural boundary for the village both to the east and to the west. Therefore no change is recommended in the zoning of these lands”.

Area Committee Decision:

- The Committee agreed to reject the proposed amenity zonings and to maintain the existing zoning of agriculture.

Council Decision:

It was proposed by Comh. O’ Neachtain and seconded by Comh. Ní Fhatharta to accept the decision of the Committee to reject the existing zonings of agriculture.

A vote was taken on Comh. O’ Neachtain proposal which resulted as follows:-

AR SON:- Cllr’s. **Conneely, Hoade, Hynes, Joyce, T. Mannion, S. Quinn, Ní Fhatharta, O’ Foighil, O’ Neachtain, K. Quinn, Cllr. Regan.** (11)

IN AGHAIDH: (0)

CAN VOTÁIL: (0)

The Mayor declared the resolution carried.

“(B) Submission Reference no’s 90 - 112 (i.e. 23 no.)

Name: Total 23 names.

Location of Lands Referred to: New Village and General.

Request/Issues raised:

- Objects to family lands in New Village being zoned for Amenity use in the Draft Development Plan – This will prevent family members building second family dwellings on these lands.
- The rural character of the area can be best maintained by reverting to agricultural zoning at 2 houses per acre. An integrated layout for this area should be included in the Draft Plan.
- Seeking removal of A4 objective (i.e. maintain views) from the south side of the R336 in New Village townland from Draft Plan.
- Objects to proposed widespread unwarranted new amenity and community zonings in other Barna townlands.

Observations/Recommendations:

- Lands between the R336 and the seashore in the New Village area are proposed for the development of agricultural and protection of area of visual importance and/or areas of high amenity. This objective is aimed at protecting important landscapes between the seashore and the main road and is considered essential to the overall future development of Barna. Lands are zoned for amenity in order to protect their landscape character and also to protect the identity of the village. Otherwise the entire area will become a large mass of suburban type development and will lose its identity and character and result in the closing off of natural amenities to the community overall. Therefore, no change is recommended in the zoning, or objectives to maintain views, in the Draft Plan”.

Area Committee Decision:

- The Committee agreed to reject the proposed amenity zonings and to maintain the existing zoning of agriculture.

Council Decision:

It was proposed by Comh. O' Neachtain and seconded by Comh. Ó Foighil to accept the recommendation of the Conamara Area Committee to reject the proposed amenity zoning and to maintain the existing zoning of agriculture.

A vote was taken which resulted as follows:-

AR SON:- Cllr's. Conneely, Hoade, Hynes, Joyce, T. Mannion, S. Quinn, Ní Fhatharta, O' Foighil, O' Neachtain, K. Quinn, Cllr. Regan (11)

IN AGHAIGH:- (0)

GAN VOTAIL:- (0)

The Mayor declared the resolution carried.

“(C) Submission Reference no's 113 – 217 (i.e. 105 no.)

Name: Total 105 names.

Location of Lands Referred to: General.

Request/Issues raised:

- Objections to the continued freezing of residential zoned backlands in the Draft Plan as the primary purpose of the plan was to provide for an integrated backlands residential layout which would allow for second family homes on residential backlands.
- Proposing that layout previously drawn up by the Planning Office is included as an amendment to the Draft Plan.

Observations/Recommendations:

- The Draft Plan does not propose the freezing of any residentially zoned lands. These lands can be developed subject to sewage disposal and a satisfactory layout being achieved. This is an overall plan for the village as opposed to the Local Action Area Plan. However, the Draft Plan does set out clearly the type of housing layout which is recommended for residentially zoned lands. This proposed layout relates to the landscape and site character including contours. The preparation of such a layout for each individual residential area would have to be a separate exercise and would require detailed site surveys, contour surveys etc.
- The Draft Plan is not recommending the layout referred to in this submission, which is suburban in style and does not respect natural landscape features. Such

an approach to housing layouts would destroy existing natural features and destroy Barna's landscape character”.

Area Committee Decision:

- The Committee agreed with this recommendation. The Committee requested that a contour survey and layout for residential zoned lands be initiated. This could be done at a later stage.

Council Decision:

It was proposed by Comh. O' Neachtain, seconded by Comh. O' Foighil and agreed to accept the recommendation of the Conamara Area Committee.

“(D) Submission Reference no's 218 – 260 (i.e. 43 no.)

Name: Total 43 names.

Location of Lands Referred to: General.

Request/Issues raised:

- Plan does not include an integrated layout for backlands zoned for residential use at 6 houses per acre.
- No integrated residential layout included for Seapoint will result in children of native families not being able to get planning permission in that townland.
- Requesting an integrated residential layout of 6 houses per acres to be included as an amendment to the Plan to ensure that the children of native families and existing residents could continue to live in their native area.

Observations/Recommendations:

- This is an overall Draft Development Plan for Barna as opposed to a detailed Action Plan for each specific area. However, the Draft Plan does set out clearly the type of housing layout which is recommended for residentially zoned lands. This proposed layout relates to the landscape and site character including contours. The preparation of such a layout for each individual residential area would have to be a separate exercise and would require detailed site surveys, contour surveys etc.
- The Draft Plan is not recommending the layout referred to in this submission which is suburban in style and does not respect natural landscape features. Such an approach to housing layouts would destroy existing natural features and destroy Barna's landscape character”.

Area Committee Decision:

- The Committee agreed with this recommendation. The Committee requested that a contour survey and layout for residential zoned lands be initiated. This could be done at a later stage.

Council Decision:

It was proposed by Comh. O' Neachtain, seconded by Cllr. Conneely and agreed to accept the recommendation of the Conamara Area Committee.

"Submission Reference No.: 261"

Name: Marie Reddan.

Location of Lands Referred to: Local Distributor Road/Western Approach Road.

Request/Issues raised:

- Objects to Local Distributor Road (D4).
The purpose of the LDR'S to open up land for development.
Feels that the proposed Western Approach Road is ignored.
The traffic flow will exacerbate the situation on R336 and there will be noise from traffic.
It will destroy the environment and quality of life of residents.
It will destroy habitats for birds, animals and plants.
- Requests that the County Council re-consider the Distributor Road and bring forward the planned Western Approach Road.

Observations/Recommendations:

- The route of the Western Approach Road has now received the approval of both the County and City Councils and has now gone forward for funding. However it is necessary to provide local Distributor Roads to serve the needs of existing and future local traffic. Lands zoned for residential use cannot be developed without such roads. The proposed Distributor Road is on the route of the former proposed by-pass in the County Development Plan and therefore, does not represent an entirely new road proposal in this area. However, the Distributor Road will obviously be on a smaller scale and carry much less traffic than the by-pass indicated in the County Development Plan".

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O' Neachtain, seconded by Comh. O' Foighil and agreed to accept the recommendation of the Conamara Area Committee.

"Submission Reference No.: 262"

Name: Phil O'Donnell.

Location of Lands Referred to: Lenarevagh.

Request/Issues raised:

- Barna should be developed more for tourism. Land at Lenarevagh zoned for the development of agriculture and to protect areas of high amenity/visual importance. This area should be considered for tourism as an alternative to farming without interfering with "views" and this would also create employment for the area.

Observations/Recommendations:

- It is unclear from this submission precisely what type of tourist development is proposed. The lands which are the subject of this submission are zoned in the Draft Plan for the development of agriculture and to protect areas of visual importance/high amenity. These lands are located between the R336 and the seashore and buildings in this area are likely to interfere with the visual amenity of the area".

Area Committee Decision:

- The Committee agreed to maintain the existing zoning of agriculture on these lands.

Council Decision:

It was proposed by Comh. O' Neachtain, seconded by Cllr. Conneely and agreed to accept the recommendation of the Conamara Area Committee.

"Submission Reference No.: 263"

Name: Tom Hermon on behalf of Mary Hermon.

Location of Lands Referred to: Forramoyle East – Plot 1, Forramoyle West – Plot 2 and Plot 3.

Request/Issues raised:

Owns 3 separate plots of land:

- Plot 1 – 2 inaccuracies in Figure 3.1 and Figure 4.1.
Site sold from Plot 1 not shown on Figure 3.1.
Tree group shown on Figure 4.1 are not there and house now built at this location.
- Plot 2 – Requests that the proposed development boundary be extended to the west to include Plot 2 in line with land ownership – Figure 3.1, Map 1.
- Plot 2 – Requests that objective A4 in Figure 5.2 be removed (i.e. views to be maintained).
- Plot 3 – Requests that all lands including Plot 3 within the amended development plan boundary for Barna be zoned to provide for residential development and limited associated uses.

Observations/Recommendations:

- Figure 3.1 (i.e. existing land use) sets out the extent of existing development in the Barna area and many new permissions will have been granted and houses built since this map was proposed. It is not recommended that residential zoning be extended to encompass permissions granted or houses built outside of lands currently zoned for residential use”.

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O’ Neachtain, seconded by Comh. O’ Foighil and agreed to accept the recommendation of the Conamara Area Committee.

“Submission Reference No.: 264

Name: Simon J. Kelly.

Location of Lands Referred to: General.

Request/Issues raised:

- First priority should be a public sewer.
A time scale should be placed on the development of a sewage scheme for the village.
- Area of the plan should be extended east and north. Boundary to the east should meet the Corporation boundary at Ball Alley.
- A coastal zone free from development 30m from H.W.M. is recommended.
- A car park is necessary, centrally located in the commercial area.
- Parking and set down area at school recommended.

- Pedestrian walkway recommended (not vehicular) between Mags Boreen and Pier Road.
- Road widening is needed and provision of a park in the Plan area.

Observations/Recommendations:

- The provision of a public sewer is a priority of both Galway County Council and the Draft Plan (see p.p. 29 Section 5.3). The Plan boundary does extend eastwards to the City Boundary/Silverstrand Road. Draft Plan recommends no building development within 50m of H.W.M. which is considered appropriate. (see p.p. 25 Section 5.3). A set down area is proposed for the school. The Draft Plan envisages only limited vehicular access on the proposed road between Mags Boreen and Pier Road with car parking to be provided to the rear of new development in this area. The seaside park/promenade will serve the entire community.

It is difficult to place a timescale on the development of the sewage system as this is dependent on Galway Corporation permitting a link with the city sewage system”.

Area Committee Decision:

- The Committee supported this recommendation with the exception that the prohibition on no building development within 50m of the HWM be reduced to 30m.

Council Decision:

It was proposed by Comh. O’ Neachtain and seconded by Cllr. Conneely to support the consultants recommendation with no exception that the prohibition on no building development within 50m of the HWM be reduced to 30m.

A vote was taken on Comh. O’ Neachtain’s proposal and it resulted as follows:-

AR SON:- Cllr’s. M. Connolly, J. Conneely, Hoade, Hynes, Joyce, T. Mannion, S. Quinn, Mullen, Ní Fhatharta, O’ Foighil, O’ Neachtain, K. Quinn, Cllr. Regan (13)

IN AGHAIGH:- (0)

GAN VOTAIL:- (0)

The Mayor declared the resolution carried.

“Submission Reference No.: 265

Name: Donal & Bernadette Falvey.

Location of Lands Referred to: General.

Request/Issues raised:

- Objects to Map No. 5.2 under the title "mountain views". Townland of Lacklea omitted with respect to listed views. The lay-by area in the townland of "new village" should be retained as high scenic amenity area.
- Recreational and community facilities should be centred in the village - accessible to children and those without transport - objects to proposed recreation and community facilities zoning.
- Pier Road should be pedestrianised - only residents traffic allowed.
- Object to proposed road between Mags Boreen and the Pier. A walkway should be created.
- Opposed to the proposed Local Distributor Road but agree with the proposed Northern Relief Road.

Observations/Recommendations:

- Views listed in the Draft Plan are based on those views which have not been already blocked and which are considered worthy of retention. The lands zoned for recreation and community facilities use were identified on the basis of their suitability for playing fields and proximity to the school without necessitating the crossing of busy traffic routes.

The proposed road between Mags Boreen and Pier Road will have limited vehicular access only with vehicular access to parking to be provided directly of the R336. The proposed local Distributor Road which is on the line of the by-pass proposed in the 1997 County Development Plan is necessary to serve existing and future local traffic".

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O' Foighil, seconded by Cllr. Conneely and agreed to accept the recommendation of the Conamara Area Committee.

Submission Reference No.: 266

Name: Bearna Fianna Fail Cumann.

Location of Lands Referred to: General.

Request/Issues raised:

- Sewerage: Galway County Council rather than private developers should provide sewer.
- Accepts "clustering of dwellings and locating 10 houses within 5 acres etc. Disappointed that the "Guidelines to Rural Housing Development" do not expand on the useful information contained in the Barna Draft. Requests that "amenity" zoned lands be zoned "agricultural" to allow second family dwellings at 1-2 houses per acre density. "public works for public benefit" - all improvements on littoral lands should occur within 10m of the private property/shoreline boundary.
- Roads: D7 route superceded by Buchanan Report - glad that there will be less crossing of existing roads. The "northern by-pass" should be defined at an early date, consideration for residential and farm access. Barna should have priority in the construction schedule of the "outer by-pass". National Secondary status requested for R336 and improve visibility at the junction of Pier Road.
- Safety: speed limited is 30mph not 40mph at stated in Draft. Traffic calming measures required in interest of pedestrian/road users. Not in favour of "parking bay" at the school until traffic speed is reduced. Review of speed limits needed.
- Land for community centre and recreational area should be sought north of R336 and full residential value paid.
- Details for correction: Page 14.3.3.4 Church of Mary Immaculate Queen, not St. James' Church.
Page 17.3.3.3 Barna House (in the plan area) should read Eagle Lodge 2.

Observations/Recommendations:

- Draft Plan (Section 5.3 - p.p. 25) recommends that no building development other than exception mentioned be allowed within 50m of the H.W.M. This distance is considered reasonable and necessary in order to protect the amenity value of the shoreline for the entire community.

Lands have been identified north of R336 for community facilities and recreational use.

Corrections as suggested will be made to the Draft Plan".

Area Committee Decision:

- The Committee supported this recommendation with the exception that the prohibition on no building development within 50m of the HWM be reduced to 30m.

Council Decision:

It was proposed by Comh. O' Neachtain and seconded by Cllr. Conneely to accept the consultants recommendation with the exception that the prohibition on no building development within 50m of the HWM be reduced to 30m.

A vote on Comh. O' Neachtain's proposal which resulted as follows:-

AR SON:- Cllr's. M. Connolly, J. Conneely, Hoade, Hynes, Joyce, S. Quinn, Mullen, Ní Fhatharta, O' Foighil, O' Neachtain, K. Quinn and Cllr. Regan (12)

IN AGHAIGH:- (0)

GAN VOTAIL:- (0)

The Mayor declared the resolution carried.

Submission Reference No.: 267

Name: David Heffernan; Heffernan & Associates.

Location of Lands Referred to: Zoning Map 5.1 Ahagulgger.

Request/Issues raised:

- Land beyond the development plan boundary to the west is zoned high scenic amenity and the land to the north is zoned agricultural – (map 16b). Proposal in Draft Development Plan to zone only one-third of plan area as residential is unsustainable. This proposal would push up prices of residential development. Land should be fully utilized within the development plan boundary. The proposal is contrary to the Department of the Environment Directives to Local Authorities on residential density - to make full use of serviced land. Requests that residential zoning should fill the development plan boundary on the north of the R336.
- Notes the northern boundary has been brought back to the road line. This will allow development on one side of the road only. Requests that the current boundary position be maintained.
- Requests a buffer zone to protect visual amenity be included on the shoreline connecting the proposed buffer zones to the east and west.
- Protect visual views from the R336 over the bay particularly those opposite the Post Office and around Statoil at Ahaglugger.
- Proposed corridor for Western Distributor Route in the Buchanan report be maintained for environment reasons.
- Proposal for new Local Distributor Road be abandoned – costly, useless, would divert traffic and would be bad for tourism and cut through woodland.
- Proposed option for school and community/sports facilities – options 1,2,3 should be abandoned. Option 4 should be option 1 for the following reasons:
 - (i) located off a minor road (ii) located away from sensitive coastline areas.

Observations/Recommendations:

- The area of land recommended for residential zoning in the Draft Plan is considered adequate for the period of this plan. The lands inside the northern boundary of the village were not zoned for development and the changing of this boundary to coincide with the road provides a clear boundary line and does not in any way affect the development potential of the lands referred to.

A 50m building set back from the H.W.M. is recommended in the Draft Plan (Section 5.3 – p.p. 25).

The proposed Local Distribution Road which is located in the route of the former by-pass proposed in the County Development Plan 1997 is deemed necessary to serve existing and future local traffic and open up zoned lands for residential development”.

Area Committee Decision:

- The Committee supported this recommendation with the exception that the prohibition on no building development within 50m of the HWM be reduced to 30m.

Council Decision:

It was proposed by Comh. O' Neachtain and seconded by Comh. O' Foighil to accept the consultants recommendation with the exception that the prohibition on no building development within 50m of HWM be reduced to 30m.

A vote was taken on Comh. O' Neachtain's proposal which resulted as follows:-

AR SON:- Cllr's. J. Conneely, Hoade, Hynes, Joyce, S. Quinn, Mullen, O' Foighil, O' Neachtain, K. Quinn and Cllr. Regan. (10)

IN AGHAIDH:- (0)

GAN VOTAIL:- (0)

The Mayor declared the resolution carried.

“Submission Reference No.: 268

Name: Tom Hermon.

Location of Lands Referred to: Furrymoylemore/R336.

Request/Issues raised:

- Owns the thatched cottage/dwelling denoted as an A5 objective in Figure 5.2.
- The cottage cannot be preserved for the following reasons:
 - (i) the proposed distributor road will be closer to the cottage (maps attached).

- (ii) the cottage is beyond repair and has not been lived in for some time.
 - (iii) the cottage is built below the level of the surrounding ground.
 - (iv) in 1994 the cottage was classified as derelict for valuation purposes.
- Request Galway County Council not to list this cottage for preservation and to remove it from Table 5 page 26 of the Plan.

Observations/Recommendations:

- Barna has undergone significant change with extensive new development having taken place throughout the village. This cottage is one of the few old buildings remaining and one of the few links with the past and therefore, constitutes an important part of the villages heritage. It is recommended therefore that this cottage should remain on the list of protected structures, which are few, in Barna's case".

Area Committee Decision:

- The Committee agreed that the cottage referred to in this submission be removed from the Protected Structures list.

Council Decision:

It was proposed by Comh. O' Neachtain and seconded by Comh. O' Foighil to accept the recommendation of the Conamara Area Committee that the cottage referred to in this submission be removed from the Protected Structures list.

A vote was taken on Comh. O' Neachtain proposal which resulted as follows:-

AR SON:- Cllr's. J. Conneely, Hoade, Hynes, Joyce, S. Quinn, Mullen, O' Foighil, O' Neachtain, K. Quinn and Cllr. Regan (10)

IN AGHAIGH:- (0)

GAN VOTÁIL:- (0)

The Mayor declared the resolution carried.

"Submission Reference No.: 269

Name: Des McGarry.

Location of Lands Referred to: Pier Road – Mags Boreen.

Request/Issues raised:

- Present open green area opposite Clarke's store gives a wonderful view of the sea and Pier. Barna is not a linear ribbon strip of houses, malls and petrol stations.
- Objects to housing development in the centre of the village – cut off view of sea/pier.
- Propose to use land as a public amenity park for all.
- Housing in the area – danger to traffic and no suitable access.

Observations/Recommendations:

- The lands between the Pier Road, Mags Boreen and the R336 are already zoned for a combination of residential and commercial uses in the current County Development Plan. The seashore is the most attractive part of the area from an amenity view point and the proposals in the Draft Plan are for the development of a seaside park in this area. Vehicular access/parking to serve new development will have direct access off the R336 with limited vehicular access to the seaside of the proposed buildings".

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O' Neachtain, seconded by Cllr. Conneely and agreed to accept the recommendation of the Conamara Area Committee.

"Submission Reference No.: 270

Name: Mr. & Mrs. Leonard Silke c/o Simon J. Kelly.

Location of Lands Referred to: Forramoyle West.

Request/Issues raised:

- (figure 5.1 land re-zoning map Barna plan) – Amenity zoning – zoning is unfocused, random and will not achieve its stated objectives and should be reviewed.
- (section 5.2) – Green belt – the proposed area will not provide a green belt with width varying from 300m to 30m wide approximately 1200m long. The green belt should focus on both western and northern boundaries to achieve its objective.
- (section 5.2) – Part 2 (ii) and Part 2 (iv) – Agricultural development- land not suitable for agricultural production.
- Maintain rural character – if the vast majority of the plan is zoned residential, Barna will no longer be a rural area. A small isolated area on the fringe of village will not provide so called "rural character".

- Area selected for amenity zoning bears no relationship to the traditional "stripes" or ladder field system. Fields are being dissected by the "line on the map". This is at odds with the plan's stated objectives (section 5.3 (a) 4 and 5.3 (b) 4).
- Areas of visual importance high amenities – if the objective is to protect the amenity value of the stream, this should be clearly stated. Residents in favour of this protection. Suggest zoning 100m approximately to the east of the stream and to follow field boundaries and extend the entire length of the stream within the plan area. Similar area to the west of the stream should be zoned for amenity use which is within scope of the Planning Authority but not within the Plan area.
- Civic open space – multi-ownership may cause problems, owners might facilitate Council if portion of land was 100m wide.
- Extent of proposed amenity zoning unreasonable as Mr. Silke has a large family and wants to be allowed build family houses in the area.

Observations/Recommendations:

- Lands proposed for amenity use on the western edge of the village are to protect unspoilt area of landscape character including Liberty Stream and also to define the edges and protect the identity of Barna village by providing a substantial non-development zone which will avoid Barna extending westwards to Furbo. The boundary line of this amenity zone is not arbitrary as stated in this submission but is designed to allow at least the depth of a site on the western side of the existing road. The Draft Plan has in fact extended the residential zone westwards by approximately 250m bringing part of Mr. Silke's holding within the residential zone.

A reduction in the width of this amenity zone will reduce its effectiveness - and eventually Barna will become one with Furbo".

Area Committee Decision:

- The Committee accepted this recommendation.

Council Decision:

It was proposed by Comh. O' Neachtain, seconded by Comh. O' Foighill and agreed to accept the recommendation of the Conamara Area Committee. Comh. O' Neachtain raised a query about amenity zoning referred to in the consultants observations/recommendations: it was previously agreed to reject amenity zonings and maintain the zonings of agriculture by agreeing with this recommendation was it reverting back to amenity. Mr. McCarthy, A.P. Consultants this was not the case.

"Submission Reference No.: 271

Name: Joe and Kay Ryan.

Location of Lands Referred to: General.

