

**MINUTES OF THE MEETING OF MUNICIPAL DISTRICT OF
LOUGHREA HELD AT**

LOUGHREA COUNCIL OFFICES

ON 6TH May 2025 AT 10.00 am

CATHAOIRLEACH: Cllr. Kinane

I LÁTHAIR FREISIN Cllr. Donohue, Cllr. Finnerty, Cllr. Harney, Cllr. Killilea, Cllr. Maher, Cllr. Regan

BAILL OIFIGIGH: Liam Hanrahan, D.O.S., Economic Development & Planning, Valarie Loughnane - Senior Planner, Brian Corcoran – Senior Executive Planner, Ciara Cosgrave, A/Senior Executive Planner, Catherine Fyfe, Assistant Planner, Rachel Dowd – Graduate Planner, Anne Power - Senior Staff Officer, Sam Keady - Clerical Officer.

ON-LINE: Cllr. Kelly

AS LATHAIR: Cllr. Canning & Cllr. McClearn

1. To consider the Chief Executive's Report on submissions received on the Draft Gort Local Area Plan 2025-2031 and subsequently consider the proposal to make, amend or revoke the Loughrea Local Area Plan 2025-2031

Cllr. Kinane welcomed all to Meeting to discuss the Draft Local Area Plan for Gort. She welcomed Cllr. Harney to his first Loughrea Municipal Meeting.

She expressed her gratitude to the Elected Members, Chief Executive, Director of Services and Forward Planning Team for the significant work and positive engagement that had brought them to this point of the LAP process.

Cllr. Kinane then asked Ms. Loughnane to address the Members.

Ms. Loughnane advised that the purpose of today's Meeting was to consider Chief Executive's Report on submissions received in relation to Draft Gort Local Area Plan 2025-2031 which includes the Local Transport Plan (LTP) and supporting Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) policy documents. She noted that the Plan provides a clear vision for the town and strong policy framework on how this vision can be achieved. She noted that the Chief Executive's Report summarises the issues raised in each

submission and contains the opinion and recommendation of the Chief Executive in relation to the issues raised in each submission. She noted that the recommendations set out in the report have been subject to SEA and AA screening and SFRA assessment and are informed by proper planning and sustainable development and all relevant national and regional policies and guidelines.

Ms. Loughnane advised that the legislative requirements relating to the Local Area Plan are set out on Page 3 of CE Report. She advised that the Gort LAP 2025-2031 was placed on public display from 9th January to 20th February 2025 (inclusive). A public consultation drop-in session was held in Gort on Wednesday 5th February 2025. A Webinar Event was also held on Wednesday 12th February 2025. A Workshop was held for the Members on 14th April 2025. A total of 121 submissions were received within the public consultation period and 1 submission was withdrawn. She advised the Members were in receipt of an email from Forward Planning Unit with a link to the CE Report on the submissions received on the Draft Gort Local Area Plan 2025-2031 and associated appendices, as well as a booklet of all submissions on 3rd April 2025. She noted that all the submissions were also available to view online at consult.galway.ie and that Members should have reviewed the content of these submissions prior to today's Meeting. This was agreed by the Members.

She advised that there was a link to a particular webpage which was attached to a significant number of the submissions received. She noted that this linked document has been screenshot at 16.01 on 20/02/2025 for posterity as online links are continually updated. She noted that the entirety of the screenshot webpage was available as an appendix, contained within the suite of appendices with the environmental reports, Local Transport Plan, as well as list of submissions. This was noted by the Members.

She advised Members of the Appendices attached to CE Report as follows:

- Appendix A – Extract from Website titled - South Galway Vision –Gort Eco Park & Amenity Hub
<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>
- Appendix B – Extract from Website titled - Gort River Walk LAP Observations
<https://gortriverwalk.wordpress.com/gort-river-walk-lap-observations/>
- Appendix C - Local Transport Plan
- Appendix D –Environmental Reports
- Appendix E - List of Submissions Received

She then presented the CE Report to Members.