Request/Issues raised:

- Priority should be to stabilise development and to retain all positive landscape and natural aspects – not let Barna become another Knocknacarra.
- Roads, school and church cannot cope with any further increases in population.
- Road conditions and road safety are poor, propose that traffic be diverted from Barna by a Western Distributor Road, not a local Distributor Road as this would add congestion to the main road.
- Public transport not an option.
- Opening up land with a new road will lead to more building. Feels Barna has enough residential development.

Observations/Recommendations:

- Lands zoned for development in the Draft Plan are similar to those already zoned in the County Development Plan with a few exceptions and therefore, the development of these lands can proceed with the benefit of planning permission, irrespective of the Draft Plan.
- The route for the Western Approach Road has now been approved by both the City and County Councils and funding is now being sought for construction of this road. However, the proposed local Distributor Road, which is in the route of the proposed by-pass in the County Development Plan, is deemed necessary to serve the needs of existing and future local traffic".

Area Committee Decision:

- The Committee accepted this recommendation.

It was proposed by Comh. O' Neachtain, seconded by Comh. O' Foighil and agreed to accept the recommendation of the Conamara Area Committee.

"Submission Reference No.: 272

Name: Folan's, Freeport, Barna.

Location of Lands Referred to: General.

Request/Issues raised:

- More emphasis on amenity aspects of the plan, particularly in the Pier area.
- Opposed to 3 storey, high density housing on the seaside of the road.
- Welcome the shore walk from Pier Road to Mags Boreen.
- Use of Mags Boreen for increased traffic not safe and the new developments in this area should have a new access approximately opposite Clarkes Supermarket.

Observations/Recommendations:

- Policies and objectives in the Plan refer to amenity importance of the Pier area.
- At least 2 storey development is necessary to frame the promenade/seaside park and to complement existing development on Pier road.
- Alternative vehicular access to new development in this area will be included as an objective of the Draft Plan”.

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O’ Foighil, seconded by Cllr. Mullins and agreed to accept the recommendation of the Conamara Area Committee.

“Submission Reference No.: 273

Name: Ray Storan.

Location of Lands Referred to: Lands at Truskey West, Barna.

Request/Issues raised:

- Refers to a five acre land areas on which development has already taken place. Part of this area is zoned residential and the remainder is zoned agricultural. Requests that the entire five acre area should be included in residential zoning.

Observations/Recommendations:

- There are a considerable number of houses and permission to build houses north of the proposed residential zoning which is based on the 1997 County Plan zoning boundary. The extension of residential zoning to encompass all existing and permitted houses is not recommended as this would result in virtually all of the agricultural and other use zonings being changed to residential”.

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O’ Neachtain, seconded by Comh. O’ Foighil and agreed to accept the recommendation of the Conamara Area Committee.

Submission Reference No.: 274

Name: Ann Wilson, Chairperson, Scoil Seamus Naofa Parents Association.

Location of Lands Referred to: School Site.

Request/Issues raised:

- Opposed to proposed bus bay.
- Request the erection of flood lights to warn motorists that they are approaching a school.
- Support the use of rumble strips or other traffic calming measures.
- Traffic management plan to be put in place to prioritise the safety and rights of residents over through traffic.

Observations/Recommendations:

- The proposed bus/set down bay was put forward as a safety measure to allow traffic dropping off school children to pull in off the carriageway.
- Traffic calming and other road proposals have been included in the Draft Plan in Section 5.3. Additional traffic calming measures will be included as an objective in the Plan”.

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Cllr. Conneely, seconded by Comh. O’ Foighil and agreed to accept the recommendation of the Conamara Area Committee.

“Submission Reference No.: 275

Name: Michael Naughton Ltd, Consulting Surveyors and Engineers acting on behalf of client.

Location of Lands Referred to: Lands to north of Forramoyle West.

Request/Issues raised:

- Plan Area Boundary in Draft Plan differs from the County Development Plan 1997. Request that the boundaries revert to those in the County Development Plan.

Observations/Recommendations:

- It is recommended that the boundaries revert to that outlined in the County Development Plan, 1997”.

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O' Neachtain, seconded by Cllr. Conneely and agreed to accept the recommendation of the Conamara Area Committee.

“Submission Reference No.: 276

Name: Coiste Pobal Bhearna.

Location of Lands Referred to: General.

Request/Issues raised:

Statement of objection and list of suggested amendments to the Draft Plan (Petition with over 400 signatures).

Object to:

- Lack of consultation with community.
- Bearnna unique as satellite village in that the bulk of the lands are in native ownership.
- Lack of statement of intent to provide a sewage scheme.
- Failure of the plan to provide an integrated road layout for backlands.
- 41% of entire plan are now zoned as amenity – this is grossly excessive.
- County Council failed to acquire an agreed community site at residential market value.
- Stated population of 2095 for Barna village is out of date.
- No meaningful mention in the Plan of a traffic management strategy for Barna.
- Request prior consultation with regard to northern by-pass route.

Welcome for the following aspects of the Plan:

- The recognition in the Draft Plan that overall development aims are dependent on the provision of a sewage system.
- The preference for clustering of houses rather than dispersal.
- Policy of County Council to seek National Secondary status for the R336.
- Need to investigate means of improving visibility at the junction of Pier Road.

Observations/Recommendations:

- Public meeting was held in Barna which had a high attendance where the community made their views known to County Council/National Building Agency.
- Land ownership situation in Bearnna does not differ greatly from any of the other satellite villages (i.e. lands largely owned by natives).
- Prioritisation of Bearnna sewage scheme is a matter for the County Council to determine.
- This is an overall plan for the village as opposed to a detailed Action Area Plan which should come later.
- Lands are zoned for amenity to protect landscapes for the community at large and to protect the identity of the village and this is an essential ingredient in any development plan. Extent of area zoned for amenity is not 41% as stated. No change is recommended in amenity zoning.
- Lands are deemed necessary for community facilities in Barna and therefore, have been zoned accordingly. No change therefore, is recommended in the community zoning objectives.
- The completion of the Western Approach Road is the single biggest factor in relation to traffic management for Barna. Other local road improvements are listed in the Draft Plan and additional traffic calming measures and junction improvements will be included as objectives.
- Consultation on the route of Western Approach Road will presumably be facilitated by the road design teams”.

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O' Foighil, seconded by Comh. O' Neachtain and agreed to accept the recommendation of the Conamara Area committee.

“Submission Reference No.: 277

Name: Kathleen Geraghty.

Location of Lands Referred to: General.

Request/Issues raised:

- In agreement with most of Draft Plan.
- Feels that Bearnna needs a focal point between Mags Boreen and Pier Road with small park on the seaside of the road.
- The school should be moved to lands further north on the new Distributor Road.

- In support of walkway between Mags Boreen and Pier Road but not in favour of a public roadway. Buildings should be low in this area and no apartment blocks allowed.
- Distributor Road should extend eastwards to Ballard Road to avoid bringing traffic back down through the village.

Observations/Recommendations:

- The objectives in the Draft Plan will provide a focal point and a seaside park for the entire village.
- The issue of moving the school northwards is likely to be a long term one and would require the support of the Department of Education.
- The Draft Plan will include objectives to reduce vehicular access to the new road between Pier Road and Mags Boreen.
- Extension of the local Distribution Road eastwards to be examined in conjunction with County Council Road's Department".

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Cllr. Conneely, seconded by Comh. O' Foighil and agreed to accept the recommendation of the Conamara Area Committee.

Submission Reference No.: 278

Name: Committee of Barna Residents Association.

Location of Lands Referred to: General.

Request/Issues raised:

- No Barna family should be at a loss due to removal of right to second family dwelling on own land.
- A sewage scheme for Barna is a priority.
- All amenity zonings should revert to agricultural zonings.
- Traffic Management Plan needed to control through traffic.
- Pier Road can be inaccessible to vehicles/emergency etc. due to parking on the road. Proposed route to Mags Boreen should not be open to through traffic and new development should have 3 separate access points.
- Integrated residential plan need for Seapoint backlands.
- Integrated residential plan required for all residential backlands and should be published.

- A new community site should be sourced and purchased from a willing vendor. Community zoning rules out second family houses and is therefore unacceptable.
- Opposed to bus-bay to front of school.
- Need for meaningful consultation on the northern by-pass route.

Observations/Recommendations:

- Amenity zonings are necessary to (a) protect areas of landscape character for all citizens (b) define the extent of the village in order to preserve its identity. Therefore these zonings should be retained.
- There is agreement on the need for traffic management and control of through traffic in the Pier Road/Mags Boreen area and this will be included as an objective in the Draft Plan.
- Agree that Seapoint and other backlands need detailed action area plans to guide future development.
- It is a requirement in any development plan to identify lands for all future needs including community needs and those lands should be held for community use unless acceptable alternatives are acquired and developed.
- The bus bay/pull in area to the front of the school was provided to increase traffic safety for vehicles dropping off children to school".

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O' Foighil seconded by Cllr. Mullins and agreed to accept the recommendation of the Conamara Area Committee.

"Submission Reference No.: 279

Name: Ann Monahan.

Location of Lands Referred to: General.

Request/Issues raised:

- Objects to proposed local Distributor Road due to:
 - Proximity to her house and consequent noise etc.
 - It will not alleviate traffic problems in the village.
 - Will open up more land for housing, referred to decision to refuse planning permission to O'Malley Construction due to inadequate road access.
 - The widening of existing roads would result in Barna losing its charm and identity. Stressed urgency of Western Approach Road. As the main industries

are east of the city, development should take place in Claregalway, Oranmore and Tuam etc.

Observations/Recommendations:

- The proposed local Distributor Road is located on the corridor of the former by-pass route indicated in the County Development Plan. This road will not now serve through traffic but is necessary to serve existing and future local traffic which lands already zoned for development, will generate.
- While it is acknowledged that improvements to existing roads will to some extent change the character of these roads the improvements are necessary to serve existing and proposed development on land zoned for housing in previous County Development Plans”.

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O’ Neachtain seconded by Cllr. Conneely and agreed to accept the recommendation of the Conamara Area Committee.

“Submission Reference No.: 280

Name: Jane A. Ward.

Location of Lands Referred to: General.

Request/Issues raised:

- Agrees that the village needs focal points.
- Feels that a small park/square is necessary in the central of the village in addition to the promenade.
- The through traffic has destroyed the village atmosphere and the outer by-pass should be a priority before more development takes place in Bearna and before the Distributor Road opens up more land for development.
- Concerned with ribbon development on both sides of the village.
- Supports planning for community lands and feels that the school needs green space around it and trees in the schoolyard.

Observations/Recommendations:

- The proposed promenade/seaside park will open up the seashore to all residents allowing them to avail of Barna’s greatest asset.

- The issue of ribbon development on the outskirts of the village needs to be addressed and has been referred to in the Draft Plan. It is agreed that the Western Approach road is a priority and a route has now been agreed by Galway County and City Councils”.

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O’ Foighil, seconded by Cllr. Conneely and agreed to accept the recommendations of the Conamara Area Committee.

“Submission Reference No.: 281

Name: Denis Cronin.

Location of Lands Referred to: General.

Request/Issues raised:

- Road development in and around the village is a priority – by-pass need to replace the R336. In the short term traffic calming measures are necessary.
- Sewage treatment and connection to Mutton Island urgent.
- Village core to be established and encouraged by Planning Authority.
- Inadequate parking facilities at the local school.
- Pier/Harbour area should be developed in an appropriate manner – to include water based sports and recreation and amenity facilities.
- Objective to provide a coastal walk supported.

Observations/Recommendations:

- There is agreement with all of the issues raised in this submission. Those not already specifically referred to in the Draft will be included among the objectives”.

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O’ Neachtain, seconded by Cllr. Conneely and agreed to accept the recommendation of the Conamara Area Committee.

“Submission Reference No.: 282

Name: Matt O’Flaherty – Resident of Mags Boreen.

Location of Lands Referred to: Mags Boreen to Pier Road etc.

Request/Issues raised:

- Would like to see a promenade from Silver Strand to Mags Boreen/Pier Road.
- Bollards required to prevent through traffic from Mags Boreen to Pier Road.
- Any house built on the lands in between to be single storey.

Observations/Recommendations:

- No objection in principle to Promenade from Silver Strand to Pier Road - however part of this area is outside of the Plan area boundary.
- The prevention of significant through traffic between Pier Road and Mags Boreen will be included as an objective of the Draft Plan.
- Would not agree that new development should be single storey. This would not frame the seaside park properly and would not provide the range of activities necessary to make this a vibrant village centre. In this regard the existing houses on Pier Road and at the cross roads at Donnelly’s are 2 storey”.

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O’ Foighil, seconded by Comh. O’ Neachtain and agreed to accept the recommendation of the Conamara Area Committee.

“Submission Reference No.: 283

Name: 14 no. signatures – see submission.

Location of Lands Referred to: Lands between Pier Road and Mags Boreen.

Request/Issues raised:

- The proposed link road from Pier Road to Mags Boreen should have a specific traffic management study.
- A headland which exists in this area should be surfaced so as to accommodate cars as well as amenity uses.

- The remains of the old harbour adjacent to Pier Road should be refurbished and exposed.
- Two old bridges at the western end to be cleaned, enhanced and strengthened as architectural features.
- A car-park to be constructed at the western end of the amenity space to serve users of the pier, restaurants, coastal walks etc.
- Professional consideration to be given to landscaping this area.
- Development zoning should cover issues of design, density, open space requirements, parking etc.
- Commercial development to be limited to a defined range of uses and unit sizes.
- The extent of this sea front development should be from Pier road to Mags Boreen.
- Layout of internal roadways and access require further study and direct vehicular access from the R336 opposite the Post Office to be encouraged.
- Initiative to get a sewage scheme for Bearna connecting to the Mutton Island treatment plan be put in place immediately.
- Open space requirements for the village should ideally be located north of the R336.

Observations/Recommendations:

- There is no objection in principle to any of the suggestions made in this submission and they can be incorporated as objectives into the Draft Plan”.

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O’ Foighil, seconded by Cllr. Conneely and agreed to accept the recommendation of the Conamara Area Committee.

“Submission Reference No.: 284

Name: Kieran Devenish.

Location of Lands Referred to: Pier Road to Mags Boreen.

Request/Issues raised:

- Proposed development in the Pier road area will interfere with the high scenic amenity of the village and appears contrary to E.U. Environment Protection Requirements.
- Proposal to use Mags Boreen to provide vehicular access to the foreshore is wrong as it will:

- a. Endanger the safety of children in the area.
- b. Boreen not designed for or suitable for such vehicular use.
- c. Junction with R336 is dangerous and scene of several serious accidents.
- d. Such use of Mags Boreen will increase risk of damage to Freeport Beach and the removal of all traces of Freeport Pier.

Observations/Recommendations:

- A central part of the strategy for the future development of Bearna as set out in the Draft Plan is the opening up of lands between the Pier Road and Mags Boreen to form the focus of future commercial, leisure, recreation and amenity activities to serve the population as a whole. This focus is lacking in Bearna at present. Vehicular access, however, to new developments will be confined to service deliveries for the most part in order to make the new promenade/amenity area pedestrian friendly. No change therefore, is recommended to the strategy as set out in the Draft Plan”.

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O’Neachtain, seconded by Cllr. Conneely and agreed to accept the recommendation of the Conamara Area Committee.

“Submission Reference No.: 285

Name: Geraldine & Colm O’Flaherty c/o P. Redmond Architects.

Location of Lands Referred to: Truskey West, Barna.

Request/Issues raised:

- Current zoning: Residential with objective for New Road/By-pass
Proposed zoning: Residential with objective for access road.

Development of these lands has effectively been sterilised by the reservation for the by-pass in the 1997 County Development Plan and the proposed new Distributor Road has a similar impact. There is an existing house within the road corridors shown on both the 1997 County Development Plan and the Draft Barna Plan. The route of the proposed road should be moved southward to avoid the existing house and keep the road off the higher ground in the interests of visual amenity. A possible site layout for development of these lands is also included in the submission.

Observations/Recommendations:

- The 1997 County Development Plan had a wide corridor reservation for a Barna by-pass going through this property. This reservation has been reduced in the Draft Plan and the status of the proposed road reduced to that of an access/distributor road but it is still within the corridor of the original by-pass route. The proposed route for the access road in the Draft Plan should be amended slightly to avoid the existing house. However, the Roads Department of Galway County Council have been in ongoing negotiations to secure the route of this Distribution Road from Furramoyle East to Truskey and have reached agreement with some landowners in this area”.

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Cllr. Conneely, seconded by Comh. O’ Foighil and agreed to accept the recommendations fo the Conamara Area Committee.

“Submission Reference No.: 286

Name: Norah Anne Kavanagh, T. Kavanagh, Ruth Kavanagh.

Location of Lands Referred to: General.

Request/Issues raised:

- Agree with boundaries for the village, but feel that the existing boundary on the east end – namely Bearna Woods – and the Corporation Forest Park (50 acres) stretching to Silver Strand and Rusheen Bay is more than adequate. If it is any bigger the church will be cut off from the village.
- Boundary on the west appears right in location and size.
- Agrees with areas zoned high amenity along the shore – no further development to be allowed.
- Unclear as to what “promoting agricultural development” means.
- Development should be allowed on the north side of R336 between the church and village.
- Area of residential zoning to be increased with a density of between 2 and 4 houses to the acre.
- A properly co-ordinated strategic plan for the back land area needed.
- Present national school resembles a jail – suggestion to re-locate the school to Option 2 or Option 4 in that order.
- Reasons for Option 2 – Access through Mags Lane Boreen and along foreshore:
 - Close proximity to shore and all of its ecological wealth.

- More than adequate lands for recreational facilities.
- Suggested uses for present national school:
 - Creche facilities.
 - Day care and activity centre for senior citizens with educational facilities.
 - A community council office with all back-up services.
 - Meeting rooms for local clubs and committees.
- Agrees with the proposed development of a promenade and the provision of marine-based sports facilities on the West of Bearna Pier.
- Development should be allowed on:
 - The West side of Mags Boreen.
 - The East side of the Pier Road.
 - Both sides of the R336 within the village centre boundaries.
- Disagrees with the development of high-rise buildings in the village centre area.
- Great need for a public park, this should be sited between Mags Boreen and the Pier Road with car parking facilities. The suggested road between Mags Boreen and the Pier Road would cause chaos.
- Suggest provisions be made for the extension of Bearna Graveyard on the West side of the Pier Road.
- The proposed local Distributor Road should be upgraded to and renamed the Bearna By-Pass and relocated further North to join up with the Western approach road North of Bearna Woods.
- Work on the Western Distributor Route should be given priority. The local road network running from South to North should be improved. The junction at the Twelve Pins and Donnelly's is hazardous and need urgent attention.
- The R336 is too narrow and causes traffic problems. Traffic at Bearna school is also a major problem.
- Disagree with the private sewerage treatment plan for the Ahaghlugger to serve the development for 79 houses. Delighted to hear that Bearna Public Sewerage Scheme has been updated to a 5 year plan – large developments should be stalled until this is in place.
- Seaweed rights of way should be maintained and developed into public walkways to the shore.
- Agree with maintaining views and suggest that bushes on the south side of R336 be kept trimmed.
- Full market price should be paid for land bought for public amenities.

Observations/Recommendations:

- Development should not be allowed in the green belt zone which is necessary for amenity purposes and to enable Bearna to retain its identity and not become an extension of Galway City suburbs.
- Draft Plan will allow densities of 4 houses to the acre or greater depending on the individual case.
- Action Area Plan will be necessary to guide development of backland areas.
- Not aware of any proposals to relocate the school.

- The coastal promenade is the area with the highest amenity value in the village centre and will provide a recreation area for the entire community.
- Extension to the graveyard to the west of Pier Road to be considered.
- Traffic calming measures and junction improvements within the village will be included as an objective in the Draft Plan”.

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O' Foighil, seconded by Comh. O' Neachtain and agreed to accept the recommendations of the Conamara Area Committee.

“Submission Reference No.: 287

Name: Dermot Corcoran.

Location of Lands Referred to: Pier Road – Mags Boreen.

Request/Issues raised:

- Wants the proposal to link Mags Boreen with the new proposed seafront roadway to be reconsidered:
 - Mags Boreen is a cul de sac- main point of public access to Freeport Beech.
 - Boreen is narrow and cannot accommodate dual lane traffic.
- Proposal for one way system for Mags Boreen is inappropriate:
 - would be used as a by-pass by any traffic on the R336.
 - one way system would result in tortuous access routes for the Mags Boreen residents.
- Wants the proposed parking bay/bus at the school to be reconsidered:
 - would result in increased traffic speed.
 - at the moment, while it is unsatisfactory and unsafe, at least the traffic jams cause the traffic to slow down.
- Installation of speed bumps on the R336 is the only practical deterrent to speeding traffic. Responsibility of the County Council to install effective traffic calming measures.
- Speed limit of 30mph not complied with. Numerous near-fatal traffic accidents.
- If proposals with Draft Plan are implemented, crossing the R336 would be more dangerous.
- Concerned at the loss of a section of the school yard leaving less recreational space for the children.

Observations/Recommendations:

- The area between Mags Boreen and the Pier road presents a unique opportunity to develop an attractive promenade fronted by recreational/commercial facilities. It is not intended that the access road would allow through traffic. Parking would be provided to the rear of the new development with access directly off the R336.
- The set down/bus bay at the school is necessary in order to get school traffic off the public road. This is not an appropriate method of traffic calming. However, traffic calming is necessary and will be included as an objective in the Draft Plan together with footpaths on both sides of the R336.
- Agreement has already been reached with Clarkes and Post Office with regard to recessing the path fronting their properties and this should also apply to the school. It is accepted that the school site is small and some recreational space will be lost in providing the parking bay but it is necessary in the interests of safety".

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Cllr. Mullins, seconded by Cllr. Conneely and agreed to accept the recommendations of the Conamara Area Committee.

"Submission Reference No.: 288

Name: Residents, "Mags Boreen".

Location of Lands Referred to: Pier Road – Mags Boreen & General.

Request/Issues raised:

- Urge the Planning Authority to preserve the existing visual amenity and fishing village ambience of Barna for future generation.
- Limit development until an appropriate water, sewage and road infrastructure is in place. The proposed new Local Distributor Route (D4 on Fig. 5.2) will not offer any relief to traffic congestion along route R336.
- Four storey apartment blocks and high density housing will not provide a "focus" for Barna Village and will diminish public visual amenity of the area.
- "facilities side of the equation" neglected in the plan - will some decades pass before the provision of community centre, playing fields etc. eg. Knocknacarra.
- very limited specific proposals for the provision of mixed development (small shops, small businesses) interspersed with communal amenity areas such as parks with playground facilities.
- Plan flawed as it deals with the population statistics for 1996.
- "green field" sports facilities for the children should be provided adjacent to the school.
- no provision for a secondary school in the plan.

- Landowners should be able to get planning permission for residences for their families.
- Land acquisition should be approached on a "negotiated commercial" basis.
- Commends the plan's summary catalogue of the heritage, recreational and environmental amenities. However, Freeport Beach is a major omission. The plan should contain specific measures which address the protection and enhancement of this environmental and visual amenity for the public.
- Objects to the linking to Mags Boreen with the new proposed seafront roadway. Mags Boreen is a cul de sac and a point of public access to Freeport Beach. Boreen is narrow and cannot accommodate dual lane traffic.
- Impractical to utilise the Pier Road as an access route to the new proposed "village centre" road.
- The objective to improve the visibility at the junction of the Pier road with the R336 cannot be achieved without the removal of some of the landmark buildings and the residents do not recommend this.
- Propose a new purpose built roadway system, with footpaths, which permit joint vehicular and pedestrian access from and to the R336, but which is not interconnected to either Pier Road or Mags Boreen".
- Object to apartment blocks, high density residential development between Mags Boreen and the Pier Road – would degrade the public visual amenity of the area.
- "village focus" has considerable merit provided that the development is a mixture of small scale enterprises with some residential units, car parking, public amenity space and recreational grounds.
- Development of seafront promenade would enhance the area and improve public pedestrian access to Barna Pier and Freeport Beach provided there is adequate car parking in the area.
- Urge Planning Authority to consider more closely Option, 1,2, and 3. Land designated under Option 4 are bisected by the proposed new Distributor Route (D4, Fig. 5.2) – difficult to understand.
- Provision for a covered footbridge across the R336 (linking the existing school yard with recreational facilities on the south side of the road) is a potential option.

Observations/Recommendations:

- The proposal for a village centre development between Pier Road and Mags Boreen is for mixed uses including shops, offices, restaurants and residential units in addition to amenity/recreation along the proposed promenade. There are no proposals in the plan for 4 storey apartment blocks in this area. The building heights envisaged are 2-3 storey with predominately 2 storey. Each building would be encouraged/required to provide the mix of uses required for a vibrant village centre (i.e. residential, retail, commercial).
- The 1996 population figures are the latest reliable figures available from the Central Statistics Office.
- Freeport Beach can be included in the list of amenities in the Draft Plan. The proposed link between Mags Boreen and Pier Road will carry limited vehicular traffic and the area will be designed and laid out in this manner. Car-parking to

serve the proposed village centre area is to be located to the rear of the buildings with access directly off the R336. However, some limited service access will be necessary on the proposed new road, but this will have to be carefully controlled as Pier Road in particular does not have the capacity to accommodate significant traffic increases. In any event a large volume of through traffic on the proposed road would detract from the amenity value of the scheme overall and therefore measures and objectives will be incorporated into the plan which will minimise traffic on this road".

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O' Foighil, seconded by Cllr. Conneely and agreed to accept the recommendation of the Conamara Area Committee.

"Submission Reference No.: 289

Name: S. Beatty.

Location of Lands Referred to: Between Pier Road and Mags Boreen.

Request/Issues raised:

- Outline Permission for 6 houses granted in 1977 subject to the provision of sewerage treatment facilities extending to Barna. Held off from applying for renewal of planning permission until the treatment facility would become a reality.
- The Council gave a road opening licence.
- The proposed new road linking Pier Road to Mags Road would result in a significant loss of property. Enclosed is a coloured map showing an alternative new road which would serve these six sites and is in keeping with the plan.
- By incorporating the alternative new road, the amenity objectives of the plan can still be addressed without loss to her property.
- Urges the Council to honour commitments given with the Outline Permission.

Observations/Recommendations:

- The outline permission granted in 1977 has expired since the early 1980's. The area between Pier Road and Mags Boreen presents a unique opportunity to provide a village centre amenity area open to all existing and future residents. This amenity area involves a road set back from the seashore to provide a linear park and the set back is necessary in order to achieve this.

- The proposals in the Draft Plan for this area will in fact enhance rather than devalue this property as village centre uses and densities are recommended for this area".

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Cllr. Conneely, seconded by Cllr. O' Foighil and agreed to accept the recommendations of the Conamara Area Committee.

"Submission Reference No.: 290

Name: Bearna Community Group Ltd.

Location of Lands Referred to: Ahaglugger and Lacklea, Bearna.

Request/Issues raised:

- Bearna needs a central park. Obvious place – part of lands coloured green and red in Figure 4.2 of the draft plan.
- Land for school facilities should be part of the red/green lands.
- Lands adjoining the sea in the townlands of Lacklea and New Village shown in Figure 5.1 should be retained as high scenic amenity lands.
- Supports the proposed Northern Relief Road and opposes the proposed distributor road. No need for two traffic relief roads as set out in Map no. 5.2.
- Support the 1996 proposal of the then Bearna Residents Association for a sea side walkway.
- No proposal for public parking between the National School and the "Twelve Pins Hotel". Public parking should be provided in part of the green/red lands.
- Future commercial area for Bearna should in part be developed northward; lands north of Clarke's etc. should not be exclusively used for housing and amenity land.
- Supports the Council's decision to refuse permission to O'Malley Construction Co. on the grounds of lack of road access and essential services. These requirements for the entire Bearna area should be mapped out in the Plan and implemented.
- Opposed to housing development suggested in the Village Plan set out at 36A. (i.e. Plan for lands between Pier Road and Mags Boreen). Should be allocated to public park, school amenity lands and car parking. View from the public road at Clarke's would be completely obstructed by proposed development.
- Lack of any proposals for a public sewerage scheme for Bearna at 3.2.3.

- Also support the contents of the letter of the Bearna Residents Association dated the 5th February, 1996 in relation to the Bearna Pier area (addressed to your Mrs. Mullery, S.O., Engineering).
- Supports (a) amenity land "barriers" on the east and west side of the village and (b) the zoning objectives as set out in Figure 5.1.

Observations/Recommendations:

- Lands between Pier Road and Mags Boreen are currently zoned for residential and commercial use in the County Development Plan 1997. The proposal in the Draft Plan is aimed at retaining the most important part of these lands (i.e. coastal strip) for public use as opposed to having it incorporated into private gardens. This area can be developed to provide both town/village centre uses and public seaside park/promenade.
- Objectives for the provision of car-parking to rear of the proposed development between Pier Road and Mags Boreen will be incorporated into the Draft Plan.
- Local Distributor Road is necessary to accommodate existing and future traffic generated by the development of lands zoned for housing to the north of the R336. Otherwise all of this traffic will have to use the R336 through the village centre.
- The proposals with respect to a sewage scheme for Barna involves a link with the city system which can only be provided often the Knocknacarragh integration scheme is completed.
- Lands zoned for "Green Belt" on either side of the village are necessary in order to protect the identity of Barna village and avoid a situation where Barna would become part of a large mass of suburban development stretching westwards from Knocknacarragh.
- Amenity lands between the road and the seashore have been zoned in order to protect views of and future access to the seashore which is such an important part of Barna's identity".

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O' Foighil, seconded by Cllr. Mullins and agreed to accept the recommendations of the Conamara Area Committee.

"Submission Reference No.: 291

Name: Nessa Roche, Duchas.

Location of Lands Referred to: General.

Request/Issues raised:

- Recommends that a survey of the traditional houses remaining in the area be carried out by a competent and experienced architectural historian. This would ensure that Planners were aware of the values of these traditional buildings. Use early O.S. maps to show their true date and importance. Survey should also include bridges, stone walls and gate piers etc. the survey would define the essence of the built heritage of the locality, and would assist with formulation of specific guidelines for the design of new houses. The survey would serve to illustrate (by way of contrast) inappropriate alterations to the built heritage, such as the changing of fenestration, roof pitches and wall finishes.
- The design guidelines for rural housing development (Appendix A of the County Development Plan 1997 – 2002) could use local illustrations for the Barna Plan, taken from the survey that is suggested here. These guidelines could be referred to in **5.4.8 infill development**.
- **5.4.2 on overlooking/minimum rear garden size** infers that developments above two storeys in height might be permitted. This should not be interpreted as precedent for a widespread increase in permitted heights.
- The bungalow mentioned in the last sentence of section **5.4.2**; great care should be taken not to encourage the proliferation of bungalow housing. Perhaps a more definite statement is required.
- **5.5 General Development Guidelines:** the plan include guidelines for assimilation of new roads into the landscape and recognises the traditional settlement pattern. Suggestion to add to **5.5**. - the wish to align the frontage of every house with the road is relatively modern; gable ends facing the road are traditional and should be encouraged where feasible for visual diversity.
- **5.5.4 The Harbour Area;** should make reference to the desirability of retaining the arched stone bridges, culvert openings and harbour structure that form an important part of the landscape. The terraced houses by the pier are protected structures and this status should be mentioned.

Observations/Recommendations:

- The Architectural Inventory to be carried out by Duchas for Galway West will identify structures and rate them in order of importance. These can be considered for inclusion in the Record of Protected Structures.
- Comprehensive Design Guidelines for rural housing are contained in the County Development Plan the review of which is due to commence this year.
- The reference to rear garden sizes applies in the case of overlooking from first floor level which may arise in some circumstances. However, this is not an indication that widespread 2 – 3 storey developments are proposed. The predominant house/building type in Barna will be single storey with the possibility of 2 storey particularly in the village centre.
- A statement relating to gables facing the road as suggested can be included in Section 5.5.
- A statement regarding preservation of the arched stone bridge and culvert close to the Pier will be included in Section 5.5.4. in addition to the terrace of houses on Pier Road as suggested".

Area Committee Decision:

- The Committee agreed to remove the statement regarding gables facing the public road and agreed with the other recommendations made.

Council Decision:

It was proposed by Comh. O' Neachtain and seconded by Cllr. Conneely to accept the recommendations of the Conamara Area Committee to remove the statement regarding gables facing the public road and agreed with the other recommendations made.

A vote was taken on Comh. O' Neachtain's proposal which resulted as follows:-

AR SON:- Cllr's. J. Conneely, Hoade, Hynes, Joyce, S. Quinn, Mullen, O' Foighil, O' Neachtain, and Cllr. Regan (10)

IN AGHAIGH:- (0)

GAN VOTAÍL:- (0)

The Mayor declared the resolution carried.

"Submission Reference No.: 292

Name: Des Fitzgerald, c/o Residents of Pier Road, Barna.

Location of Lands Referred to: Pier Road, Barna.

Request/Issues raised:

- Object to the connecting road between the road known as Mag's Boreen and the Pier Road.
- The street is very much a community, rather than a mere streetscape or border for an experimental village core.
- Residents fear that increased traffic flow into the road will make it easier to access commercial establishments, without increasing the parking facilities locally.
- Residents feel that ordinary pressure will be put on them to move out to let the commercial sector take over.
- Objective D1 Page 29 of the Plan – The proposed ring road, between Mag's Boreen and the Pier road can only intensify the vehicular pressure onto the R336 at the Pier Road junction, while at the same time render it more difficult for pedestrians to cross this road to their natural amenity.
- Refer to recent decision to refuse permission to O'Malley for 86 houses for public safety reasons. Would the proposed circular road exiting or entering onto the

R336 from the Pier Road and serving a greater traffic load than O'Malley development, be a safety hazard.

- Refers to page 15 of the Draft Plan stating that the Harbour/Pier Beach area is one of the main amenities of the village and is also one of the most under utilised amenities of the area. Agree that it is the main amenity, however, they believe the rest is totally incorrect. Examples of uses are:-
 1. walking all year round.
 2. beach is used in summer and autumn, by residents and visitors.
 3. the Pier is home to both pleasure and commercial boats, Pier Road is access road to this.
 4. Fishing.
 5. congregation point – no other free area for teenagers.
- Refers to existing hazardous junction at Pier Road and R336.
- Rather than increasing traffic access to the harbour area, pedestrian access should be encouraged. Several pedestrian options which would respect the environment/safety/scale of the Pier Road.
- Provide car parking spaces nearby. Car parking should be provided in the area to avoid having Pier Road used as a car parking area.

Observations/Recommendations:

- The area between Pier Road and Mags Boreen is a focal point and one of the most important areas for the future development of the village. Its location in the centre of the village, on the seashore and sheltered by the Pier, which is in itself one of Barna's greatest attractions and heritage areas, presents an opportunity to develop a coastal amenity area/promenade combined with village centre type uses.
- These lands are zoned for residential and commercial uses in the current County Development Plan. If they are to be developed on the basis of proposals previously drawn up, access to the seashore will be impossible for the wider community and the opportunity to develop an attractive focal point for village centre will be lost. This situation should not be allowed to take place.
- It is not the intention in the Barna Draft Plan to create a situation where the existing residents of Pier Road will be forced out by commercial concerns. This would be contrary to the overall objectives of the Draft Plan. To avoid this outcome a specific objective can be included in the Draft Plan that the existing residences on Pier Road remain in residential use and prohibiting a change to commercial uses.
- In relation to the proposed access road between Pier Road and Mags Boreen the Draft Plan did not envisage large volumes of traffic using this route but rather service and local traffic. Again, if this were to become a heavily trafficked road it would be very much contrary to the overall objectives in the Draft Plan".

- It is recommended following consideration of this issue, as raised in submissions and the public meeting in Barna in May 2000, that vehicular access onto the proposed road would be controlled by means of bollards and that the principle means of access and parking for any new development in this area would be directly off the R336 to parking areas to the rear of such buildings.
- The overall objectives of the Draft Plan is to provide a user friendly and pedestrian friendly environment in this village centre area. Specific objectives should be included in the Draft Plan to achieve this user friendly environment and to control vehicular access.

Area Committee Decision:

- The Committee agreed with this recommendation.

Council Decision:

It was proposed by Comh. O' Neachtain, seconded by Comh. O' Foighil and agreed to accept the recommendation of the Conamara Area Committee.

“Submission Reference No.: 293

Name: Donal Walsh on behalf of Seamus Hickey, Truskey East.

Location of Lands Referred to: Truskey East, Barna.

Request/Issues raised:

- Observations relate to lands owned by Mr. S. Hickey as outlined on map and the possible rezoning of these lands.
- Four applications lodged with Galway County Council for members of the family and Hickey lands which are the only lands owned by the Hickey family.
- The proposed new access road will break up these lands into four sections, as the river runs from north to south. The expense in solving the problems of the river flooding, to provide an amenity area here would be astronomical in comparison to the other sites which would be suitable for amenity areas.
- The new road would offer accessibility to all lands adjoining it along the route. The breakup of these lands due to the new proposed access road would render the area unacceptable as an amenity area as it would be transformed into a noisy, open, public area.
- Agrees with objectives to preserve views and green areas along the coastline - These areas are most suitable for amenity purposes and should be protected as such.
- Feels that the lands along the foreshore that are proposed to be zoned Amenity/Public open space are the most suitable for this purpose because of high

- amenity value of coastlines. All view would be lost if extensive areas were overdeveloped.
- Recommends that the Hickey lands stay in private ownership to serve the needs of the Hickey family and that the village's recreation and amenity needs would be better served by lands in the village centre and along the seashore.

Observations/Recommendations

- A number of different locations were examined to provide future recreation and amenity lands to serve the existing and future population of Barna. The advantages and disadvantages of each were examined. There are substantial areas zoned for residential use north of the R336 and the school is also located to the north of this major traffic route. For this reason the lands to the north of the R336 are recommended for recreation and amenity use.
- Lands adjacent to the seashore are indeed the most important areas in the village from a recreation and amenity viewpoint and will serve the passive and some of the active recreational needs of the community overall. However, these coastal areas will not relieve the future large expanses of residential development north of the R336 and will not provide for active recreational needs such as playing pitches etc.

In addition to their written submission, Barna Community Group Ltd made the following oral submission on 30th April, 2001.

- They represent householders – not landowners.
- Written submission made by Des McGarry 28th June, 2000 on behalf of Barna Community Group Ltd.
- Also referred to submission by Jane A. Ward which supports their views.
- Referred to objectives on page 22 of plan and support them – provide definition to village by the provision of green belts etc.
- Not in favour of objective on page 32(a) for lands between Pier Road and Mags Boreen being developed for residential/commercial use.
- Park in centre of village is primary objective. Not in favour of road link between Pier Road and Mags Boreen.
- Not in favour of Local Distributor Road as it will open up new lands for development.
- Road proposals long term with no provision for by pass.
- Referred to Purcell Development beside Donnellys with 40 no. car parking spaces – this is not enough parking in the centre of village.
- Plan does not adequately address sewage issue.
- Park and car-parking to be provided in Pier Road area.
- New school could be located on Pier Road to be combined with Park.
- Referred to planning application for path between Pier Road and Mags Boreen – granted to community group but opposed by local landowners.
- Promenade from Salthill should eventually be extended to Barna.
- Lands at Lacklea to be retained as amenity and not changed.

- Wish to see more emphasis on water based sports and greater use of sea for leisure with possibility of Pier being developed as marina, park, school amenities, parking for school.

In addition to their written submission, Representatives of the Residents of Pier Road, Barna made the following oral submission on 22nd May, 2001.

- An objection was raised regarding the proposed development of Barna Pier, and increased traffic, which will occur if the new road is implemented.
- They feel that the proposals for the coastal development would be a disaster as the pier is a tourist attraction and a natural amenity.
- The group feels that this development is not practical, as it would cause too much traffic which would be hazardous – there is already some parking on the pavements and there would be nowhere for the cars to go.
- They said that presently there is no car parking at all in Barna, and there is severe congestion during peak season.
- The group mentioned that there are restaurants, pubs etc. in the area. Therefore, traffic coming in from the other side would not work.
- They stated that the present proposal to develop a road from the pier to Mags Boreen would impinge on the quality of life. Activities such as fishing on the pier would no longer be possible. The group also feared for the safety of the children if there was an increase in traffic.
- However, the group had no objection to the development of a pedestrian walkway. Their preference was for a playing field and amenity zoning in that area between the main road and proposed road.
- The Council officials were told that everyone in Pier Road had signed a petition with the exception of two people who did not wish to have their names associated with a political process.
- The group feel the opening up of Pier Road would result in the destruction of features with a heritage value such as bridges.
- The pier is in use already and trucks etc. have difficulty turning and reaching or exiting the pier. No increase in traffic should be allowed.
- The group has different views on building but are unanimous in stating that they have no objection to pedestrian access but no vehicle access should be allowed.
- The group proposed that access to new building would be via an existing laneway to the west of Mags Boreen, that any new development fronting the coastline have vehicular access only to the rear and not along the proposed road”.

Area Committee Decision:

- The Committee agreed to reject the proposed recreation and community facilities zoning and to maintain the existing zoning of residential as per 1997 County Development Plan. It was proposed that more suitable lands be sought for community facilities.

Council Decision:

Mr. McCarthy highlighted that if the Council accept the Area Committee recommendation there would be no recreation and community facilities zonings provided for as required.

It was proposed by Comh. O' Neachtain and seconded by Comh. O' Foighil to accept the recommendation of the Conamara Area Committee.

A vote was taken on Comh. O' Neachtain's proposal which resulted as follows:-

AR SON:- Cllr's. J. Conneely, Hoade, Hynes, Joyce, S. Quinn, Mullen, O' Foighil, O' Neachtain, K. Quinn and Cllr. Regan (9)

IN AGHAIDH:- (0)

GAN VOTÁIL:- (0)

It was proposed by Comh. O Neachtain, seconded by Cllr. Connelly and agreed that the Plan be put back on public display.

The Mayor declared the resolution carried.

TO CONSIDER URBAN & VILLAGE RENEWAL SCHEME PROPOSALS 2002 1553

Report dated 17th May 2002 which had been circulated to the members was considered. It was proposed by Cllr. Conneely, seconded by Comh. O'Neachtain and agreed to approve the Urban and Village Renewal Schemes Proposals for 2002.

MANAGER'S BUSINESS 1554

The County Manager referred to the Water Services Investment Programme, copy of which had been circulated to the members. Mr. T. Kavanagh, said that Eyrecourt Sewerage Scheme was now included in the list of Capital Schemes which had been approved to proceed to planning stage. This scheme was included in the programme of Small Public Schemes approved by the Council recently and it can now be taken out of that programme to make way for another small scheme. He said that at the previous meeting it was agreed that Creggs Sewerage Scheme would be included in the planning stage for year three of the programme. On the proposal of Mayor Regan, seconded by Cllr. Hynes it was agreed that Woodford Sewerage Scheme be substituted for Eyrecourt Sewerage Scheme in the three-year programme for small schemes.

CONFERENCES 1555

On the proposal of Cllr. Loughnane, seconded by Cllr. McClearn, 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:-

**The Cultural Tourism Industry Conference, Kanturk, Co. Cork
24th/25th May 2002**

Sen. J. McDonagh, Cllrs. J. Callanan, M. Loughnane, N. Grealish, S. Quinn, T. McHugh, J. McClearn, M. Mullins

**Conference at Sherkin Island, Carrigaline Hotel, Cork
6th/7th June 2002**

Sen. J. McDonagh, Cllrs. M. Hoade, N. Grealish, S. Quinn, M. Mullins, Comh. C. Ni Fhatharta, S. O Neachtain, P. O Foighil

**Confederation of European Councillors, Slovakia
26th/29th September 2002**

Cllrs. J. Joyce, M. Connolly, J. Conneely, K. Quinn, Comh. C. Ni Fhatharta, P. O Foighil

**S & E Regional Assembly, West County Hotel, Ennis, Co. Clare
24th/25th May 2002**

Cllrs. M. Hoade, K. Quinn, J. Conneely, Comh. C. Ni Fhatharta, S. O Neachtain

**General Council of County Councils, Bundoran, Co. Donegal
14th/15th June 2002**

Sen. J. McDonagh, Cllrs. P. O'Sullivan, M. Hoade, J. Conneely, K. Quinn, S. Quinn, T. McHugh, Comh. C. Ni Fhatharta

**UCC Conference on Good Friday Agreement
24th/25th May 2002**

Cllrs. M. Loughnane, J. Callanan

**Preserving Our Past, Esplanade Hotel, Bray, Co. Wicklow
27th April 2002**

Cllrs. M. Loughnane, M. Cunningham, S. Quinn, M. Fahy, Comh. P. O Foighil

NOTICE OF MOTIONS

NOTICE OF MOTION NO. 14 – DEP. P. CONNAUGHTON – ROADS 1556

The following reply was given: -

“This road is included in the roadworks programme for 2003. . . It will be considered for works this year under the tertiary roads scheme if monies become available. In the meantime routine maintenance will be carried out as and when required.”

NOTICE OF MOTION NO. 15 – CLLR. M. CUNNINGHAM – ROAD SAFETY 1557

The following reply was given: -

“Road lining has been carried out at this location and stop signs will be erected in the near future.”