She advised that there were several submissions received on the Gort River Walk which were quite extensive. She proposed that when these were being considered there would be an adjournment for 20 minutes to go through them in advance of voting on them. She advised that the contents of the submissions would be outlined in advance, and these could be grouped together to expedite the Meeting. This was agreed by the Members.

Ms. Loughnane outlined the format in which each submission would be dealt with during the consideration of the CE Report, she advised she would summarise the issues raised in each submission and would relay the opinion of the CE in relation to the issues raised and state the recommendation of the CE in relation to each submission. She advised the first submission was from OPR which includes four Recommendations and four Observations.

GLW-C136-101 – OFFICE OF PLANNING REGULATOR

Ms. Loughnane went through Recommendation 1 – Core Strategy and Residential Land Use Zoning and read CE Response and Recommendation.

Recommendation 1 – Core Strategy and residential land use zoning

Having regard to the provision of new homes at locations that can support compact and sustainable development and the co-ordination of housing delivery and infrastructure, and in particular to:

RPO 3.1, RPO 3.2 , RPO 3.4 of the RSES;

the core strategy of the Galway County Development Plan 2022–2028 (the County Development Plan);

Policy Objectives CS1, CS2, CS3, CS5 and C57 of the County Development Plan regarding sequential and compact development;

Policy Objectives WS1, WW1, WW2 of the County Development Plan regarding infrastructure capacity and delivery;

the policy and objective that planning authorities adopt a sequential approach when zoning lands for development under section 6.2.3 of the Development Plans, Guidelines for Planning Authorities (2022) (the Development Plans Guidelines); and

the policy and objective for zoned land to be informed by a Settlement Capacity Audit under section 6.2.1 of the Development Plans Guidelines

the Planning Authority is recommended to:

(i) amend table 1 of section 1.2.3 of the draft Gort Local Area Plan 2025-2031 (the draft Local Area Plan) to include the housing supply target for Gort consistent with the County Development Plan core strategy;

(ii) amend table 4 of section 1.7.2 of the draft Local Area Plan to include the housing yield of the land zoned for Residential or Town Centre and Mixed Use /Commercial;

(iii) review the Infrastructure Assessment which accompanies the draft Local Area Plan to include the potential housing yield of the land zoned for residential or mixed use and to update the information, in particular regarding water and wastewater capacity;

(iv) omit zoning objectives if they cannot be reasonably or cost effectively serviced within the plan period;

(v) omit the R2d zoning objective which is peripherally and non-sequentially located at R460 /Glenbrack Road, is not adequately serviced, and is inconsistent with the core strategy of the County Development Plan;

(vi) omit the R2a zoning objective which is peripherally located and non-sequentially located on R458 north of Cuirt Bhreac, is not adequately serviced and is inconsistent with the Core Strategy of the Development Plan; and

(vii) amend the wording of proposed Policy Objective GSST6 of the Local Area Plan to ensure that R1 lands will not be overtaken/leapfrogged by Phase 2 lands contrary to the delivery of compact growth and the sequential approach to zoning whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently.

The Planning Authority is advised to engage with Uisce Éireann in relation to (iii) and (iv) above

Chief Executive's Response

(i) It is proposed to amend Table 1 to include the housing supply target

(ii) It is not considered appropriate or necessary to update Table 4 of the Draft LAP to include the housing yield of the land zoned for residential or town centre and mixed use commercial. Such an exercise will be carried out on a County wide basis as part of the review of the County Development Plan. To carry out this additional

step at this stage would place the Gort Local Area Plan out of sync with the other adopted LAP's in County Galway. The housing unit allocation will be added to Table 1. A suitable methodology for the estimation of numbers of residential units to be derived from Town Centre and Commercial/Mixed Use zonings will be formulated thereafter and applied on a County wide basis.

(iii) The Infrastructure Assessment template is based on that previously used in LAP's for other towns in County Galway. It is recognised that additional detail could be added to the existing Infrastructure Assessments. This will be done on a County wide basis ahead of the County Development Plan review. The structure and content of the draft Infrastructure Assessment proposed as part of the Gort LAP is consistent with that of the other LAP's in County Galway and shall remain as such until a County wide infrastructure assessment is undertaken in the larger towns including Gort across County Galway. This will be undertaken in consultation and close collaboration with key stakeholders including UÉ.

(iv) The planning authority have reviewed the previous Gort LAP and carefully examined the settlement boundary and the zonings contained therein. The zoning objectives within the plan have been prepared with the best information available. Lands have been zoned in accordance with the Core Strategy. Galway County Council will continue to engage with relevant stakeholders such as UÉ to support the delivery of services within the plan area.

(v) The previous Gort Local Area Plan 2013 – 2023 had in excess of 72 hectares of lands zoned for Residential Phase 2. The quantum of R2 zoned lands has been reduced significantly in the Draft Plan. In addition the ratio of Residential Phase 2 lands to Residential Phase 1 lands is consistent with other LAP's that have been reviewed in the last 3 years. The site in question (R2d) is the next bank of land sequentially for development in this part of Gort town.

In their submission to the Draft Plan, Uisce Éireann have advised that localised upgrades are likely to be required for both water and wastewater as well as longer extensions between 50 – 150m for the water network and 150m approx. to the sewer network. In this respect, UÉ advise that further investigations are required. Therefore, omission of these lands is not justified.

(vi) Site identified as R2a adjoins an existing housing estate to the south Cúirt Bhreac and therefore would be somewhat sequential. Its removal is not justified. Water and wastewater may be feasible through the existing Cúirt Bhreac, this detail would be investigated further through the Development Management process.

(vii) The wording of Policy Objective GSST 6 of the Draft Local Area Plan remains unchanged from that of the Galway County Development Plan and the four additional Local Area Plans for County Galway (Ballinasloe, Tuam, Athenry, Loughrea). The PO clearly states that 'where it is apparent that R1 lands cannot or will not be developed for residential purposes within the plan period, residential

development may be considered in limited cases in a phased manner on suitable R2 lands in exceptional circumstances.

The PO goes on to state that development on R2 lands will normally only be considered where 50% of the lands in R1 are committed to development. In addition, Residential developments on R2 lands will be subject to compliance to the core strategy...connectivity...the sequential approach...avoidance of leap frog development. In addition, the development will only be permitted where a substantiated evidence-based case has been made to the satisfaction of the Planning Authority.

Given the strict parameters of this PO, it is considered that the PO shall remain unchanged.

Chief Executive's Recommendation

(i)

Settlement Typology	CSO 2016	Core Strategy Allocation	Housing Allocation 2022 - 2028	Residential Units to be Delivered on Greenfield Sites	Residential Units to be Delivered on Brownfield/Infill Sites	Density	Quantum of Greenfield Land Required for Residential Development
Self-Sustaining Town	2,994	800	460	322	138	25	12.9

Table 1: GCDP 2022 – 2028 Core Strategy

Referring to Page 10 of CE Report and to OPR comments on the lack of services of lands as reasoning for the recommendation, Cllr. Donohue queried if this was the same as per the Active Travel Programme of works. In response, Ms. Loughnane advised that they were and were not going to accept OPR's recommendation in this instance.

Cllr. Regan queried if there was adequate water/sewerage capacity for these houses? Ms. Loughnane affirmed that the sites were serviced as the majority of those sites have extant permissions and that the capacity issues do not affect the R1 sites.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

(ii) No Change.

Ms. Loughnane noted that this was the first occasion that the OPR had instructed such a change as part of a Recommendation. She noted though that the CE's Recommendation of No Change was due to the fact that implementation of the change would leave Gort LAP out-of-sync with Galway County Development Plan

2022-2028 and other Local Area Plans adopted by Galway County Council since 2022 (Ballinasloe, Tuam, Athenry & Loughrea) and so for consistency reasons, No Change was the CE's Recommendation.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

(iii) No Change

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Finnerty and agreed by the Members.