NOTICE OF MOTION NO. 16 – CLLR. M. HOADE – ROADS 1558

The following reply was given: -

“Maintenance work will be carried out on this road in the near future.”

NOTICE OF MOTION NO. 17 – CLLR. M. HOADE – ROADS 1559

The following reply was given: -

“Funding has been sought under the Low Cost Remedial Measures scheme for works at this junction.”

NOTICE OF MOTION NO. 18 – CLLR. M. HOADE – LIGHTS 1560

The following reply was given: -

“Galway County Council are pursuing this matter with the E.S.B. and the landowner concerned. The lights will be put in place when all issues are resolved.”

NOTICE OF MOTION NO. 19 – CLLR. J. MCCLEARN – LITTER 1561

The following reply was given: -

1. The Council will organise a clean up of all the public lands affected by the illegal dumping in the near future
2. The Council propose to upgrade the temporary halting site by the erection of a wall, provision of toilets, lighting etc. Access to the site will be controlled by a caretaker and all occupants will be provided with a wheelie bin
3. It is not proposed to dispose of any land at present but the matter may be reviewed
4. A report has been requested from the area engineer regarding works required to secure the site of the Old Portumna Dump
5. The area engineer has been requested to erect a substantial number of "No Dumping" signs in the area
6. The Housing Department will work with the Community Warden service to enforce the Control of Horses Act in relation to reports of wandering horses.

NOTICE OF MOTION NO. 20 – SEN. J. MCDONAGH – LIGHTING 1562

The following reply was given: -

"Galway County Council will install ducting and sockets for traffic route lighting where the footpath is being installed at this location. A submission will be made to the N.R.A. for the provision of traffic route lighting at this location in the 2003 programme."

NOTICE OF MOTION NO. 21 – SEN. J. MCDONAGH – HOUSING 1563

The following reply was given: -

	Approved but not yet paid	Awaiting decision	Total
Disabled Persons Grant	228	757	985
Essential Repairs	284	237	521

This years grant allocation has not yet been notified by the Department of the Environment and Local Government. However 135 applicants were paid last year under Essential Repairs Grants and 151 were paid under Disabled Persons Grant and it is expected that similar numbers will be paid in the current year.

The total matching contributions provided by the Council in this years estimates is €266,582.00. It is proposed borrowing €1,767,633 from the Housing Finance Agency in order to help clear the back log and fund matching contributions for both grant types and an application has been sent to the Department of the Environment and Local Government requesting approval to the payment of loan charges on the above borrowings as a first call on internal receipts.

NOTICE OF MOTION NO. 22 – SEN. J. MCDONAGH – WATER SCHEMES 1564

The following reply was given: -

Any proposal to lay any piping infrastructure in or alongside or above the trunk water main cannot be accommodated or allowed. The Council must retain clear, free and unobstructed access along the full length of the trunk main for the purposes of future maintenance / repair / replacement and therefore cannot allow the laying of any other piping infrastructure in the same trench.

NOTICE OF MOTION NO. 23 – CLLR. P. MCHUGH – HORTICULTURISTS 1565

The following reply was given: -

"The County Council currently employs two horticulturists who are assigned to the Tuam and Loughrea electoral areas. A horticulturist is also employed by Ballinasloe U.D.C. The Council will examine the position regarding the availability of the horticulturists to assist some of the smaller towns/rural villages in regard to the Tidy Towns Competition.

NOTICE OF MOTION NO. 24 – CLLR. P. MCHUGH – LITTER 1566

The following reply was given: -

"Galway County Council are in the process of relocating the tar tank at this location, and we are currently looking at alternative sites for locating this seasonal chips depot."

NOTICE OF MOTION NO. 25 – CLLR. P. MCHUGH – LIGHTING 1567

The following reply was given: -

"Galway County Council will make a submission under the 2003 programme for funding to provide traffic route lighting at this location."

NOTICE OF MOTION NO. 26 – COMH. C. NI FHARTHARTA – SCHOOL LIGHTS 1568

The following reply was given: -

"Níl an scoil seo ar an liosta I mbliana do soilse scoile ach cuirfear san áireamh é don bhliain seo chugainn."

NOTICE OF MOTION NO. 27 – COMH. C. NI FHARTHARTA – FOOTPATHS 1569

The following reply was given: -

"Níl aon phlean ag an gComhairle an obair seo a dhéanamh mar gheall ar an gcostachas."

NOTICE OF MOTION NO. 28 – COMH. C. NI FHARTHARTA – LIGHTING 1570

The following reply was given: -

"Níl an áit seo ar an liosta I mbliana do soilsí poiblí ach déanfar tuairisc air don bhliain seo chugainn."

NOTICE OF MOTION NO. 29 – CLLR. P. O'SULLIVAN – LIGHTING 1571

The following reply was given: -

"The Council currently have no plans to erect traffic route lighting at Caher Cross. This location will be monitored to determine if traffic route lighting is required."

NOTICE OF MOTION NO. 30 – CLLR. P. O'SULLIVAN – FENCES 1572

The following reply was given: -

"This fence was erected by the County Council as part of road improvement works at this location. The fence is now the property of the landowner who is responsible for its maintenance".

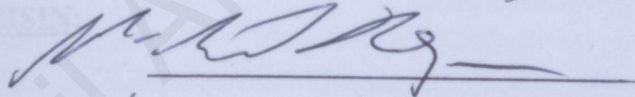
NOTICE OF MOTION NO. 31 – CLLR. P. O'SULLIVAN – ROADS 1573

The following reply was given: -

"The road will be resurfaced under the Roadworks Programme this year."

CRIOCHNAIGH AN CRUINNIU ANSIN

Submitted, Approved + Signed



27/5/02

Date

Óifig:

- Messrs. D. O'Donoghue, T. Kavanagh, P. Ridge, J. Collins, Morgan, P. Dawson, Head of Finance, T. Murphy, Executive Officers, L. Garry, Kavanagh, Senior Executive, A/Senior Executive, Planner, Messrs. P. Cahill, Mac Aodha Bhui, Oifig, Staff Officer, Ms. G. Bourke, Assistant Staff Officer, Mr. Gus McCarthy, Clerk

Thaigh an cruinniú leis an paidir.

RESOLUTIONS OF SYMPATHY

A Resolution of Sympathy was extended to the following:

- Mr. Enda Gill, Jar Airmac, M3r, Oileáin Aráin
- Mr. Seán Finnegan, Tulira, Ardman, Co. Galway

COMHAIRLE CHONTAE NA GAILLIMHE

MINUTES OF SPECIAL MEETING OF GALWAY COUNTY COUNCIL HELD AT ÁRAS AN CHONTAE, ON FRIDAY 15TH APRIL, 2002

CATHAOIRLEACH: Mayor M. Regan

ILATHAIR FREISIN:

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

Oifigigh: Messrs. D. O'Donoghue, County Manager, T. Kavanagh, P. Ridge, J. Cullen, F. Gilmore, J. Morgan, F. Dawson, Directors of Services, E. Lusby, Head of Finance, T. Murphy, A. Comer, Senior Executive Officers, L. Gavin, Senior Engineer, L. Kavanagh, Senior Executive Engineer, Ms. S. Kennedy, A/Senior Executive Planner, Ms. M. Beirne, Executive Planner, Messrs. P. Carroll, Administrative Officer, C. Mac Aodha Bhui, Oifigeach Gaeilge, Ms. R. O'Boyle, Staff Officer, Ms. G. Healy, Staff Officer, Ms. M. Bourke, Assistant Staff Officer.

Mr. Gus McCarthy, Consultant Planner

Thosnaigh an cruinniú leis an paidir.

RESOLUTIONS OF SYMPATHY

1539

A Resolution of Sympathy was extended to the following: -

Mrs. Enda Gill, Iar Airne, Inis Mór, Oileain Arainn.
Mr. Sean Finnegan, Tulira, Ardrahan, Co. Galway.

TO CONSIDER SUBMISSIONS/OBSERVATIONS RECEIVED ON THE ATHENRY TOWN DRAFT DEVELOPMENT PLAN:

1540

It had been agreed at the Council meeting on the 8th April 2002 to deal with the remaining items relating to the Athenry Town Draft Development Plan at the next meeting of the Council.

Submission 10 - Mr Charles Taylor, Town House, Athenry

Mr. L. Kavanagh referred to report dated 15th April 2002, which was circulated at the meeting and which had been requested at the previous Council Meeting when this submission was first considered.

REF.	ISSUES RAISED	COMMENTS	AREA COMMITTEE DECISION	
a.	Land use zoning map	Western side of site to remain as zoned for residential and eastern side to be rezoned from open space and amenity for residential purposes	The western site is zoned for residential purposes in current Plan and therefore remains as such. An objective should be to keep development away from the town walls. The other half of the site provides an ideal opportunity for the development of an amenity area / park within the town walls and should remain as zoned for open space.	The Area Ctee agreed to accept the recommendations of the Consultants

He said that the Taylor lands, consisting of approximately 16.5 acres, are located within the ancient wall of the town and are divided in two almost equal parts by the Clarin River which runs North/South through the middle of them.

The western half of the lands which contains the ruins of Athenry house and a modern bungalow was zoned for residential development in the 1992 plan and continues to be zoned for residential purposes in the present draft plan. This site was the subject of a planning application for housing in 1998, but it was not determined because of difficulties regarding vehicular access and was withdrawn.

The eastern half was zoned "Agricultural" in the 1992 plan and is zoned for "amenity and open space" in the draft plan. The Loughrea Electoral area Councillors agreed that the "amenity and open space zoning" should apply despite a submission from Mr. Taylor that the area be zoned for residential development.

He pointed out that:

- (a) The Heritage Council had a submission which required the Buffer zone around the town walls to be extended.

- (b) The Local Heritage Council submitted that any residential zoning within the walls would be in conflict with the policies of the Plan.
- (c) It is a specific objective of the 1992 plan and the present draft plan to protect an ancient well which is located on the land.
- (d) The Area Committee agreed to an objective in the draft plan to prohibit any development within 30 metres of the inside of the Town Wall, other than development which has already been permitted. This had been accepted by the full Council on 8th April, 2002.
- (e) The sole access from the site to the public road is by means of a 2.5 metre wide agricultural gate at Abbey Row making any development unviable at present.

In the light of the above matters it is not feasible at present to consider the advisability of changing the zoning of even portion of the site from "amenity" to "residential". Any submissions received during the public display period which address matters (a) to (e) above can be assessed in the context of the proper planning and sustainability of Athenry.

Cllr. Loughnane stated that the site had been the subject of a planning application in the past. He recognised the need for a buffer zone around the town wall and the need to adequately protect the well on the lands. However, he said that these requirements could easily be accommodated.

It was proposed by Cllr. Loughnane, seconded by Cllr. Fahy that the lands be zoned for mixed development comprising commercial and residential subject to a 30m buffer area around the town wall and adequate protection of the well.

A vote was taken on the proposal which resulted as follows:-

AR SON: Deps. Burke, Connaughton, Cllrs. Callanan, Connolly, Conneely, Cunningham, Grealish, Hoade, Hynes, Joyce, Loughnane, T. Mannion, McClearn, O' Foighil, O'Neachtain, K. Quinn, S. Quinn, Regan, S. Walsh. (19)

IN AGHAIDH: (0)

GAN VOTAIL: Cllr. Gavin. (1)

The Mayor declared the resolution carried.

Submission from Murtagh Qualter - Re-zoning of lands at Gorteenacra, Athenry.

Cllr. Hynes referred to a submission made by a Mr. Murtagh Qualter requesting that lands be re-zoned from agricultural to residential at Gorteenacra, Athenry.

Mr. Kavanagh stated that this submission was received on 12th April 2002. A previous submission had been made regarding the same lands in July 1998, and the Senior Executive planner recommended that there be no change in the zoning of these lands. The Draft Athenry Plan went on public display for 3 months on 15th October 1999, and no further observations were made by Mr Qualter with respect to the draft plan or the above mentioned lands. Consequently, this issue was not reported on by the consultants in their report of submissions received on the draft Plan. This submission was not raised or voted on by members at the Council meeting of 8th April 2002 when submissions received on the draft Plan were considered. In the report presented to the Council on 8th April 2002, consultants highlighted the fact that the level of zoning is excessive and not in accordance with government policy and guidelines, nor with proper planning and sustainable development. Neither is it in accordance with the Council's policy nor with the integrated and coordinated development of the town.

Based on observations previously made on these lands by the former Senior Executive planner and on issues highlighted by the consultants and the Director of Service at the meeting of 8th April 2002, it is recommended that there is no change in the zoning of these lands.

It was proposed by Cllr Hynes, seconded by Deputy Burke that the lands be re-zoned from agriculture to residential in accordance with the submission made.

A vote was taken on the proposal which resulted as follows:-

AR SON: Deps. Burke, Connaughton, Cllrs. Callanan, Connolly, Conneely, Cunningham, Fahy, Grealish, Hoade, Hynes, Joyce, Loughnane, T. Mannion, McClearn, Ni Fhatharta, O' Foighil, O'Neachtain, K. Quinn, S. Quinn, Cllr. Regan. (20)

IN AGHAIDH:- (0)

GAN VOTAIL:- Cllr. Gavin. (1)

The Mayor declared the resolution carried.

Submission – Re-zoning of lands northeast of Submissions 31 and 17 and extending towards laneway which crosses the railway.

It was proposed by Cllr. Loughnane, seconded by Cllr. McClearn that four acres zoned for recreation and amenity proposes be re-located to the southern corner of the field zoned for agricultural use in the Draft Plan and in addition the remainder of that field zoned agriculture now be zoned for residential purposes.

A vote was taken on the proposal which resulted as follows:-

AR SON: Deps. Burke, Connaughton, Cllrs. Callanan, Connolly, Conneely, Cunningham, Fahy, Grealish, Hoade, Hynes, Joyce,

Loughnane, McClearn, T. McHugh, Ni Fhatharta O' Foighil, O'Neachtain, K. Quinn, S. Quinn, Regan, S. Walsh. (21)

IN AGHAIDH:- (0)

GAN VOTAIL:- Cllr. Gavin. (1)

The Mayor declared the resolution carried.

Submission – Re-zoning of land owned by Declan Kelly

It was proposed by Dep. Burke seconded by Dep. Connaughton and agreed that a half acre site adjacent to submission number 3 and fronting onto regional road number R347 be zoned from agricultural to commercial use.

Mr. Kavanagh advised that there was already an adequate area zoned for commercial and industrial use.

A vote was taken on the proposal which resulted as follows:-

AR SON: Deps. Burke, Connaughton, Cllrs. Callanan, Connolly, Conneely, Cunningham, Fahy, Grealish, Hynes, Joyce, J. J. Mannion, McClearn, P. McHugh, T. McHugh, Ni Fhatharta O' Foighil, O' Neachtain, K. Quinn, S. Quinn, Cllr. Regan (20)

IN AGHAIDH:- (0)

GAN VOTAIL:- Cllr. Gavin. (1)

The Mayor declared the resolution carried.

It was proposed by Cllr Fahy, seconded by Cllr Cunningham and agreed that the Athenry Town Draft Development Plan would go on public display for a period of one month.

TO CONSIDER THE DRAFT COUNTY DEVELOPMENT PLAN

1541

The Mayor circulated a document entitled "Directions of the Members of Galway County Council under the Provisions of Section 11 (5)(c) of the Planning & Development Act 2000". He stated that following receipt of the Draft County Development Plan in recent weeks, he was glad that the Members could now avail of the opportunity to formally amend specific details within the document. If it were adopted as presented, it would be detrimental to rural County Galway.

He stated that over the last 5 years the planning strategy had not been consistent. For example, ribbon development, type of house, enurement clause, 1.5 mile stipulation from town boundary and high scenic amenity areas interpretation of the plan were the main issues of contention arising from the plan.

Now Members were being presented with even more contentious issues for example, one-off housing which would clearly force people to live in larger towns and villages and damage rural Ireland, going so far as to abandon those that are already there.

It was clear that the main residential, industrial and commercial development has occurred in and around Galway City. How could areas like Williamstown, Woodford, Peterswell, Carna or Caltra be compared to those areas close to Galway City which have experienced phenomenal growth, as most parts would have had a decline in population and some parts of the County have lost as much as 50% of their population. The proposed Draft Plan, as presented would not reach out in developing these well-structured rural communities. The Council wanted to be able to sustain rural communities and in this respect keep schools, post offices, G.A.A. clubs etc. alive.

He stated that as councillors and representatives it was their duty and responsibility to ensure that the proposed Draft Plan be amended and appropriately reflect the concerns of councillors already expressed. In doing this a lot of time had been spent working together and employing a consultant, at their own expense, to prepare this amendment.

He stated that he would at this point like to thank all members and the consultant for coming together and working so diligently within such a short timeframe. He indicated that he would proceed with each of the amendments individually.

The County Manager stated that the Mayor had handed the document with the proposed amendments to him that morning. The Director of Planning, Mr. Ridge, had received the document on Friday last. The Manager said that the Council Meeting today, was the first time since the presentation of the Draft Plan seven weeks ago, that, the Members had engaged with the staff in relation to it. He said that staff had worked over the weekend preparing responses to the amendments proposed, insofar as it was possible to do so, within such a short space of time.

The County Manager stated that he wished to address the council with regard to the amendments proposed and referred to his report dated 15th April, 2002 which was circulated at the meeting. He stated that under the legislation, there is an overall responsibility and a general obligation on the Council to prepare, consider and adopt a Development Plan, which sets out an overall strategy for the proper planning and sustainable development of the area. The Plan must include objectives for:-

- (a) the zoning of lands.
- (b) the provision or facilitation of the provision of infrastructure including transport, energy and communication facilities, water supplies, waste recovery and disposal facilities, waste water services and ancillary facilities.
- (c) the conservation and protection of the environment including, in particular, the archaeological and natural heritage and the conservation and protection of

European sites and any other sites which may be prescribed for the purposes of the Act.

- (d) the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population.
- (e) the preservation of the character of the landscape where, and to the extent that, in the opinion of the local authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest.
- (f) the protection of structures or parts of structures which are a special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- (g) the preservation of the character of architectural conservation areas.
- (h) the development and renewal of areas in need of regeneration.
- (i) the preservation of accommodation for travellers.
- (j) the preservation, improvement and extension of amenities and recreational facilities.
- (k) the protection of the linguistic and cultural heritage of the Gaeltacht including the promotion of Irish as the community language, where there is a Gaeltacht area in the area of the Development Plan.

The Managers Report stated that the preparation of the Draft Development Plan commenced in May 2001, with a comprehensive public consultation process in accordance with the Act, involving meetings throughout the county, and receipt of written submissions. A report on the public consultation process was prepared and laid before the Council in Autumn 2001. In addition, the Council commissioned four major studies to inform the new County Development Plan. These are – Landscape Character Assessment – Settlement Strategy – Demographic Projections – Design Guidelines for Clustered Housing. A copy of these studies has been circulated to each member of the Council. The Draft was prepared by experienced staff of the Planning Section of the Council, aided by input from the Consultants, who prepared the four studies. In addition, Mr. Gus McCarthy of A.P. McCarthy, Consultants and a former officer of the Council assisted in the process.

Referring to Landscape Character Assessment, the Managers Report of 15th April 2002 stated, that, landscape designations in previous County Development Plans, date back to the National Coastline Study, prepared in the mid 1960's. There was a need therefore for a comprehensive, new landscape character assessment in light of developments since the 1960's with the aim of providing clear guidance on scenic and other landscape designations in the new Plan.

Referring to Settlement Strategy he stated that the Council has never previously had a Settlement Strategy for the entire County. The recommended Strategy incorporates European, National and Local policies and guidelines, an analysis of settlement patterns in the county and an analysis of the capacity of all settlements. The aim of this study was to recommend a common spatial strategy for the whole of the county which will enable settlements to realise their optimum potential and that will provide choice in terms of location where people can live. Further aims of the study are that it will sustain all areas of the county for the future, even those remote from large urban centres – that will maximise the population, employment and infrastructural growth potential of the county to take advantage of the redistribution of future economic development from the east of the country and that this growth is based on

a county which is a predominantly rural population and is expected to remain as such.

While both city and county have experienced strong growth over the past number of years, the way this growth has developed spatially has tended to concentrate within the city and its immediate environs, while more peripheral parts of the county have experienced population loss. Strong demand for housing within the city has outpaced supply and this has led urban generated housing demand being met in rural areas within the county, in particular, areas within commuting distance of the city. A considerable amount of development pressure has arisen from high numbers of single dwellings outside existing settlements. Failure of some towns and villages to grow and develop, largely due to development constraints, has re-inforced the primacy of the Galway City over the County leading to severe congestion problems and generally unsustainable patterns of development. Over the last five years of unprecedented growth, 23 villages in the county had static or falling populations. The Development Plan Review, therefore, encourages a better balance of future growth within the county, by unlocking the development potential within the county's network of towns and villages so that the demand for housing and jobs and employment opportunities can be met in a greater choice of locations.

Due to very effective advanced planning by the County Council, the Managers Report stated that the County is now being equipped with the necessary infrastructure, to be a dynamic force in the future. Steady progress is being made on the planning of the National Road Infrastructure and it is estimated that between now and 2007, this will involve an overall expenditure of close to £1 billion within the County. Planning is progressing on the new route for the N6 together with the bypass in Loughrea, the new route for the N17 and the N18, the Galway City Outer Bypass, bypasses of Gort, Moycullen, Tuam and Milltown. The implementation of these road plans will provide the County with greatly improved access. Likewise, Iarnrod Eireann has upgraded the rail network and continues to improve its service between Galway and Dublin. Galway Airport has planned a major improvement of its runway and the County Council facilitated the acquisition of the necessary lands, through the CPO process – this CPO was confirmed by An Bord Pleanala last week. Likewise the Sanitary Service Programme is advancing and it is expected that a further list of projects will be authorised to commence detailed planning within the next week or so. This list should provide for a better balance between large and small schemes. The provision of the necessary infrastructure for waste management is also advancing, albeit, not as fast as we would like. Other significant infrastructural projects which are currently being implemented are, the improvement of the E.S.B. power supply to the County and the laying of the natural gas pipeline between Limerick, Galway and Dublin. All of these infrastructural developments will make the County a powerful magnet when it comes to attracting investment, be it in the Industrial, Commercial or Tourism Sectors in the future.

The Managers Report suggested, therefore, that the County is now at a crossroads, and the single greatest challenge facing us is to capitalise, to the greatest extent possible, on the investments being made in infrastructure and thereby ensure that the maximum potential is generated from this investment and that the economy of the County continues to grow and prosper. What is therefore needed is an effective strategy and plan. Work is progressing on the strategy element in the Galway

Planning and Transportation Strategy Study. The Draft Development Plan gives clarity and certainty for the future and positions Galway County to take maximum advantage of the proposed infrastructure investment as outlined herebefore under the National Development Plan.