(iv) No Change.

Cllr. Donohue noted that on Page 8 of Report that dereliction and vacancy were mentioned but didn't deem to be addressed by CE's Recommendation. Mr. Corcoran noted that it would be addressed by LAP.

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Killilea and agreed by the Members.

(v) No Change.

The Chief Executive Recommendation was proposed by Cllr. Donohue, seconded by Cllr. Killilea and agreed by the Members.

(vi) No Change.

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Finnerty and agreed by the Members.

(vii) No Change.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Donohue and agreed by the Members.

In relation to the development of R1 lands, Cllr. Harney queried what was the incentive for development of R1 lands specifically for a developer who may not have the means to do so. Ms. Loughnane that this was a land-use plan, which sought only to give policy and direction over the zoning of land sequentially, as the other LAP's and CDP was.

In response to a query from Cllr. Kinane on R2 lands, Ms. Loughnane explained that the Core Strategy figures cannot be exceeded and that R2 development usually only occurs at the end of a Plan's lifecycle. Cllr. Maher advised that he and his colleagues changed R1 and R2 lands during the Loughrea LAP to favour locally based developers who actually sought to develop the lands in the short-term rather than leaving it sitting idle. He suggested that this approach could be taken here for Gort also. Cllr. Harney then queried what actions may be taken where a person(s) was hoarding land which

was prime land for development. Ms. Loughnane noted that the Residential Zoned Land Tax may provide such impetus through direct taxation of such landowners.

Ms. Loughnane advised that justification had been made in CE Response for keeping existing R2 lands in LAP so as to be consistent with other Local Area Plans already adopted. She advised that there is a motion in later to extend R2 land, which may be especially problematic as regards the OPR.

Ms. Loughnane went through Recommendation 2 – Employment Zoned Lands and read CE Response and Recommendation.

Recommendation 2 – Employment Zoned Lands

Having regard to the co-ordination of land use zoning and infrastructure, and in particular to:

RPO 9.3 of the RSES;

Policy Objectives WS1, WW1, WW2 of the Galway County Development Plan 2022-2028 (the County Development Plan) regarding infrastructure capacity and delivery; and

Policy Objectives SS4 (Self-Sustaining Towns –Level 4) of the County Development Plan ES1, SC01 and S C02,

the Planning Authority is recommended to:

(i)review of availability of services of Water, Sewers and Flood risk for each zoning identifying any infrastructure requirements, details of the delivery of the required services, and/ or capacity to support new development; and

(ii)review the Infrastructure Assessment for the Employment Zoning Lands providing clarity on the scale of each site, extent of land uptake to date and the available lands remaining of each of the zonings.

Chief Executive's Response

(i) In response to point (i) above, the planning authority has noted the water, wastewater and flood risk for each zoning.

Site	Water	Wastewater	Flood Risk
1a	UE have not indicated any issue with water supply.	UE have advised that localised network upgrades may be	Site is located within Flood Zone C

		needed, depending on the scale of the planned development.	
Ib	Site may need localised network upgrades depending on the scale of the planned development.	Extensions >100m may be required for Ib.	Site is located within Flood Zone C.
Ic	Site may need localised network upgrades depending on the scale of the planned development.	Depending on the scale and sequencing of development, upgrading of the river crossing and sewer on Georges Street may be required to cater for sites to the east of the river including [Ic].	Site is located within Flood Zone C.
BEa	Extensions >100m maybe required.	Extensions >100m maybe required.	Site is within Flood Zone C.
BTa	Site may need localised upgrades depending on the scale of the planned development.	Extensions >100m may be required for BTa.	A portion of the site is Flood Zone A. See Chief Executive's response to GLW-C136-94 in relation to updated Justification Test Table in the SFRA.

The table above outlines the infrastructure status of each of the employment sites within the plan area with respect to Water Supply and Wastewater. It appears that some upgrade works to the water/wastewater network may be required. In some cases this depends on the scale of the planned development. On that basis, further specific detail regarding infrastructure requirements will be established as proposals come forward for development through the DM process.

(ii) The Draft Infrastructure Assessment is in keeping with the Infrastructure Assessments that have been carried out for the previous Local Area Plans in County

Galway that have been adopted in the last 2 years. The Planning Authority is committed to developing the Infrastructure Assessments further, however, this will be done on a County wide basis during the review of the County Development Plan. To alter the format and content of the Infrastructure Assessment for employment lands in Gort at this stage would put it out of sync with the Infrastructure Assessments that have been carried out for other LAPs in County Galway to date.

Chief Executive's Recommendation

- (i) No change

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Finnerty and agreed by the Members.

- (ii) No change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Donohue and agreed by the Members.

Ms. Loughnane went through Observation 1 – Delivery of Regeneration Projects and read CE Response and Recommendation.

Observation 1 – Delivery of Regeneration Projects

Having regard to the need for compact growth and town centre regeneration, and in particular to:

- RPO 3.4, RPO 3.6, RPO 3.9, RPO 4.45, RPO 4.47, RPO 7.20 of the RSES; and
- Policy Objectives CS1, CS2, CS3, CS4, CS5, CS7 of 2.3.14 of the Galway County Development Plan 2022-2028,

the Planning Authority is advised to:

(i) review and enhance section 1.2.5 Town Centre First and link with sections 2.8 Transport and Movement and 3.0 Opportunity Sites of the draft Gort Local Area Plan 2025 –2031; and

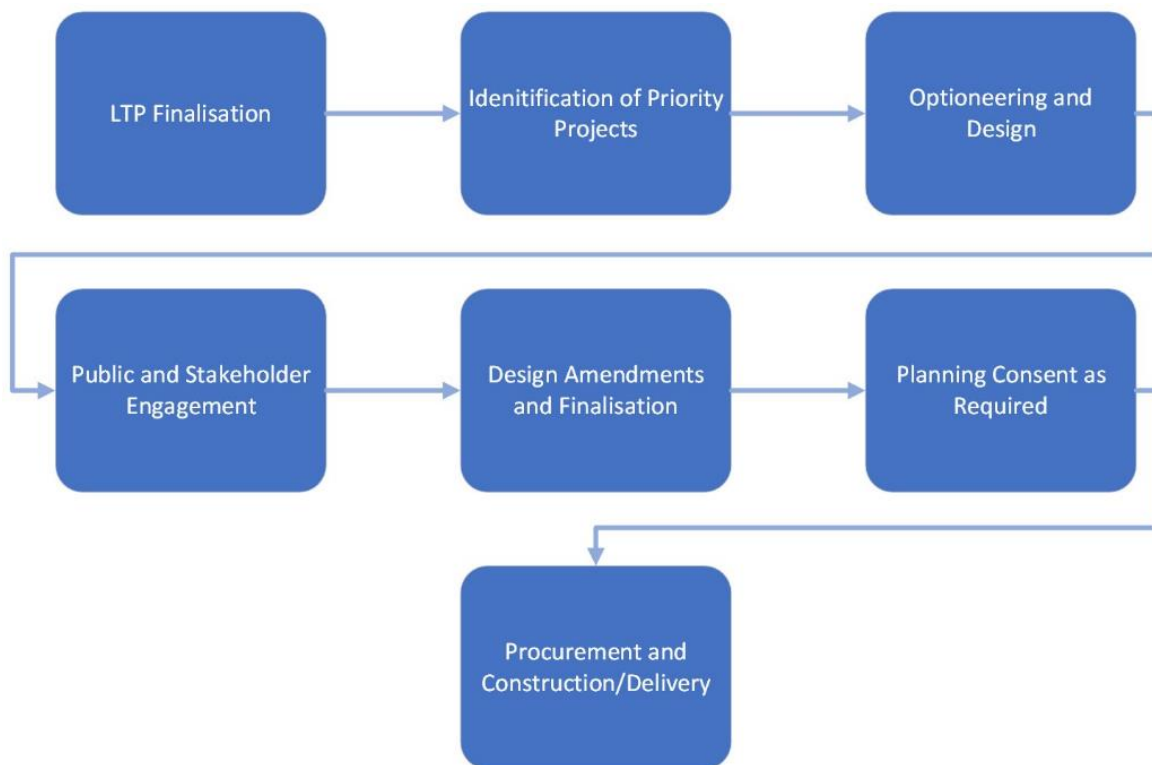
(ii) provide clearer policies and objectives, including detailed table /mapping, regarding the timelines and phasing of the delivery of various proposed built heritage, town centre and community facility based projects