Accordingly, one of the prime objectives in the development plan is investing in the infrastructure of towns and smaller centres in rural areas, to act as regenerators for more rural parts of the County. These villages and small centres are primarily outside the shadow of Galway City Area. The objective, therefore being to retain, at minimum and to develop local services and offer an effective alternative to uncoordinated development, while recognising the role and importance of the countryside as a key economic and environmental asset. Hand in hand with this, would go, developing the rural areas and countryside in terms of its economic potential and natural resources, in areas such as agriculture, agri-tourism, alternative methods of farming, fishery, forestry, equine etc.

Following on from consideration of the Estimates for 2002, the Council has adopted a pro-active approach towards the development of small villages and rural centres. A Programme of land acquisition has commenced in relation to these areas. This will facilitate developments which may incorporate housing, commercial and some job and employment initiatives. Likewise an Enterprise Forum has been set up within the County Council, which meets on a quarterly basis with representatives from the Council, IDA Ireland, Enterprise Ireland, County Development Board, County and City Enterprise Board.

Preparation, consideration and adoption of a development plan is the single most important function performable by Local Authorities and every effort should be made to adopt a plan which challenges all of us, including the people in the County to provide more job opportunities, a better quality of life in a sustainable way. Officials of the Council continue to make themselves available and to reach a consensus so that the members can decide on their statutory role, bearing in mind the best interests of the County.

In summary, the Managers Report stated that the Draft Development Plan – was informed by the studies outlined, which incorporated the most up-to-date analysis of landscape, settlement, population and housing issues – was framed in the context of European, National and local policies and guidelines to which Galway County Council is obliged to have regard – is a positive document which aims to develop all parts of the county to their maximum potential and – the underlying strategy in the Draft Plan gives clarity and certainty for the future and positions Galway County to take maximum advantage of economic and infrastructural investment under the National Development Plan.

Referring to the document entitled “*Direction of the Members of Galway County Council under the provision of Section 11.5C of the Planning & Development Act 2000*”, he said he wished to make some preliminary observations on this document which contains what appear to be amendments to the proposed Draft Development Plan.

The amendments are set out in the pretext of a Draft Development Plan which is based on a slightly revised GPTS Settlement Strategy whereas in fact, this document completely undermines the Settlement Strategy as originally set out. The basis of the Settlement Strategy is to promote development in 97 designated centres by positive means, but also by limiting housing development in Rural Areas outside of these centres. The amendments facilitate development in virtually all rural areas as opposed to designated centres and has a bias against development in designated settlement in the absence of Water Services (See Sections 3.1.7.17 - Page 11 & Section 4.9.2 - Page 16). This amended document effectively states that the Settlement Strategy cannot be implemented until Water Services Infrastructure is available. In this respect there is a total contradiction in the amended document favouring development in Rural Areas where services are never likely to be available and discouraging development in designated settlements where, although Infrastructure may not be adequate at present, it will be provided in the future. The document also ignores the fact that the designated settlements have a wide range of additional services (i.e. Retail, Community etc) other than Infrastructural Services which Rural Areas do not provide, and are unlikely to provide in the future.

The amended document, in Section 313, retains the reference to the documents on Sustainable Development which informed the Draft Development Plan Review and also retains the definition of sustainable development as set out in the Draft Plan. However, the document then goes on to undermine virtually every principle of sustainable development which are cited earlier. Specifically the amended document removes virtually all controls on development throughout the county outside of the designated settlements. The following is a list of the principal controls exercised by the Planning Authority in Rural Areas in order to achieve sustainable development, virtually all of which have been undermined by the suggested amendments:

- Development in Rural Areas generally (Section 3.1.7.6 - Page 5)
- Development in Scenic / Amenity Areas (Section 3.1.7.6 – Page 5 & Section 3.1.7.18 – Bottom of Page 9)
- Development on Major Traffic Routes (Section 5.1 – Page 17 & Section 5.20 – Page 18)
- Backlands Development (Section 3.1.7.17 – Page 12)
- Ribbon Development / Clustered Development (Section 3.1.7.17 – Page 12)
- Holiday Homes (Section 3.9 – Page 13)
- Tourism Related Developments (Section 3.9 – Page 13)
- Development outside 300 – 500 metre radius of designated centres (Section 3.1.7.17 – Page 12)
- Replacement of Derelict Structures (Section 3.1.7.17 – Page 12)
- Design Siteing & Layout (Section 5.2.1 – Page 18)
- Site Size Requirements (Section 5.4 – Page 18)

A Strategic Environmental Assessment of the Policies and Objectives contained in the Draft Development Plan is required by Section 10.5 of the Local Government Planning & Development Act 2000. It is suggested that this process, which requires each Policy and Objective contained in the Draft Plan to be measured against sustainable development principles, will indicate clearly that the amended document

is not in line with principles of proper planning and sustainable development as required by the Local Government Planning & Development Act 2000.

The Managers Report concluded, stating, that as indicated earlier, the preparation, consideration and adoption of a Development Plan is one of the most important functions of the Council and therefore every effort must be made to set out therein, clearcut objectives for the future development of the county.

Mr. Paul Ridge, Director of Services, Planning and Economic Development Unit then addressed the meeting. He said that the officials had only had the document containing the proposed amendments for a few days and every effort had been made to cover all aspects of the proposed amendments as fully as possible in the very short time that was available. He informed the members that the County Manager has outlined the general responsibility of the Council to adopt a Development Plan, which sets out an overall strategy for the proper planning and sustainable development of the area and the objectives that must be included in the Plan.

As stated by the County Manager the Council commissioned four major studies to inform the new County Development Plan. These are – Landscape Character Assessment – Settlement Strategy – Demographic Projections – Design Guidelines for Clustered Housing.

Referring to Settlement Strategy, he stated that the County Manager had already dealt, in some detail, with the Settlement Strategy and had highlighted its central role in the Draft Plan and how through its progressive approach it addresses the issue of rural decline within the county, whilst at the same offering a broad range of location options to all who wish to live in the rural towns and villages of the county. The comprehensive coverage afforded by the 97 centres identified in the Settlement Strategy is clearly demonstrated on the attached map. This map Drg 1 shows the areas of the County that are within 3 miles of a Settlement Centre. A second map Drg 2 has been prepared in response to members concerns that many primary schools will lose their pupils if the settlement strategy is implemented. This clearly indicated that no more than 7 of the 186 National Schools identified are outside the 3-mile zones and even they are quite close to the zones.

Referring to Landscape Character Assessment Mr. Ridge informed the members that the DoELG have set down a new approach to Landscape Assessment. The importance and change of emphasis of this new approach merits careful consideration and consequently he reproduced the relevant section of the Draft Development Plan.

“Landscape is a precious national asset. County Galway is richly endowed with a variety of landscape types ranging from the quartzite mountain ranges and blanket bogs of Connemara to the fertile patchwork of farmland in east Galway and the bare karst pavements of the Aran Islands and South Galway.

The increasing development pressure of recent years has caused changes in the national landscape, which are unprecedented in scale and nature, and has lead to the Government setting out guidelines for landscape appraisal. This reassessment of the landscape is to ensure that the environment and heritage generally are maintained in a sustainable manner, while at the same time enabling a proactive approach to development.

The Planning Act 2000 requires the inclusion of a development plan objective for “the preservation of the character of the landscape where, and to the extent that, in the opinion of the Planning Authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest”.

The guidelines require a classification of landscapes as to: -

- Character
- Values
- Sensitivity

Landscape Character:

This is a combination of landform, land cover and visual units, which are attractive in the landscape.

Landscape Values:

These are responses of the perceptions that communities have of the landscape they inhabit. The perceptions arise from intrinsic attributes such as visual beauty, ecology, archaeology, social history, religious sites, and mythology.

Landscape Sensitivity:

This is a measure of the ability of the landscape to accommodate change or intervention without suffering unacceptable effects to its character and values. Sensitivity ratings will derive from a combination of landscape values and landscape character. (Figure 7)

An assessment of the landscape of County Galway has been carried out indicating land cover, landscape value rating and landscape sensitivity rating.

In this assessment consideration was given to areas within the county, which are deemed suitable for forestry and wind farms.

A total of 25 character areas have been identified in the county. These are described in detail in Section 2.2 of the Landscape Character Assessment Report.

Five sensitivity classes have been established: -

- Class 1 – Low sensitivity
- Class 2 – Moderate sensitivity
- Class 3 – High sensitivity
- Class 4 – Special
- Class 5 – Unique

The major difference between the new approach and the old approach lies in the modern acceptance that landscape means more than the physical attributes. The resulting classification into 5 Sensitivity Classes gives a broader and more flexible approach to landscape planning. It also means that development is permitted in areas not previously considered on the basis that the assessment has established its ability to assimilate that development. As this assessment is more comprehensive the Classes

must be given greater credence. The old broad-brush approach is gone. If an area is designated as unique then it is unique.

Mr. Ridge stated that the County Manager has highlighted the prime objectives in the development plan and the great advances that the council has made in recent years. He stated that we are now entering a more challenging period and must produce appropriate policies to continue our progress in the short to medium term. It is suggested that the approach proposed in the Draft Development Plan will significantly contribute to this aim by providing balanced settlement and development policies. Preservation of the amenity heritage will ensure that economic development does not compromise quality of life.

He stated that it was his advice to Members that the approach adopted in the Draft Plan will ensure that this is achieved. This approach is reproduced hereunder.

“It adopts a new approach for County Galway, to planning for sustainable economic development. It addresses the principal issues confronting the County and City, fast uncontrolled development in the City, the impact of this growth on the adjoining County, the potential of this growth to be beneficial if properly planned and managed, the depopulation of the more remote parts of the County and the general degradation of the environment and the diminution in the overall quality of life. The central theme of the plan is to address these issues through the establishment and maintenance of a balance between economic and social development and the resources required and utilised to sustain that development.

It seeks to create a receptive development environment in anticipation of a transfer of investment funding and employment creation opportunity from the East coast as part of the proposed National Spatial Strategy.

It facilitates access to affordable housing.

It recognises the essential need to conserve the natural, built and cultural uniqueness of the County. It also accepts that this uniqueness has the potential to generate economic well-being, enhanced quality of life and vibrant communities.

It affords people a wide and varied choice of locations in which to live. It supports the further improvement of these locations in terms of quality and availability of services; access to employment; transport to and from these locations and connections from these locations to National transport networks.

It recognises Galway City as a location with the potential to attract investment both to the City and to the County with mutually beneficial consequences, if managed and planned properly.

It encourages the consolidation of the Gaeltacht and supports its importance to the Irish language, locally and nationally and seeks to protect its importance as cultural reservoir.”

Mr. Ridge advised that the suggested amendments submitted by the Elected Members will not meet the requirements of the Development Act and will if implemented have

a significant and detrimental impact on the economy and quality of life in the county. A detailed reply had been prepared on each of the proposed amendments and attached as an Appendix, copies of which had been circulated to Members. He stated that he had selected a number of the more important proposed alterations for consideration here.

Provision of Services to the Settlement Centres

The suggested inability of the Settlement Centre concept to operate in absence of services is put forward in a number of the proposed amendments. He stated that it was his advice to members that for the Settlement Strategy to work all that is required is the commitment to make it work. The locations selected to offer choice to prospective house owners have been assessed as part of the Draft Settlement Strategy. This assessment looked at the level and extent of all services available and using this assessment established the contribution that the centre could provide to the policies and aims of the Draft Settlement Strategy. The proposed amendments are based on the assumption that "services" refer only to water and wastewater services. This over-emphasis on water services ignores other services (see P44 and P45 of Draft Settlement Strategy) which are available in the settlement centres and are not available in the open countryside and most importantly will never be available in the open countryside. It seeks to introduce a policy requirement that a Settlement Centre cannot contribute to the Draft Settlement Strategy until all of the services are in place. This policy is neither practical nor necessary. If this policy had been applied in the past ten years then much of the development that has taken place in the County could not have taken place. The intensive assessment carried out shows that the majority of Settlement Centres have water. Wastewater treatment can be provided using proprietary wastewater treatment systems designed to the recently published EPA manuals.

The amendment makes the assumption that because a Settlement centre may not be able to support the indicated development levels it can be acceptably assimilated into the countryside presumably as one-off dwellings. No reference is made to the damage that this will inflict on the rural amenity.

The critical issue is that the Local Authority must be willing to use its powers and its resources as a catalyst to give effect to the concept of Settlement Centres. He stated that as officials we are committed to this approach, we see no reason why the DoELG will not support us. All that remains is Members commitment to the concept.

Mr. Ridge, stated that he was advising Members that if this amendment is adopted the Draft Settlement Strategy will become inoperable and there will be a bias towards clusters closer to the City and away from the Towns and Villages which are experiencing decline and which we are attempting to strengthen. This undirected development will further diminish the rural amenity.

Essential Rural Housing Need

The Draft Plan currently permits those that are functionally dependent on the land and those that support the rural economy to locate outside Settlement Centres where it is demonstrated that it is essentially necessary to do so.

Detailed discussion on this point indicates that elected members consider this to be too restrictive. It has not been possible to reach agreement on alternative policies or a sensible relaxation of the proposed policy. The difficulty rotates around definition of terms, what is a farm family, what is a landowner, what does local mean, what is a "returning emigrant" what does "essential need" mean and what does it mean to be an "Irish Speaker". These terms are difficult but surely not impossible to define and convert into understandable and workable objectives. The approach adopted in the proposed amendment abdicates responsibility for development control by extending and broadening the categories. Sections of the existing plan are extracted and used out of context. The nett result is that there will be NO RESTRICTIONS on development anywhere in the County with the exception of Class 5 Sensitivity Areas. For Class 5 areas if an applicant can prove "substantial need" (see Item 21) then they may locate in Class 5 areas. "Substantial need" is undefined.

This amendment does not prevent Urban Generated Rural Housing - it is not even neutral on Urban Generated Rural Housing, it actively facilitates Urban Generated Rural Housing.

If the plan was in place now anybody from anywhere in the world could purchase a site on a National Primary route in a scenic area and apply for and get permission for their son, daughter, niece, nephew, brother or sister. The only remaining constraints on inappropriate development would be exercised by the designations Dúchas and other such bodies. The planning authority would have no role other than to pass the applications on to these bodies.

Mr. Ridge stated that the advice to Members was that if this amendment is adopted there will be no effective control on development of one-off houses anywhere in the County

Removal of Enurement Clause

He stated that the relaxation of this category is such that this amendment has the effect of removing all existing enurement clauses.

He advised Members that if this amendment is adopted a mechanism that has been very effective in permitting development which would not otherwise have been permitted will be removed.

Tourism infrastructure

He stated that if this amendment is included then the Planning Authority will have no control over the location type and scale of Tourism Infrastructure and any accommodation complexes that can be associated with that infrastructure.

Mr. Ridge advised Members that if this amendment is adopted there will be proliferation of inappropriate uncontrolled development in every area of the County.

Development off National Routes

Although the relaxations proposed elsewhere make this proposal redundant, under this provision an applicant that qualifies for a permission anywhere in the county can

decide to build a house along a National Route provided that they share an access with another house. So two individuals can demonstrate that they will qualify for permission to build a one-off house anywhere in the county and on the basis of this and this alone build on any national Route in the County in total contravention of National Policy and established practice in the County.

The proposed enurement condition is worthless. It is worthless because the house can be sold to anybody and also because the Clause must be lifted by the Planning Authority before the house is sold.

He advised Members that if this amendment is adopted the ability of the National Route network to underpin the economy of the County will be irrevocably compromised

In general, Mr. Ridge, concluded by stating that his advice to Members was that the proposed amendments should be rejected on the basis that they are not in accordance with proper planning and sustainable development and that their implementation would be severely detrimental to the economy of the county and the quality of life of its inhabitants.

The Mayor then proceeded to read out the amendments contained in the document "Direction of the Members of Galway County Council under the provisions of Section 11(5) (c) of the Planning and Development Act 2000", a copy of which had been circulated to members by the Mayor at the meeting, and which read: -

"The following are the directed amendments of the Members of Galway County Council. The proposed amendments to the plan will be identified as follows,

- Text to be removed will be identified by chapter/ section and ~~strikethrough~~.
- Text to be added will be identified by chapter/ section and **bold** type.

Chapter One Section 1.1 Amend paragraph 2 – Page 4 of 78

The Draft Plan fulfils the requirements of the relevant sections of the legislation in that it sets out a planned approach to land use and infrastructure provision so as to facilitate the social, economic and physical development of County Galway in the early years of the new Millennium. **In this context the Council recognises the need to address and consider the strategic issues identified in the Strategy adopted by the Galway County Development Board and the need to consider the physical development of the County in line with the social and economic needs of its residents.**

Response on proposed amendment by Mr. L. Kavanagh.

The Draft Development plan and the County Strategy have been prepared in parallel. Each takes on board the policies and strategies of the other as appropriate. The Development Plan differs from the County Strategy in that it is a statutory document used to underpin the process of assessing planning applications and is frequently subject to legal interpretation and challenge. In this respect, it is desirable to avoid

superfluous comment and/or ambiguous comment. I suggest that this sentence be excluded because the County Strategy is referenced as a source document and relevant specific objectives have been included in the Development Plan e.g.

Page 11 - 2.6 Social Community and Cultural

Page 13 – References the Strategy as a document used to inform policy

Page 28 Item 3.3.1 Transportation – Integrated Transportation Co-ordinating group.

Page 32 Item 3.5 BP 1 – ICT infrastructure

Page 50 Community Services

Suggested Amendments:-

Insert new heading before "It adopts a new approach ..."

Heading 1.2 Approach adopted in the Plan

Insert new heading before "In the absence of a Development Plan ..."

Heading 1.3 Consequences of a failure to Adequately Plan

Insert new heading before "The Development Plan ..."

Heading 1.4 General approach adopted

It was proposed by Cllr. Callanan, seconded by Cllr. Loughnane and unanimously agreed to amend paragraph 2 – Page 4 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Insert after Paragraph Five – Page 4 of 78

The Council recognizes that the Development Plan must also provide for the regional perspective and the location of the County in the Boarder Midland & West Region (B.M.W Region). The central issues for the B.M.W. Region for the County as indicated in the Regional Development Strategy are:

- Peripherality in the context of the national, EU and international markets;
- The lack of significant investment in the provision and upgrading of infrastructure;
- The predominance of rural deprivation exacerbated by the reform of agricultural practices;
- The weakness of the urban structure on the County resulting in the dominance of Galway City over a large rural hinterland.

Response on proposed amendment by Mr L Kavanagh.

Include subject to the following alterations:

These are issues and should be included on Page 8 after say 2.2 Environmental Issues under a new heading 2.3 Regional Issues

Leave out First sentence and include "and" to give the following

The central issues for the B.M.W. Region and for the County as indicated in the Regional Development Strategy are:

- Peripherality in the context of the national, EU and international markets;
- The lack of significant investment in the provision and upgrading of infrastructure;
- The predominance of rural deprivation exacerbated by the reform of agricultural practices;
- The weakness of the urban structure on the County resulting in the dominance of Galway City over a large rural hinterland.

It was proposed by Cllr. Hynes, seconded by Comh. O Foighil and unanimously agreed to amend paragraph five – page 4 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Amend Bullet Point on Page 5 of 78

- ~~○ Providing for the growth in population by adopting the approach set down in the Draft Galway Land Use and Transportation Study. This approach is refined and expanded in the a County wide Settlement Strategy.~~

Delete and replace with;

- **The Council acknowledges the provisions of the un-adopted Draft Galway Land Use and Transportation Study and recognises the benefits that it may bring to the overall development of its study area. However, as this study has not been adopted by the Council this Draft Plan will also seek to provide for the development needs of rural areas and communities outside of the LUTS study area in a sustainable manner that recognises the need to provide for sustainable physical, social and economic development.**

Response on proposed amendment by Mr L Kavanagh

The deleted BP sets out how the Development Plan deals with population growth in the County. It uses a comprehensive study commissioned by the Council and expands and refines that study to cover the whole county. It is a statement of fact. The suggested replacement misses this point.

It was proposed by Cllr. Mc Clearn, seconded by Dep. Burke and unanimously agreed to amend Bullet Point on page 5 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 1.2.2

Amend Bullet Point on Page 7 of 78

- ~~○ Other policies and guidelines which influence the plan relate to housing densities, telecommunications, Forestry, Childcare facilities, Rural Transport, Clár, State of the West, County Development Strategy, proposed National Spatial Strategy and the Draft Galway Transportation and Planning Study.~~

Delete and replace with;

- **The Council has and will continue to have regard to the provisions of other policies and guidelines which relate to housing densities, telecommunications, Forestry, Childcare facilities, Rural Transport, Clár, State of the West, County Development Strategy in considering the development of the County.**

Response on proposed amendment by Mr L Kavanagh

The main purpose of this amendment appears to be to exclude the proposed National Spatial Strategy and the draft Galway Transportation and Planning Study plan from the list of plans and policies included in the review context. It would be remiss to prepare a Development Plan without being influenced by these plans. The text used in the proposed sentence is inappropriate to replace a list of publications.

It was proposed by Cllr. Fahy, seconded by Cllr Cunningham and unanimously agreed to amend Bullet Point on page 7 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Chapter Two -Section 2.2

Amend paragraph 2 – Page 8 of 78

The ribbonisation of houses **impacts on** ~~continues to erode~~ the rural landscape ~~and reduces the agricultural resource and rural amenity.~~ **However, this must be balanced against the need to allow rural housing for essential local needs.**

Response on proposed amendment by Mr L Kavanagh

Result after change makes no sense. Leave original and add sentence “However.....
To give

The ribbonisation of houses continues to erode the rural landscape and reduces the agricultural resource and rural amenity. However, this must be balanced against the need to allow rural housing for essential local needs.

It was proposed by Cllr. T Mc Hugh, seconded by Cllr. T. Walsh and unanimously agreed to amend paragraph 2 – page 8 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 2.3.1.

Add new paragraph to end of Section 2.3.1 – Page 9 of 78

The development and improvement of roads in all areas will be a key objective of the Council.

Response on proposed amendment by Mr L Kavanagh.

Covered in 3.3.7 Page 30 Not appropriate here in any event

It was proposed by Comh. Ni Fhatharta, seconded by Comh. O'Neachtain and unanimously agreed to amend section 2.3.1 – page 9 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 2.3.2.

Amend paragraph 3 – Page 9 of 78

The Ballinasloe Regional Scheme has delivered a supply to Laurencetown and will be extended to serve Kiltormer, **Aughrim, the remainder of Clontuskert Parish, Fahy Parish, the remainder of Laurencetown Parish and other areas that need water supply where practicable.**

Response on proposed amendment by Mr L Kavanagh

Covered in P36 and P37 of the Draft Plan. Suggest that the three projects mentioned in the original document be deleted as these are projects listed in an area that deals with issues and as such are not appropriate here. Change heading 2.3 from Infrastructural Developments to Infrastructural Issues for greater clarity on this point.

It was proposed by Cllr J.J. Mannion, seconded by Sen. McDonagh and unanimously agreed to amend paragraph 3 – page 9 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Add new paragraph to end of Section 2.3.2 – Page 9 of 78

The development and improvement of services in all areas will be a key objective of the Council notably regional water schemes in Loughrea and Gort.

Response on proposed amendment by Mr. L Kavanagh

Exclude for the reasons listed above. These are more appropriately determined outside the Development Plan in the water services Needs Assessment or as part of the Strategic Rural Water Plan.

It was proposed by Cllr. Joyce, seconded by Cllr. Hoade and unanimously agreed to amend section 2.3.2 – page 9 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Delete end of Section 2.3.2

Inishmore Water Scheme when completed will make good a serious deficiency on the largest of the Aran Islands.

Response on proposed amendment by Mr L Kavanagh

Agreed see Item 7 above.

It was proposed by Cllr. K. Quinn, seconded by Cllr. Connolly and unanimously agreed to amend section 2.3.2 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 2.3.3

Amend paragraph 2 – Page 9 of 78

Whilst the Water Services Programme of the Council proposes to upgrade existing public schemes particularly within the Corrib and the Shannon Catchments it would not be feasible for the Local Authority to provide water services for the comprehensive list of villages which it is hoped to consolidate and expand. A mixture of Public Private Initiatives together with funding under the Serviced Land Initiative will be necessary to deliver the necessary services. **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.

Response on proposed amendment by Mr L. Kavanagh.

This point is frequently made in the list of amendments most particularly in reference to water services. It is an important point and is central to the settlement strategy. Its inclusion at this point in the document as a policy statement in the Issues Section is inappropriate. However it can be responded to here. For the Settlement Strategy to work what is required is the commitment to make it work. The location choices have been assessed as part of the Draft Settlement Strategy. This assessment looked at the level and extent of all services available and using this assessment established the contribution that the centre could make to the policies and aims of the Draft Settlement Strategy. The proposed amendment seeks to incorporate the concept that "services" refer only to water and wastewater services. This over-emphasis on water services ignores other services (see P44 and P45 of Draft Settlement Strategy) which are available in the settlement centres and are not available in the open countryside and most importantly will never be available in the open countryside. It seeks to introduce a policy requirement that a Settlement Centre cannot contribute to the Draft Settlement Strategy until all of the services are in place. This policy is neither practical nor necessary. If this policy had been applied in the past ten years then much of the development that has taken place in the County could not have taken place. The intensive assessment carried out shows that the majority of Settlement Centres have water and that wastewater treatment can be provided using proprietary wastewater treatment systems designed to the recently published EPA manuals.

The amendment makes the assumption that because a Settlement centre may not be able to support the indicated development levels it can be acceptably assimilated into the countryside presumably as one-off dwellings. No reference is made to the damage that this will inflict on the rural amenity.

The critical issue is that the Local Authority must be willing to use its powers and its resources as a catalyst to give effect to the concept of Settlement Centres. As officials we are committed to this approach, we see no reason why the DoELG will not support us. All that remains is your commitment to the concept.

It was proposed by Cllr. Grealish, seconded by Cllr. S. Quinn and unanimously agreed to amend paragraph 2 - page 9 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 2.3.4

Delete last sentence paragraph 2 - Page 10 of 78

This will be consistent with the principle of social integration and will avoid further erosion of the rural landscape particularly in areas of high visual amenity.

Response on proposed amendment by Mr. L. Kavanagh
See no reason why this should be deleted

It was proposed by Cllr. Conneely, seconded by Cllr. P. Mc Hugh and unanimously agreed to amend paragraph 2 - page 10 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Insert Section 2.7 (new section) Section 2.7 Regional Development

The Regional growth centre strategy presented in the B.M.W. development strategy confirms the growth potential of Galway City and the extension of its influence on the County area. The strategy indicates the emergence of 'stronger rural areas' in the immediate environs of the urban hinterland with the west of the County classified as 'weaker rural' and 'remote rural' areas.

The Council recognize that it has a responsibility to promote the balanced development of the County, managing the urban generated development pressures of the Galway City while providing for rural generated pressures in rural areas

Response on proposed amendment by Mr L. Kavanagh.

Sentence 1: The Analysis in the Draft Settlement Strategy confirms this and the Development Plan proposes policies which, if implemented will achieve balanced development.

Sentence 2: It is superfluous the intent is already stated in the Draft Settlement Strategy and the format and construction of the sentence could lead to a development free for all.

It was proposed by Cllr. Hynes, seconded by Cllr. O'Sullivan and unanimously agreed to insert section 2.7 (new section) of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Chapter Three - Section 3.1

Amend paragraph 3 - Page 12 of 78

An analysis of planning applications lodged with Galway County Council in 2000 AD revealed that approximately 70 per cent were for one-off rural housing, the great majority of which related to the area within a radius of 25 kilometres of the City. This

is the highest rate of such development **countywide** and is the continuation of a trend that has been evident for some years. **The Council recognises that not all planning applications lodged were granted permission.**

Response on proposed amendment by Mr L Kavanagh

The observation is based on a countrywide analysis. The suggested addition is out of context in this location.

It was proposed by Comh. O’Neachtain, seconded by Cllr. Loughnane and unanimously agreed to amend paragraph 3 – page 12 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.1.3

Add bullet points

- The White Paper for Rural Development
- Clár

Response on proposed amendment by Mr L Kavanagh.

“The White paper for Rural Development” is included under its correct title “Ensuring the Future. A strategy for rural development in Ireland.” Page 13 of the plan. Clár is included on page 7. It is not included here because it was considered to be an aid programme rather than a policy document. However as there are statements of policy we can include it.

It was proposed by Cllr. Fahy, seconded by Cllr. Cunningham and unanimously agreed to amend section 3.1.3 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.1.6

Amend paragraph 1 – Page 15 of 78

Existing local, regional and national policy documents influences the recommended settlement strategy for County Galway. ~~Of the documents described in Section 3.1.3 the National Spatial Strategy Research papers and the Draft Galway Transport and Planning Study are the most relevant and influential. These two studies promote the~~ **The principles of proper planning and sustainable development, which, along with a top down, “plan led” approach, are cornerstones of the Planning and Development Act 2000. Proper planning and sustainable development means:**

- Efficient use of energy, transport and natural resources,
- Efficient use of previously developed areas,
- Best use of existing land and social and utility infrastructure,
- A good quality of life for all sections of the community, and
- Protection and enhancement of the natural environment.

The Council also recognises that sustainability is an all embracing concept that must not only have regard to the physical use of resources but also to the sustainable development and uses of community facilities and resources.

The Council recognise that the sustainable development of the County must also have regard to the fact that many rural settlements act as service centres for an established rural hinterland with an existing community that must be catered for.

In turn the Council recognises that the sustainable development of rural villages and centres (and the continued maintenance of local social infrastructure such as shops, schools) can be facilitated by development in hinterland areas, by those with a genuine rural generated local need, which contributes to a critical mass of population sufficient to maintain local services in declining villages. Development will be permitted which allows for the sustainable continuation of rural communities.

Response on proposed amendment by Mr L Kavanagh.

In striking out this sentence the meaning of the original text is lost. The Galway Transportation and Planning Study and the National Spatial Strategy research papers are influential because they serve as a valuable source of information and they provide examples of proper planning and sustainable development in action. Of the three sentences that it is proposed to add 1 and 2 are more concisely contained in the BP’s above.

Sentence 3 is imprecise and subject to wide an varied interpretation. The sentiments expressed are contained in the Draft Settlement Strategy which allows for the development of the social infrastructure needed to sustain rural areas and also for the sustainable development of the agricultural economy.

It was proposed by Cllr. McClearn, seconded by Cllr. T. McHugh and unanimously agreed to amend paragraph 1 – page 15 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.1.7.3

Add to end of Section – Page 16 of 78

It is the intention of the Council to actively plan and manage the areas that surround many of these towns in association with the Town Councils as they are intrinsically linked to towns which they surround in both their land use and amenity use.

Response on proposed amendment by Mr L Kavanagh.

This sentence has nothing to do with the Draft Settlement Strategy. There is no formal legislative provision for this type of co-operation. Planning for the sustainable development of an area is a matter for the statutory planning authority of which there are three in County Galway, Galway County Council, Galway City Council and Ballinasloe Town Council. Each planning authority is obliged to consult with its neighbouring planning authorities in the preparation of its plans and also to have reference to the planning policies of these authorities.

The views of the non-Planning Authority town councils may be expressed through the public consultation process.

It was proposed by Cllr. O' Sullivan, seconded by Cllr. Joyce and unanimously agreed to amend section 3.1.7.3 – page 16 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.1.7.4

Amend Paragraph three – Page 16 of 78

Concentrating development Subject to the provision of appropriate services encouraging the location of residential development unrelated to essential rural needs in the 38 towns and villages in the Galway Transportation and Planning Study area, identified in the strategy, will help to ensure an adequate provision local services and to create the conditions for better provision of public transport connections in future.

Response on proposed amendment by Mr L Kavanagh.

The point made in the Draft Development Plan, which is universally accepted, is that concentration of development in towns and villages will facilitate the efficient provision of services. This proposed change is not appropriate.

It was proposed by Cllr. J.J. Mannion, seconded by Cllr. Hynes and unanimously agreed to amend paragraph three – page 16 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.1.7.5

Amend paragraph 2 & 3– Page 17 of 78

.....in recent decades. Even over the last five years of unprecedented growth 23 villages in the County had static or falling populations (Figure 3.6 County Galway Settlement Strategy). New residential growth needs to be directed to these places instead of being allowed to disperse in the Countryside.

The strategy identifies over 97 small towns and villages to play this service function where the strategy proposes to direct new residential growth.

Response on proposed amendment by Mr L Kavanagh.

The first sentence struck out is a statement of fact which is highly relevant. The issue must be addressed by providing appropriate policies and not by attempting to hide the fact.

The second sentence is one of the main strategies in the plan and is the expert opinion of professional planners based on a detailed and comprehensive study of the county.

It was proposed by Cllr. T. Mc Hugh, seconded by Cllr. S. Quinn and unanimously agreed to amend paragraph 2 & 3 – page 17 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.1.7.6

Amend paragraph 3– Page 17 of 78

While it is necessary to control inappropriate residential development in the countryside (**the rural areas of County Galway outside the development boundaries of towns and villages**), one-off development for those who are functionally dependent on the land, **or who have an essential rural housing need, or who support the rural economy or are involved in rural economic activities** should be facilitated. **Those with an essential rural housing need will be defined as:**

Essential Rural Housing Need Category

(a) This category of housing development is restricted to the actual and proven needs of rural families on family lands in areas and locations, where development would not otherwise be permitted.

(b) Eligibility under this category is restricted to the son or daughter of a farmholder/landowner with housing need in the area. Special consideration based on the overall merits of each case will be given to: Son, daughter, brother, sister, nephew or niece of the landowner or farmholder

(c) Special consideration will be given for residential development, in bona fide cases, for:

- persons with actual work or employment in a local area

- returning emigrants and migrants from an area who wish to return to an area but cannot obtain planning permission or who cannot otherwise acquire sites on family lands in the locality from which they originate

(d) Local people who are indigenous of the area but who do not own family lands will also be facilitated in their request to build in the area.

(e) An eligible site in this category will be required to comply with other detail planning requirements such as visual amenity (assimilation, siting, house design, site development, etc) traffic safety and public health, etc.

Response on proposed amendment by Mr L Kavanagh.

The insertion of these changes at this location is inappropriate. This section 3.1.7 deals with the “Sustainable development principles that form the basis for the Draft Settlement Strategy”. It outlines what “should” be done to reduce the unsustainable effects of one-of urban-generated rural housing.

Clause 3.1.7.6. Page 17 outlines the optimal response to rural settlement if full compliance with the principles of sustainability are desired.

However as above with the services issue Item 10. It can be responded to at this location.

Settlement location policy is contained under Section 3.1.7.17. Page 26 which states “it is the policy of the planning authority to restrict housing development in rural areas outside these centres (97 Settlement Centres) to the essential needs of local farm families to be housed on the family farm” and development control objectives are contained in Section 5.1 page 65 “which further restricts eligibility to sons and daughters where an access will open onto National Roads” and Section 5.2 page 66 which states a general objective..

So the Draft Plan currently permits those that are functionally dependent on the land and those that support the rural economy to locate outside Settlement Centres where it is demonstrated that it is essentially necessary to do so.

Detailed discussion on this point indicates that elected members consider this to be too restrictive. It has not been possible to reach agreement on alternative policies or a sensible relaxation of the proposed policy. The difficulty rotates around definition of terms, what is a farm family, what is a landowner, what does local mean, what is a “returning emigrant” what does “essential need” mean and what does it mean to be an “Irish Speaker”. These terms are difficult but surely not impossible to define and convert into understandable and workable objectives. Discussions with Elected Members were progressing towards a resolution but these discussions were terminated before a sustainable policy could evolve. The approach adopted in the proposed amendment abdicates responsibility for development control by extending and broadening the categories. Sections of the existing plan are extracted and used out of context. The nett result is that there will be **NO RESTRICTIONS** on development anywhere in the County with the exception of Class 5 Sensitivity Areas. For Class 5 areas if an applicant can prove “substantial need” (see Item 21) then they may locate in Class 5 areas. “Substantial need” is undefined.

This amendment does not prevent Urban Generated Rural Housing it is not even neutral on Urban Generated Rural Housing it actively facilitates Urban Generated Rural Housing.

If the plan was in place now anybody from anywhere in the world could purchase a site on a National Primary route in a scenic area and apply for and get permission for their son, daughter, niece, nephew, brother or sister. The only remaining constraints on inappropriate development would be exercised by the designations imposed by Duchás and other such bodies. The planning authority would have no role other than to pass the applications on to these bodies.

It was proposed by Cllr. Quinn, seconded by Cllr. J.J. Mannion and unanimously agreed to amend paragraph 3 – page 17 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Amend paragraph 3 – page 17 of 78

Existing families who require the replacement of an existing inhabited dwellinghouse, which shall be demolished, unless otherwise permitted for purposes incidental to the use of the new house will also be considered as within the Essential Rural Housing Need Category.

Response on proposed amendment by Mr L Kavanagh.

No difficulty with this in principle the wording needs to be clarified and controls put in place to ensure that the replacement structure is compatible in terms of scale and design.

It was proposed by Cllr. T. Mannion, seconded by Cllr. Hoade and unanimously agreed to amend paragraph 3 – page 17 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Amend paragraph 3 – page 17 of 78

The Council recognises that those with an essential rural housing need will be entitled, subject to development control provisions and the policies of this plan, to develop in rural areas and lands described under the Class 1 to Class 4 (inclusive) of the Landscape Sensitivity areas although special consideration may be given in the case of substantial need in Class 5 areas. In areas Class 3 and 4 the Council may require applicants to provide a visual impact assessment of their development where the proposal is located in an area identified as ‘Focal Points / Views’ in the Landscape Character Assessment of the County.

Response on proposed amendment by Mr L Kavanagh.

The Essential Rural Housing Need Category is so broad that this amendment substantially weakens the Landscape Assessment and effectively reduces it to two classes areas where you can build without restriction and areas where you must prove “substantial need”. It will inevitably lead to a proliferation of holiday homes in scenic areas.

It was proposed by Dep. Burke, seconded by Cllr. T. Mc Hugh and unanimously agreed to amend paragraph 3 – page 17 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Amend paragraph 3 – page 17 of 78

Residential development in specific rural areas where population decline has occurred from 1991 will be positively considered in the interests of promoting sustainable community development.

Response on proposed amendment by Mr L Kavanagh.

The sentence is no more than aspirational in content. The Draft Settlement Strategy will create the prerequisite conditions for reduction and reversal of population decline.

It was proposed by Cllr. Connolly, seconded by Cllr. Hynes and unanimously agreed to amend paragraph 3 – page 17 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.1.7.10

Amend following– Page 18 of 78

The revised forecast in the Galway Transportation and Planning Study Interim Report 2001, which take account of the gateway function of Galway, envisage a growth of 21,850 houses in the GTPS area between 2001 and 2016. ~~Based on the G.T.P.S. Option Three the City is earmarked for 35 % of growth with the County area (G.T.P.S. area only) accommodating the remaining 65 %.~~ **The Council recognises that the City has the potential to accommodate up to 35 % of this growth with the remainder in the County area. While there will be an emphasis on promoting the concentration of this development in the G.T.P.S. area the Council recognise that there must be provision for those with an essential rural housing needs in rural areas of the County outside the G.T.P.S. area in order for**

this Development Plan to provide a realistic settlement strategy for the overall County and not just the key urban areas.

Response on proposed amendment by Mr. L Kavanagh.

The struck out sentence what Option Number 3 of the Galway Transportation and Planning Study is. The projections associated slates with this option are used to inform the countywide settlement strategy. The proposed insertion displays a lack of understanding of what the Galway Transportation and Planning Study and the Draft Development Plan contains and what they are seeking to achieve.

It was proposed by Cllr. Callanan, seconded by Cllr. McClearn and unanimously agreed to amend section 3.1.7.10 – page 18 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Amend following– Page 18 of 78

Over the 15 year period from 2001-2016, the County portion of the G.T.P.S area will make provision for 14,250 houses. Pro rata this translates to 950 houses per annum. This level of growth correlates to an additional 5700 houses in the six years of the new development plan (within the G.T.P.S. area).

Similar population, employment and household projections have been made for West and East Galway County to make provision for the areas outside the G.T.P.S. area. These population and household projections on which the strategy is based are set out in the working paper prepared for Galway County and Constituent Elements. **The Council recognises the need for the provision of housing in the rural areas outside the G.T.P.S. and has identified the need for additional housing in West and East Galway over the Plan period.** The figures indicate the need for **at least** an additional 100 houses per annum in the west and **at least** 250 per annum in the east of the county over the plan period. Table 3-1 summarise the number of units to be distributed by area between 2003 and 2009. **The Council recognises that this provision may have to be accommodated on rural landholdings (subject to development control standards and policies) where insufficient properties are developed in serviced areas to meet the need.**

Response on proposed amendment by Mr L Kavanagh.

This is a statement of household projection. The suggested sentences make no sense in this context, in any event issues raised have been dealt with earlier.

It was proposed by Cllr. T. Walsh, seconded by Cllr. J.J. Mannion and unanimously agreed to amend section 3.1.7.10 – page 18 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Amend following– Page 18 of 78

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.

Response on proposed amendment by Mr L Kavanagh.

This sentence is out of context in this location.

It is assumed that “Rural Housing Need” refers to the essential rural housing need category discussed under Item 19. The relaxation of this category is such that this amendment has the effect of removing all existing enurement clauses. These clauses have been very effective in permitting development which would not otherwise have been permitted.

It was proposed by Cllr. Fahy, seconded by Cllr. Hynes and unanimously agreed to amend section 3.1.7.10 – page 18 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Amend following– Page 18 of 78

Distribution of Residential Units 2003-2009

Area	Residential Units (Per Annum)	Residential Units (6 year period)
GTPS Area	950	5700
West Galway (excl. GTPS)	100	600
East Galway (excl. GTPS)	250	1500
Total	1300	7800

These figures are indicative only

Response on proposed amendment by Mr L Kavanagh.

These figures are not indicative of anything however they are projections and can be titled as such if desired.

It was proposed by Cllr. Hoade, seconded by Cllr. Connolly and unanimously agreed to amend section 3.1.7.10 - page 18 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.1.7.12

Amend following– Page 19 of 78

Section 3.1.7.12 Implication of non-intervention option

The current county development plan and the various town plans have probably not significantly influenced the pattern of development within the county in the last decade. They have played an important regulatory role but have had little impact on the settlement structure in the county. During this period the majority of growth has occurred outside the towns and villages, even though land was zoned for development, and has been predominated by low density one off houses. These trends are described in detail in Section 3.2.3. Galway County Settlement Strategy.

If trends continue, Galway City and its hinterland would absorb the majority of future residential development at the expense of other towns and villages. This sprawling development would encourage unsustainable travel patterns and increase peak hour traffic flows on the main roads approaching the City and other urban settlements.

Current trends would also see the predominance of one off housing in the countryside continue. This would use up a valuable agricultural resource, impact on water quality reduce biodiversity and detract from the quality of the landscape.

The dispersal of development away from smaller towns and villages would also impact upon the level of service provision in those settlements so that in time it may not be possible for service providers to continue, resulting in the closure of schools, post offices, banks and shops.

The Council recognises that uncontrolled development is not sustainable. However, it also recognises that failure to provide for local needs is not sustainable as it has the potential to displace local communities away from the area in which they seek to live thereby reducing the capacity of rural areas to represent effective catchment areas for local service centres and small settlements. Having regard to this the Council recognises the need to properly regulate rural developments so that they do not infringe on rural amenities, economic activities and the environment while also ensuring that local needs (including housing needs) are provided for.

Response on proposed amendment by Mr L Kavanagh.

This sentence is out of context in this section which describes the non-intervention option. As a comment on the sentiments expressed the Draft Settlement Strategy addresses local needs and the need to strengthen local communities through balanced development.

It was proposed by Dep. Connaughton, seconded by Comh. O’Foighil and unanimously agreed to amend section 3.1.7.12 – page 19 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.1.7.14
Amend following– Page 21 of 78

Section 3.1.7.14 Recommended Strategy for the Galway Transportation and Planning Study Area

This study **County Galway Settlement Strategy** recommends a slightly revised version of G.T.P.S. Option 3 (Urban / Rural Balance). This option can be summarised as follows:

Galway City experiences population growth of 3,000 people between 2001 and 2016.

5000 houses are allocated to Galway City and a further 2,600 to the city part of the Ardaun corridor. This results in the total population for the city increasing from 57,200 in 1996 to 72,650 in 2016.

The Ardaun corridor has been apportioned 6,700 houses of which 2,600 houses are in the city part of the corridor and 4,100 houses in the county part. Tuam receives an additional 2,500 houses between 2001 and 2016. This results in a population increase of 5,600 in 1996 to 13,000 in 2016 an extra 7,400 people.

Athenry, Loughrea, Gort and Oranmore receive in the region of 1,000 to 1,250 additional houses during the period 2001 to 2016. This increases the 2016 population of Athenry to 4,500 people, of Loughrea to 6,380 people, of Gort to 3,920 people and of Oranmore to 4,800 people.

The rural settlements receive between 20 and 100 new houses between 2001 and 2016. The rural residual is 10% of the County total, which equates to 1,400 additional houses. This would result in a corresponding population of 50,550 people living in the open countryside by 2016, a population increase of 1,700 people between 1996 and 2016.

Based on the assumption that growth will occur at a reasonably steady rate over the period of the G.T.P.S., Table 3-2 shows a pro rata allocation of households by settlement for the period from 2003 to 2009. The difference between ~~this study's~~ **the recommendation of the County Galway Settlement Strategy 2001 recommendation** and the Colin Buchanan and Partners Option 3 is the nomination of seven additional small settlements for growth. These are Caherlistrane, Abbeyknockmoy, Clonboo, Ballyglunin, Kilcolgan, Labane and Roscahill Table 3-2.

Response on proposed amendment by Mr L Kavanagh.
Agree to name study. Addition of extra centre(s) can be considered.
Additional sentence has already been dealt with under Item 10.

(The inclusion of the monitoring arrangements is premature at this stage in the preparation of the plan).

It was proposed by Cllr. Joyce, seconded by Cllr. Mc Clearn and unanimously agreed to amend section 3.1.7.14 – page 21 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Amend following– Page 21 of 78

Area	Estimated Population 2001	Household Allocation 2001-2016	Household Allocation 2003-2009
City Areas			
Galway City	62,751	5,000	2,000
Ardaun (City)	0	2,600	1,040
Settlements over 1000 Population			
Ardaun (County)	0	4,100	1,640
Tuam	7,332	2,500	1,000
Athenry	2,100	1,000	400
Loughrea	4,296	1,000	400
Gort	1,389	1,000	400
Oranmore	1,615	1,250	500
Settlements with Population 500-1000			
Oughterard	4,457	1,200	480
Headford			
Claregalway			
Moycullen, Barna			
Spiddal			
Settlements with less than 500 Population and Rural Areas			
Carrabane, Craughwell, Kinvara, Monivea Clarenbridge, Ardraban, Furbo, Inverin Lackagh, Turloughmore, Corofin Moylough, Rossaveal, Kiltullagh Annaghdown, Corrandulla, Ballinderreen Kilchreest, Attymon, Derrybrien Caherlistrane, Abbeyknockmoy Clonboo, Ballyflunin, Kilcolgan, Labane and Roscahill (26)	59,726	2,200	880
Total City and County GTPS Area	143,666	21,850	8,740
County GTPS Area Total	80,912	14,250	5,700

These figures are indicative only

The Council will give immediate priority to improvements in the designated settlements within the lifetime of the plan so that they can meet the identified housing targets. Where this will not be achieved in the lifetime of the plan the Council will endeavour to facilitate the identified housing demand in a manner that is environmentally sensitive and will review the draft County Settlement Strategy accordingly. The Manager will report specifically on the likely development of new / improved infrastructure schemes to meet development pressures and facilitate the draft County Settlement Strategy within two years of the adoption of the plan, as per the provisions of Section 15(2) of the Planning and Development Act 2000 and state whether or not the necessary facilities will be provided and operational within the lifetime of the plan.

Response on proposed amendment by Mr L Kavanagh.
Same as Item 26 & Item 28.

It was proposed by Cllr. Mc Clearn, seconded by Cllr Cunningham and unanimously agreed to amend Section 3.1.7.14 – page 21 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.1.7.15
Amend following– Page 22 of 78

Section 3.1.7.15 Settlement Strategy for West Galway sector

There are twenty-three settlements identified in the Strategy in west Galway sector outside of the G.T.P.S study area and these are set out in Table 3-3. The household growth projection for this area over the period 2003 to 2009 is for an increase of 600 households. The allocation of this growth is set out in Table 3-1.

Area	Percentage of allocation for area	Residential Units (6 year period)
Settlements with a population of 500-1000		
Clifden	33%	198
Carraroe	22.5%	135
Settlements with a population of 200-500		
Lettermore, Kilkieran, Kilronan, Roundstone, Carna, Lettermullen, Bealadangan	22.5%	135
Settlements less than 200 population and Rural Areas		

Tullycross, Rosmuc, Clonbur, Leenane, Cleggan, Letterfrack, Casla, Renvyle, Glinsk, Cornamona, Ballyconneely, Recess, Claddaghduff, Maam	22%	132
Total West Galway	100%	600

These figures are indicative only

Clifden is the largest settlement and the principle principal town in northwest Connemara and as such has an important role to play as a service hub for the west Connemara area. Based on the strategy, the town will absorb 33% of the growth identified for west Galway. It is a service hub for a large hinterland extending from Carna to the south, Maam Cross to the east and Leenane to the north and due to its remoteness from Galway City it performs an important service function for this rural hinterland.

The town has significant natural amenities; a well developed tourist industry and considerable tourism capacity. Clifden is also one of five towns in County Galway included in the Town Renewal Tax Incentive Scheme. In order to maintain and enhance its role as a tourism and service centre for northwest Connemara a household growth of 33% or 198 residential units **at least** is recommended over the plan period.

However, if Clifden is to achieve this level of growth in a sustainable manner major improvement in water services will be necessary over the Plan period. In addition to employment in the tourism industry the creation of additional industrial employment will be necessary to avoid unsustainable commuting to Galway and other employment centres.

Carraroe is perceived as the administrative centre of the south Connemara Gaeltacht. It is the aim of Udaras na Gaeltachta to develop the critical mass of Carraroe to a point where it can support a range of services, which will encourage employees of local industries to live in the Gaeltacht area. To achieve this aim and to fulfil its role as the principal urban/administrative centre in the South Connemara Gaeltacht a growth of **at least** 135 households is recommended over the plan period (22.5% of the total for west Galway). In order to achieve this level of growth major improvements in water services will be required over the plan period. Carraroe is seen as a secondary service hub for the West Galway area that will improve and consolidate service provision and residential capacity for the Gaeltacht region.

Of the remaining 21 settlements in west Galway sector, seven are in the 200-500 population category and all are classified as 'small settlement'. These are set out in Table 3-2. An aggregate household growth of **at least** 135 of the total allocated for west Galway is recommended for these seven settlements. The remaining 132 households over the plan period are apportioned between the villages in the 30-200 population category and rural housing.

The Council will give immediate priority to improvements in the designated settlements within the lifetime of the plan so that they can meet the identified housing targets. Where this will not be achieved in the lifetime of the plan the Council will endeavour to facilitate the identified housing demand in a manner that is environmentally sensitive and will review the draft County Settlement

Strategy accordingly. The Manager will report specifically on the likely development of new / improved infrastructure schemes to meet development pressures and facilitate the draft County Settlement Strategy within two years of the adoption of the plan, as per the provisions of Section 15(2) of the Planning and Development Act 2000 and state whether or not the necessary facilities will be provided and operational within the lifetime of the plan.

The Council will also facilitate essential rural housing as per the provisions of Section 3.1.7.6 in the West Galway Sector.

Response on proposed amendment by Mr L Kavanagh.

Typo accepted. Used of “at least” is mis-leading. The Settlement Strategy indicates how the projected households may be distributed. It has already been indicated at sub-committee meetings that in the event of these numbers been exceeded by a reasonable amount that the additional houses can be permitted. A reasonable amount was stated as up to 30%. Any increase over this would require an appraisal of the proposal in the context of the town.

The additional sentences have been dealt with elsewhere.

It was proposed by Cllr. T. Walsh, seconded by Cllr. T. Mc Hugh and unanimously agreed to amend section 3.1.7.15 – page 22 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

**Section .1.7.16
Amend following– Page 24 of 78**

Section 3.1.7.16 Settlement Strategy for East Galway

There are 16 no. settlements identified in the Ballinasloe Electoral area outside of the G.T.P.S study area including the town of Ballinasloe, these form the Ballinasloe Sector. An increase of 627 households is projected for this area over the Plan period.

In total 75% of these households or 470 residential units are apportioned to the three largest settlements in the Ballinasloe Electoral Area (i.e. Ballinasloe, Ahascragh and Eyrecourt). The remaining 25% (157 households) are apportioned between the 13 remaining settlements and rural housing in the countryside.

Area	Percentage Allocated	Residential Units (6 year period)
Settlements with a population over 5000		
Ballinasloe (including Ahascragh, Eyrecourt)	75%	470

All other Settlements and Rural Areas	Percentage	Residential Units
Banagher, Ballinakill, Moyglass, Drim Kilconnell, Aughrim, Caltra, Clonfert, Kiltormer, Menlough, Laurencetown, Ballymacward, Castleblackeney, Ballinamore Bridge, Cappataggle, New Inn, Gorteen (13)	25%	157

These figures are indicative only

Ballinasloe is the largest urban area in the County outside of Galway City and is strategically located on the Galway Dublin national primary route and the Galway Dublin railway link. The town has a significant service capacity and acts as a service hub for East Galway where it serves a substantial catchment. In addition it has the potential to benefit from its proximity to Athlone’s growth as a regional gateway. Ballinasloe also has a newly developed I.D.A. Business and Technology Park.

Ahascragh and Eyrecourt function as local service centres for surrounding areas and smaller villages. However substantial upgrading of water and other services will be necessary if they are to realise the household growth apportioned in the settlement strategy.

Response on proposed amendment by Mr L Kavanagh.

As Item 30

It was proposed by Cllr. O’ Sullivan, seconded by Cllr. Joyce and unanimously agreed to amend section 3.1.7.16 – page 24 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Amend following– Page 24 of 78

A total of ten settlements have been identified in the Loughrea Electoral Area outside of the GTPS study area of which the largest settlement is Portumna. The total projected household increase in this area over the Plan period is **at least** 246 of which 60% or 148 residential units have been apportioned to Portumna.

This amounts to a household growth rate of 32% in Portumna over the Plan period. The remaining household growth has been apportioned between the other fourteen settlements in addition to rural housing in this area.

Area	Percentage Allocated	Residential Units (6 year period)
Settlements with a population over 1000		
Portumna	60%	148
All other Settlements and		

Rural Areas		
Woodford, Kilimor, Gorteeny, Tynagh, Kilreekil, Duniry, Abbey, Derrybrien, Bullaun	40%	98
Total	100%	246

These figures are indicative only

Portumna, which has a population in excess of 1200 persons, functions as a service hub for Southeast Galway, forming the Southeast Sector. It has significant natural amenities, in particular its location on the River Shannon at the upper end of Lough Derg, Portumna has spare capacity in terms of water services and is an established location for industrial employment, therefore, a 32% household growth increase over the Plan period is recommended. Portumna is one of five towns in the County included in the Town Renewal Scheme. However, there is considerable potential for further development of the tourist industry, and additional industrial employment will be necessary if Portumna is to reach the level of growth projected in a sustainable way.

Response on proposed amendment by Mr L Kavanagh.

As Item 30.

It was proposed by Cllr. Hynes, seconded by Cllr. Mc Cleary and unanimously agreed to amend section 3.1.7.16 – page 24 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Amend following– Page 24 of 78

Twelve settlements have been identified in the Tuam Electoral Area outside of the GTPS study area to make up the Northeast Sector. An increase of **at least 298** households is projected for this area over the Plan period of which 60% of this household growth has been apportioned to the four towns of Mountbellew, Dunmore, Ballygar and Glenamaddy each acting as local service centres. This represents a 25% household growth in these four towns over the Plan period. These four towns have performed well in terms of household growth over the 1996 to 2001 period. They have the potential to benefit from their relative proximity to Tuam, which is identified in the Service Hub for the Northeast of the county.

Area	Percentage	Residential
Settlements with a population over 500		
Mountbellew, Dunmore, Ballygar, Glenamaddy	60%	179
All other Settlements and Rural Areas		
Moylough, Williamstown,		

Kilkerrin, Barnaderg, Ballymoe, Milltown, Kilconnell, Crags, Clonbern	40%	119
Total	100%	298

These figures are indicative only

While Ballygar is located at the north eastern edge of the County it is on a National Secondary Route and has strong links with Roscommon in addition to being included in the Town Renewal Tax Incentive Scheme. However, there are serious deficiencies in water services in all four towns and if the recommended 25% household growth is to be achieved, significant improvements in the service capacity of these towns will be necessary.

The Council will give immediate priority to improvements in the designated settlements within the lifetime of the plan so that they can meet the identified housing targets. Where this will not be achieved in the lifetime of the plan the Council will endeavour to facilitate the identified housing demand in a manner that is environmentally sensitive and will review the draft County Settlement Strategy accordingly. The Manager will report specifically on the likely development of new / improved infrastructure schemes to meet development pressures and facilitate the draft County Settlement Strategy within two years of the adoption of the plan, as per the provisions of Section 15(2) of the Planning and Development Act 2000 and state whether or not the necessary facilities will be provided and operational within the lifetime of the plan.

The Council will also facilitate essential rural housing as per the provisions of Section 3.1.7.6 in the East Galway Sector.

Response on proposed amendment by Mr L Kavanagh.

As Item 30

It was proposed by Cllr. Joyce, seconded by Cllr. T. Mannion and unanimously agreed to amend Section 3.1.7.16 – page 24 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.1.7.17

Amend following– Page 26 of 78

Section 3.1.7.17 Settlement location policy

Arising from the foregoing study and its proposed deployment of population growth it is the policy of the Planning Authority to direct residential development into the designated settlement locations described in Table 3-2 to Table 3-6 **only where and when the appropriate infrastructure will be available within the lifetime of the plan to cater for the per annum development targets specified.** It is the policy of

the Planning Authority to restrict housing development in rural areas outside these centres to the essential needs of local farm families to be housed on the family farm those with an essential rural housing need as set out in Section 3.1.7.6.

Response on proposed amendment by Mr L Kavanagh.

The sentiments expressed in the additional sentences have been dealt with under Item 10.

It was proposed by Cllr. Cunningham, seconded by Cllr. J.J. Mannion and unanimously agreed to amend Section 3.1.7.17 – page 26 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Amend following– Page 26 of 78

The Planning Authority will initiate and develop a programme for the provision of infrastructure services in the said settlement locations and, where desirable, will facilitate by way of public / private partnership the provision of these services. **The Council will prepare this prior to the adoption of this Development Plan. It will be the policy of the Council to spend resources in an equitable manner.**

Response on proposed amendment by Mr L Kavanagh.

Sentence 1 of the two sentences leaves the adoption of the plan subservient to and dependent on the preparation of a programme of works. This is not legally possible. The Development Plan is a statutory document which must comply with the provisions of the timescale laid down in the relevant act i.e. Planning and Development Act 2000. The second sentence is imprecise and contributes nothing to the plan.

It was proposed by Cllr. S. Quinn, seconded by Cllr. Callanan and unanimously agreed to amend Section 3.1.7.17 – page 26 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Amend following– Page 26 of 78

In the case of villages with derelict or redundant buildings the planning authority will develop a programme, which will:

- Enforce the removal of derelict buildings;
- Encourage and facilitate the regeneration of viable uses;

- Acquire such derelict sites which are suited to the county council's statutory requirements;
- Prepare design solutions and improvement schemes for key derelict areas.

In the case of derelict /semi ruinous buildings generally, the Council will encourage their redevelopment for commercial, residential or economic purposes. In practice the redevelopment of these buildings will be permitted where they:

- Can be adequately serviced.
- Have their original external walls largely intact.

The Council recognises that in cases these derelict structures may be unsound or their refurbishment may not be possible due to inherent conflict that older building styles and materials may have with the Building Regulations. In such instances where the redevelopment of the property would not be possible the Council will consider permitting development where the proposed development is designed so as to be externally similar to the original property, using traditional materials, without the imposition of an enurement clause where the property is in the ownership of a local farm holder on their holding.

Response on proposed amendment by Mr L Kavanagh.

It is accepted in principle that derelict structures can and in many cases should be returned to their original use or a related use. However a blanket approval can not be granted as it circumvents the development control process and the requirement that each development must be assessed on its merits. A workable solution would be to compile a register of structures based on submissions from the public. These submissions could be assessed and a determination made as to whether and what alterations could be carried out.

It was proposed by Cllr. Connolly, seconded by Cllr. J.J. Mannion and unanimously agreed to amend Section 3.1.7.17 - page 26 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Amend following– Page 26 of 78

In the case of larger towns and villages, for which comprehensive development plans or zoning plans have been prepared, developments shall be in accordance with the zoning requirements of the said plans. **A zoning plan will be prepared for Craughwell, for example, although in its case the long term road reservation will have to be removed / revised in light of NRA objectives. The revision of the status of other long term road reservations will also be assessed as part of the preparation of zoning plans throughout the County.**

Response on proposed amendment by Mr. L Kavanagh.

This sentence is inappropriate in this location. The plan text states that development shall be in accordance with zoning. This is a specific objective and should be included elsewhere. Suggest new heading on page 27 above “The Planning Authority shall ...” Title of heading Local and Action Area Plans. And with agreement include it in there.

It was proposed by Cllr. Loughnane, seconded by Cllr. Callanan and unanimously agreed to amend Section 3.1.7.17 – page 26 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Amend following– Page 26 of 78

In the case of smaller settlements for which no specific plans are available, development shall be confined to within a radius of 300 m to 500 metres from what the planning authority considers to be the centre of gravity of the village. **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 development objectives of the Council's Development Plan and its settlement strategy are not limited where appropriate development standards can be attained.**

Where the settlement is divided by a major traffic route, developments within the said boundary will be restricted where they would give rise to significant pedestrian or vehicular movements across the route to the established village.

Clustered housing developments will be facilitated within the settlement areas providing that they are in scale with the growth rates which are indicated in the strategy and that they are in keeping with the design guidelines for such clusters as indicated in “Galway Clustered Housing Design Guidelines”. **In rural areas where an existing cluster has developed over time through a combination of one-off houses consideration will be given to infill developments where they can be accommodated in accordance with the settlement policies of this plan.**

Response on proposed amendment by Mr L Kavanagh.

It is imprecise (“edge of the village”) cannot be interpreted (“natural extensions”) has no meaning and fails to understand the content of the Development Plan. The settlement centres are not areas that will be prepared and laid out awaiting prospective householders. They are choices that are going to be put on offer. If sufficient interest is expressed then we will co-operate and assist to our fullest ability.

I repeat what I said in Item 10.

The critical issue is that the Local Authority must be willing to use its powers and its resources as a catalyst to give effect to the concept of Settlement Centres. As officials

we are committed to this approach, we see no reason why the DoELG will not support us. All that remains is your commitment to the concept.

The extension of development to a distance of up to 1 kilometre outside the “edge of the village” is totally unsustainable

The last sentence is imprecise and incapable of interpretation.

As a general policy principle clusters in rural areas are not sustainable because they are remote from the full range of services available in towns and villages.

It was proposed by Cllr. T. Mc Hugh, seconded by Cllr. Connolly and unanimously agreed to amend Section 3.1.7.17 – page 26 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Amend following– Page 26 of 78

Backland developments may be considered where they accord to the cluster housing layouts or are unlikely to result in traffic hazard.

Remainder of Section 3.1.7.17 remains the same

Response on proposed amendment by Mr L Kavanagh.

Each application will be assessed on its merits in accordance with PP and Sustainable Development and in accordance with the provisions of the Development Plan.

It was proposed by Dep. Connaughton, seconded by Comh. O’Foighil and unanimously agreed to amend Section 3.1.7.17 – page 26 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.3.7 - Page 30 of 78

Add bullet point (include the following additional bullet point)

- o To improve bridges, culverts and all roadside drainage.

Response on proposed amendment by Mr L Kavanagh.

Agreed.

It was proposed by Cllr. Joyce, seconded by Comh. O’Neachtain and unanimously agreed to amend section 3.3.7 – page 30 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.4 - Page 31 of 78 Add to the end of paragraph three

Equine activities are also carried out in the County.

Response on proposed amendment by Mr L Kavanagh.

Agreed.

It was proposed by Cllr. Joyce, seconded by Comh. O'Neachtain and unanimously agreed to amend Section 3.4 – page 31 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.3.4 - Page 32 of 78 Add bullet points

- Provide for specialist farming practices, e.g. flower growing, equine facilities, poultry, mushrooms growing etc.
- Provide for farm enterprises such as processing, co-ops, farm supply stores and agri-business in rural areas as well as within urban areas
- Facilitate the sustainable development of the countryside. The Council recognises the fact that the most effective means of ensuring the protection of the rural landscape is to encourage the continued use of agricultural farmholdings. However, the Council acknowledges that the diversification of uses on rural landholdings may be necessary in order to ensure the continued viability of agricultural ways of life and that cross subsidisation between uses and activities may be necessary in order to make rural farmholdings viable.

Response on proposed amendment by Mr L Kavanagh.

Agreed.

It was proposed by Dep. Burke, seconded by Cllr. T. Mc Hugh and unanimously agreed to amend Section 3.3.4 – page 32 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.4.1 - Page 32 of 78 Add bullet point

- Where development is not located close to a main public road a site notice must be located as close as possible to a public National, Regional, County or Local road in addition to all other statutory requirements.

Response on proposed amendment by Mr L Kavanagh.

The erection of site notices is governed by detailed statutory regulations which must be complied with. We have no authority to amend or add to these.

It was proposed by Cllr. Joyce, seconded by Cllr. K. Quinn and unanimously agreed to amend Section 3.4.1 – page 32 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.6 - Page 33 of 78 Add bullet point

- To facilitate the utilisation of the County's bogs as a fuel energy source where this will not conflict with environmental amenities and designations and where appropriate to allow for the continued traditional use of bogs to save turf for fuel where that use is established.

Response on proposed amendment by Mr L Kavanagh.

The inclusion of a sentence such as this is unwise and possibly ultra vires. There are no provisions in the plan to specifically prevent the continued use of bogs for fuel.

It was proposed by Cllr. T. Mannion, seconded by Cllr. Connolly and unanimously agreed to amend Section 3.6 – page 33 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.9 - Page 35 of 78 Amend first sentence Paragraph Four

There are a number of tourist attractions including Lough Derg with its extensive marina facilities, Portumna Castle and Forest Park, Coole Park, Thoorballylee, Battle of Aghrim sites, Rivers Suck, Dunkellin and Shannon and the Burren....

Response on proposed amendment by Mr L Kavanagh.

Agreed.

It was proposed by Cllr Mc Clearn, seconded by Comh. O’Neachtain and unanimously agreed to amend Section 3.9 – page 35 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.9 - Page 35 of 78

Add following to the end of section

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.

Response on proposed amendment by Mr L Kavanagh.

If this amendment is included then the Planning Authority will have no control over the location type and scale of Tourism Infrastructure and any accommodation complexes that can be associated with that infrastructure.

It was proposed by Cllr. J.J. Mannion, seconded by Cllr. Mc Clearn and unanimously agreed to amend Section 3.9 – page 35 of 78 of the Draft County Development Plan for the County of Galway 2003 – 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.10.1.2 - Page 36 of 78

Modify Bullet point five on Page 36 to read

- Prohibiting development, which would put additional pressure on infrastructure that is already stretched beyond capacity. In this regard it is also an objective to upgrade infrastructure where capacity has already been exceeded. **In cases where infrastructure will not be upgraded in the designated settlements in the draft County Settlement Strategy within the**

lifetime of the plan so that they can meet the allocated housing targets the Council will endeavour to facilitate the identified housing demand in a manner that is environmentally sensitive and will review the draft County Settlement Strategy accordingly. The Manager will report specifically on the likely development of improved infrastructure to meet development pressures and facilitate the draft County Settlement Strategy within two years of the adoption of the plan, as per the provisions of Section 15(2) of the Planning and Development Act 2000 and state whether or not the necessary facilities will be provided and operational within the lifetime of the plan.

Response on proposed amendment by Mr L Kavanagh.

Proposed insertion has been dealt with under other headings.

It was proposed by Cllr. Grealish, seconded by Cllr. J.J. Mannion and unanimously agreed to amend Section 3.10.1.2 – page 36 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.10.1.2 - Page 36 of 78

Add additional bullet point

- It will be the policy of the Council to provide funding for Water and Sewerage throughout the whole County and to spend an equitable share of the funding in each electoral area each year.

Response on proposed amendment by Mr L Kavanagh.

Generally it is the DoELG and/or the EU that provides the majority of the funding for Water Services Schemes. Equitable is not defined in this context.

It was proposed by Cllr. Callanan, seconded by Cllr. Joyce and unanimously agreed to amend Section 3.10.1.2 – page 36 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.11 - Page 37 of 78

Add following additional paragraph to end of Section 3.11

Immediate priority will be given to improvements in the designated settlements in the draft County Settlement Strategy within the lifetime of the plan so that

they can meet the identified housing targets. Where this will not be achieved in the lifetime of the plan the Council will endeavour to facilitate the identified housing demand in a manner that is environmentally sensitive and will review the draft County Settlement Strategy accordingly. The Manager will report specifically on the likely development of new / improved sewerage schemes to meet development pressures and facilitate the draft County Settlement Strategy within two years of the adoption of the plan, as per the provisions of Section 15(2) of the Planning and Development Act 2000 and state whether or not the necessary facilities will be provided and operational within the lifetime of the plan.

Response on proposed amendment by Mr L Kavanagh.

Dealt with earlier.

It was proposed by Cllr. T. Walsh, seconded by Cllr. T. Mc Hugh and unanimously agreed to amend Section 3.11 – page 37 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.12 - Page 38 of 78

Add following additional paragraph to end of Section 3.12

Immediate priority will be given to improvements in the designated settlements in the draft County Settlement Strategy within the lifetime of the plan so that they can meet the identified housing targets. Where this will not be achieved in the lifetime of the plan the Council will endeavour to facilitate the identified housing demand in a manner that is environmentally sensitive and will review the draft County Settlement Strategy accordingly. The Manager will report specifically on the likely development of new / improved water schemes to meet development pressures and facilitate the draft County Settlement Strategy within two years of the adoption of the plan, as per the provisions of Section 15(2) of the Planning and Development Act 2000 and state whether or not the necessary facilities will be provided and operational within the lifetime of the plan.

Response on proposed amendment by Mr L Kavanagh.

Dealt with earlier.

It was proposed by Comh. O'Foighil, seconded by Cllr. O'Sullivan and unanimously agreed to amend Section 3.12 – page 38 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.17.1.5 - Page 47 of 78

Insert the following after first sentence in point 3.17.1.5

Therefore local people wishing to build on family lands in the said local townlands (the Electoral area of Connemara) will be facilitated by the Planning Authority in this regard. Local people will include sons, daughters, grandsons, granddaughters, niece or nephew of the landowner. People with genuine work related needs in the area will also be facilitated as will those who are local to the area but do not own family lands.

Response on proposed amendment by Mr L Kavanagh.

The relaxations proposed elsewhere make this proposal redundant. Anybody from anywhere in the world with or without Irish can locate anywhere in Connemara.

It was proposed by Cllr. Conneely, seconded by Comh. O'Neachtain and unanimously agreed to amend Section 3.17.1.5 – page 47 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 3.17.1.10 - Page 48 of 78

Amend Paragraph

- o A Language Impact Statement will be required for all planning applications including ~~single houses~~ housing schemes, hotels, factories, business centres, third level colleges, Irish colleges, businesses.

Response on proposed amendment by Mr L Kavanagh.

As Item 50.

In any event if LIS are to be required then they must apply to all applications. The occupants of a single house will impact on the language. A failure to seek a LIS with all applications may lessen the legal standing of a LIS.

It was proposed by Comh. O'Foighil, seconded by Comh. O'Neachtain and unanimously agreed to amend Section 3.17.1.10 – page 48 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Chapter Four Section 4.2.2

Page 58 of 78

Amend bullet Point Eight

- Promote the visual attractiveness of areas by encouraging **and requiring** owners and occupiers of derelict structures to improve them in an appropriate manner.

Response on proposed amendment by Mr L Kavanagh.

Use either “encouraging” or “requiring” but not both.

It was proposed by Cllr. Grealish, seconded by Cllr. T. Mc Hugh and unanimously agreed to amend Section 4.2.2 – page 58 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 4.4 - Page 59 of 78

Amend bullet Point One

- Protect **and Provide** access to inland waterways.

Response on proposed amendment by Mr L Kavanagh.

This implies an objective and should be specifically stated as such i.e. provide an access from A to B. otherwise it has no purpose.

It was proposed by Cllr. Grealish, seconded by Cllr. Hoade and unanimously agreed to amend Section 4.4 – page 59 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 4.8 - Page 59 of 78

Add additional bullet point to the start of bullet points on Page 61

- **The Council recognises that extensive areas of the County are covered by NHA / SAC designations. Where development is already located in these areas favourable consideration will be given to the redevelopment of existing sites (incl. derelict sites) and the provision of housing for essential needs where it does not conflict with the basis for the designation of the area as an NHA / SAC.**

Response on proposed amendment by Mr L Kavanagh.

We are legally bound by the definitions and must comply with the legitimate requirements laid down by the bodies who have been entrusted with responsibility for their protection.

It was proposed by Cllr. Connolly, seconded by Cllr. J.J. Mannion and unanimously agreed to amend Section 4.8 – page 59 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 4.9.1 - Page 59 of 78

Add bullet point

- **Ensure the urgent provision of modern sewerage treatment systems in towns and villages that have insufficient capacity to current demands and do not meet modern standards or currently represent a pollution risk to local water courses.**

Response on proposed amendment by Mr L Kavanagh.

This is already included, by implication, in the policy statement contained in BP 1. A re-statement of the same policy in a more restricted manner weakens the overall requirement that ‘good status’ be maintained and if necessary restored. In any event the problem is highlighted in Clause 4.9.2.

It was proposed by Cllr. K. Quinn, seconded by Cllr. O’ Sullivan and unanimously agreed to amend Section 4.9.1 – page 59 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 4.9.2 - Page 62 of 78

Amend second Paragraph

Although there has been a substantial investment in wastewater treatment plants in the last decade, many smaller plants still require upgrading and many smaller towns and villages await the provision of facilities. **Until the development of such facilities the Councils draft settlement strategy cannot be implemented fully and the need to provide for local demands will be addressed where development proposals can be satisfactorily assimilated into the landscape.** There is evidence to suggest that a considerable proportion of single house septic tank systems are not functioning correctly.

Response on proposed amendment by Mr L Kavanagh.

The sentiments expressed here have been addressed elsewhere in particular in the reply to Item 10.

It was proposed by Cllr. J.J. Mannion, seconded by Cllr. T. Mc Hugh and unanimously agreed to amend Section 4.9.2 – page 62 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Chapter Five

Section 5.1 – Page 65 of 67

Amend as follows

Development along National roads will be restricted outside the settlement centre boundary, the town plan boundary (**one off developments will be considered for permission subject to normal development control criteria within the environs of larger towns and adjoining townlands**), the 40 mph speed limits of towns and villages to the essential need of farm families to live on the family holding or those with an essential rural housing need as per the provisions of Section 3.1.7.6. The needs shall only relate to:

- The replacement of an existing substandard farmhouse or dwellinghouse, which is to be demolished, or where its use is to be discontinued.
- The provision of houses for sons or daughters, or nephews or nieces on the farm of their parents or Uncles / Aunts where suitable sites are not available on their parents farmholding on non-national roads.
- In the case of multiple housing needs within the family a housing layout which avoids a ribbon development (**defined as six or more adjoining existing or permitted houses on the same side of a road**) formation along the road and which provides for a single access to the national route will be necessary.
- An enurement condition will be attached to grants of planning permission. **This enurement condition used will read as follows – “Use of the proposed houses will be restricted to uses as a dwelling by the applicant, applicant’s family, heirs, executors and administrators or persons involved in agricultural or related activities, returning immigrants or those with an essential housing need in this rural area, unless otherwise agreed by the Planning Authority for a period of 10 years. No development shall be commenced until an agreement embodying a provision to that effect has been entered into with the Planning Authority pursuant to Section 47 of the Planning and Development Act 2000 within one month of the grant of planning permission”.**
- Development of two or more houses sharing the same access to the main road will be considered where the proposal would otherwise require the development of a one off development elsewhere in the County and the development can be accommodated in accordance with the development control and standards and policies of the plan.

Response on proposed amendment by Mr L Kavanagh.

As stated in the reply to Item 50 the relaxations proposed elsewhere make this proposal redundant. It may be that the authors of this document do not realise this and hence this proposal. However if a one-off house was not permitted elsewhere these provisions would remedy that.

Under this provision an applicant that qualifies for a permission anywhere in the county can decide to build a house along a National Route provided that they share an access with another house. So two individuals can demonstrate that they will qualify for permission to build a one-off house anywhere in the county and on the basis of this and this alone build on any national Route in the County in total contravention of national policy and established practice in the County.

The proposed enurement condition is worthless. It is worthless because the house can be sold to anybody and also because the Clause must be lifted by the Planning Authority before the house is sold.

It was proposed by Cllr. T. Mannion, seconded by Cllr. Hoade and unanimously agreed to amend Section 5.1 – page 65 of 67 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 5.1.1.1 - Page 65 of 67

Amend Bullet Points

National Primary and Secondary Routes: ~~35~~ 30 metres from the existing or proposed realigned boundary wall.

Regional Routes: ~~25~~ 22 metres from the existing or proposed realigned boundary wall.

Local Routes: ~~15~~ 14 metres from the existing or proposed realigned boundary wall.

Response on proposed amendment by Mr L Kavanagh.

The distances proposed are suggested as a minimum to remove houses a sufficient distance from traffic noise and also to give adequate space to plant and landscape the site to enable the development to be better assimilated.

It was proposed by Cllr. Grealish, seconded by Comh. O’Foighil and unanimously agreed to amend Section 5.1.1.1 – page 65 of 67 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Add to the end of Section 5.1.1.1 - Page 66 of 67

Where residential developments are required to provide a parking bay adjoining a proposed boundary wall realignment the Council will require the parking bay to be at least 15 x 3 metres although this may be relaxed where site size and dimensions preclude its provision and adequate on site parking can be provided with safe access.

Response on proposed amendment by Mr L Kavanagh.

Too imprecise to be of any use it would not be possible to implement this provision.

It was proposed by Cllr. Joyce, seconded by Cllr. Mc Clearn and unanimously agreed to amend Section 5.1.1.1 – page 66 of 67 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

**Section 5.2.1 - Page 66 of 78
Amend first bullet point**

- To restrict developments which are not connected with agriculture or related to the provision of infrastructure services for the common good **except where they provide for essential rural housing needs in accordance with Section 3.1.7.6 of the Development Plan.**

Response on proposed amendment by Mr L Kavanagh.

These controls have already been comprehensively removed elsewhere.

Add additional bullet points

- To promote tourism related developments in the countryside.
- To allow for a diversity in building styles provided that houses planned complement the visual amenity of the surrounding landscape.
- To prepare detailed design guidance for the County Landscape Sensitivity Areas that will provide a graphic representation of design styles and layouts appropriate to the rural landscape within one year of the adoption of this Development Plan. This design guidance will be additional to the provisions of the Development Plan and pending its adoption will not preclude any development taking place.

Response on proposed amendment by Mr L Kavanagh.

BP 1 this is a statement of policy and as such is inappropriate in the section dealing with development control objectives. It should be noted that tourism related developments are permitted inside Settlement centres under the draft plan see 3.9 page 34. Any change in this policy should be addressed in that section. In any event amendments suggested earlier remove all restrictions on these developments so there is no need for a policy or control objectives to establish that policy.

BP 2 again this is a statement of policy. There are no provisions in the plan to the contrary. It is superfluous.

BP3 All developments must be assessed on their individual merits including Architectural merits. To facilitate this process this Planning Authority has traditionally produced Guidelines to assist agents and applicants in preparing designs. The updating of the current guidelines is completed and these will be circulated within the next week. It is proposed to commence using them as soon as agents have had the opportunity to familiarise themselves with same.

It was proposed by Cllr. K. Quinn, seconded by Cllr. Hynes and unanimously agreed to amend Section 5.2.1 – page 66 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

**Section 5.4 - Page 67 of 78
Amend first Paragraph**

A minimum site size of 2000 sq. m. (1/2 acre) will be required for a single house so as to provide for adequate effluent treatment, parking, landscaping, open space and maintenance of rural amenity. For house sizes greater than 200 sq. m. site size shall be increased by 10 sq. m. for each sq. m. of house area over 200 sq. m. Building lines shall relate to the status of the road adjoining the site and shall comply with the minimum standards described in Section 5.1.1.1. **Where derelict or semi-ruinous buildings are proposed to be developed these requirements will be relaxed subject to appropriate environmental and traffic standards being met.**

Response on proposed amendment by Mr L Kavanagh.

See Item 32 the need for development control standards should form part of the described assessment process.

It was proposed by Cllr. Grealish, seconded by Cllr. Joyce and unanimously agreed to amend Section 5.4 – page 67 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 5.18 - Page 73 of 78 Amend first Paragraph

Residential Development

- Limit the rate of increase of development so that its scale accords with the allocation indicated for the various locations in Table 3.2 Settlement Strategy for the GTPS Area to Table 3.6 Tuam Electoral Area Strategy (excluding G.T.P.S. area) **subject to a facility for those with an essential housing need to develop in their locality. The Council recognises that the rate of settlement increase set out in Table 3.2 to 3.6 will only be possible where appropriate infrastructure is available. Where infrastructure to allow for the scale and rate of development envisaged in the settlement strategy is not, or is unlikely to be, provided over the plan period the Council will consider meeting identified housing need in the rural areas or in local areas where sufficient services capacity exists or can be provided.**

Response on proposed amendment by Mr L Kavanagh.

The sentiments expressed in the proposed insertion have been dealt with earlier and rejected because it is unsustainable.

It was proposed by Cllr. T. Mc Hugh, seconded by Cllr. J.J. Mannion and unanimously agreed to amend Section 5.18 – page 73 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 5.18 - Page 73 of 78 Amend following bullet points

- Single storey houses shall have a minimum clear distance of 3 - 5 metres to the side boundaries of the site.
- Two storey houses shall have a minimum clear distance of 8 5 metres to the side boundaries of the site and shall not have a first floor side window livingroom ~~within 11 metres of the side boundary~~ **oriented in such a manner so as to cause overlooking and loss of privacy to other residential properties.**

Response on proposed amendment by Mr L Kavanagh.

The suggested dimensions are based on the distances suggested for exempted development. It is desirable that these distances are consistent.

It was proposed by Cllr. O' Sullivan, seconded by Cllr. Hynes and unanimously agreed to amend Section 5.18 – page 73 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 5.18 - Page 73 of 78 Industrial Development

Amend following bullet points

- Industrial activity shall only be carried on between 8 a.m. and 8 p.m and shall not be permitted on Sundays. **The hours of industrial operation will be controlled where they are likely to result in harm to environmental amenities including residential amenity.**

Response on proposed amendment by Mr L Kavanagh.

This is a standard development control condition used to protect the residential amenity of adjoining dwelling houses.

It was proposed by Cllr. T. Walsh, seconded by Cllr. Grealish and unanimously agreed to amend Section 5.18 – page 73 of 78 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Section 5.20

Add new section 5.20

Development on rural roads may be permitted subject to the development control standards and policies set out in this plan. Controls will be exercised in regard to the potential for rural development adjoining roads to result in traffic hazard and in such instances the development will be controlled having regard to the following categories.

Response on proposed amendment by Mr L Kavanagh.

The concept of a restricted road was only valid in the context of no restrictions on the number and type of applicant permitted. This has been removed, as superfluous on the basis that the type of applicant is controlled. In the proposed regime of uncontrolled development for housing, the apparent acceptance that new industrial/commercial development should be located inside settlement zones and the relaxations for existing development there is nothing left for this new section to control. It is not needed.

It was proposed by Cllr. Mc Clearn, seconded by Cllr. S. Quinn and unanimously agreed to add new Section 5.20 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Add new section 5.20

Class I Control Roads – Commercial, Industrial and Community Facilities development and land use shall be restricted to extensions of existing development or intensification of existing land uses. Such extensions should not significantly increase traffic hazard or seriously detract from visual amenity.

Class II Control Roads - Commercial, Industrial and Community Facilities development and land use shall be restricted to essential needs, in the particular locality, of Agriculture, Tourism Infrastructure, Fisheries, Forestry or existing extractive industries, and where these needs cannot be in the opinion of the Planning Authority, be reasonably located along other non listed Regional or Local Roads.

CLASS I CONTROL

	Road Description	Route No.	Restrictions
1	Galway City Bdy-via dual carriageway to Oranbeg Roundabout	N6	No vehicular access permitted
	Oranbeg Roundabout via single carriageway to Rocklands Td.	N18	
2	Oranbeg Roundabout-Loughrea – Ballinasloe UDC boundary	N6	1. All commercial, industrial, & community facilities development or use shall be wholly restricted except for otherwise permissible extensions of existing developments or intensifications of existing uses.
3	Claregalway – Thornpark Roundabout	N18	2. Individual houses <u>only</u> shall be permitted which are in the essential housing need category
	Rocklands Td. – Gort – Co. Bdy	N18	

CLASS II CONTROL

	Road Description	Route No.	Restrictions
1	Galway-Clifden Leenane – County Boundary	N.59	1. Only commercial, industrial, or institutional and community facilities development and use with special fully substantiated need for location on these routes will be considered. 2. Individual houses only shall be permitted which are in the essential housing need category 3. On Regional Routes R348 (Athenry – Ballinasloe) & R355 (Ballinasloe – Portumna) the essential housing need qualification shall include an additional category as follows, a house for family member on the family land of the land-owner who already resides along these routes. Such a member may include a son, daughter, nephew, niece, brother or sister.
2	Laghtgeorge-Mountbellew Ballygar-Co. Boundary	N.63	
3	Ballydavid-Portumna	N.64	
4	Gort-Loughrea	N.66	
5	Kilcolgan-Kinvara-Co. Boundary	N.67	
6	Tuam-Dunmore-Co. Bdy	N.83	
7	Galway-Headford-Shrule	N.85	
8	Tuam-Bearnaderg- Horseleap	R332	
9	Galway-An Spideal Ballinahown Cross	R336	
10	Galway-Carnmore-Monivea	R339	
11	Derrydonnell-Athenry	R348	
12	Ballinasloe-Portumna	R355	
13	Tallyho – Loughrea	R349	

Response on proposed amendment by Mr L Kavanagh.

The concept of a restricted road was only valid in the context of no restrictions on the number and type of applicant permitted. This has been removed, as superfluous on the basis that the type of applicant is controlled. In the proposed regime of uncontrolled development for housing, the apparent acceptance that new industrial/commercial development should be located inside settlement zones and the relaxations for existing development there is nothing left for this new section to control. It is not needed.

It was proposed by Cllr. Grealish, seconded by Cllr. S. Quinn and unanimously agreed to add new Section 5.20 of the Draft County Development Plan for the County of Galway 2003 - 2009 as outlined by the Mayor.

The Mayor declared the resolution carried.

Cllr. Loughnane stated that it was a concern of all parties here today that the Draft Development Plan would not provide enough houses in the County and as a result led to today's action by members.

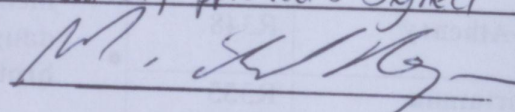
Cllr. McClearn stated that there was serious concern by all Members and the public and he hoped that today's action had responded to that anxiety and concern. He stated that collectively they now have the basis for a plan beneficial for the vast majority of people in the County.

It was proposed by Cllr. Loughnane, seconded by Cllr. McClearn and unanimously agreed that the Draft County Development Plan as amended by Members be put on public display.

Mr. Ridge stated that the amendments approved by the Members would now go directly unchanged into the Draft County Development Plan. This was agreed by the members.

Cllr. Loughnane stated that the document circulated and in particular the maps with these documents lacked information and that the development implications for each Townland and Electoral Division needed to be precisely identified.

CRIOCHNAIGH AN CRUINIÚ ANSIN

Submitted, Approved & Signed


27/5/02
Date

COMHAIRLE CHONTAE NA GAILLIMHE

MINUTES OF SPECIAL MEETING OF GALWAY COUNTY COUNCIL HELD AT ÁRAS AN CHONTAE, ON MONDAY 8TH APRIL, 2002

MAYOR:

Mayor. M. Regan

ILATHAIR FREISIN:

Baill:

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

Oifigigh:

Messrs. D. O'Donoghue, County Manager, T. Kavanagh, P. Ridge, J. Cullen, F. Gilmore, Director of Services, L. Gavin, Senior Engineer, L. Kavanagh, Senior Executive Engineer, P. Carroll, Administrative Officer, Ms. M. Byrne, Acting Executive Planner, Ms. R. Mitchell, Assistant Planner, Ms. R. O'Boyle, Ms. Maura Barnicle, Staff Officers and Mr. Cuimin MacAodhaBhui, Oifigigh Gaeilge.

Consultants:

Mr. Anthony Marston, Brady Shipman & Martin, Planning Consultants.

Thosnaigh an cruinniu leis an paidir.

TO CONSIDER SUBMISSIONS/OBSERVATIONS RECEIVED ON THE ATHENRY TOWN DRAFT DEVELOPMENT PLAN. 1538

A report dated 8th April 2002 on the submissions received on the Athenry Town Draft Development Plan 1999 was circulated to the members. Mr. Ridge stated that the submissions had been considered by the Loughrea Area Committee. The report before the Council contained a summary of each submission, the recommendations of the Planners on each submission and the decision taken by the Area Committee.