Chief Executive's Response

(i) Additional text and flow chart is proposed to be added to the end of Section 1.2.5 of the Draft LAP

Four Opportunity Sites have been identified in the Draft Plan. These seek to complement the aspirations of the TCF Plan. The Opportunity Sites are set out in Section 3 of the LAP.

A working group will be set up between the Planning, Active Travel and Town Regeneration Office to maintain consistency between the respective plans and where possible create a synergy and unity in delivery of the projects of the TCF and LTP plans which complement each other. The flow chart further illustrates how the LTP projects in particular will be delivered. This includes stakeholder engagement, which will include collaboration with the TCF Team, other stakeholders and key Local Authority Directorates.



Explanatory Note

LTP Finalisation: Local Transport Plan is finalised, incorporating changes from the public consultation process and Material Alterations passed by elected members. The LTP now forms part of the statutory Local Area Plan.

Identification of Priority Projects: Galway County Council (GCC), collaborating with the elected members, the NTA, and other stakeholders such as the Town Regeneration Office and funding bodies, identifies priority projects arising from the measures within the LTP for which the implementation process should begin.

Optioneering and Design: Engineering consultants are engaged and commence a detailed optioneering and design process. In line with project management guidelines stipulated by funding bodies, most projects must complete an optioneering process from scratch, incorporating all options which could fulfil the project objectives. Key constraints that could affect the design are identified at this stage and environmental surveys will take place if required. This may see the chosen option for a given project take a different route than that indicated in the LTP. Following a decision on the Emerging Preferred Option, preliminary design is undertaken which can be presented for public and stakeholder engagement to give an idea of the shape and impact of the proposed scheme.

Public and Stakeholder Engagement: The elected members are taken through the options selection process and the preliminary design which will go to either full public consultation or more limited stakeholder engagement depending on the scale of the project. This may include public consultation with the TCF team.

Design Amendments and Finalisation: Amendments required to the design arising from the engagement process are made.

Planning Consent as Required: The planning process and additional engagement on the final design required will depend on the scheme. Some schemes will require Part X approval including statutory consultation and formal vote by elected members. Some schemes may go to An Board Pleanála, some schemes may proceed via Section 38 of the Road Traffic Act, 1994. For schemes where the chosen options involves more limited intervention, additional statutory consultation on the scheme is not required.

Procurement and Construction/Delivery: Following grant of planning consent, detailed design drawings which will be issued to construction contractors are produced. Invitations to tender for construction contracts are issued. If construction traffic management plans are required, these will be decided in collaboration with GCC. Briefings and engagement with elected members will take place.

It is proposed to update Section 2.8 Transport and Movement to include the following text

The TCF proposed public realm improvement includes a range of measures that will support the objectives of the LTP. As referenced in the LTP, these measures include:

- Wider Footpaths
- Cycle infrastructure
- Reduced town centre carparking
- Additional pedestrian crossing points
- New public open space

The TCF Plan and proposed public realm improvements shall complement the objectives of the LTP.

Insert Amended Figure 5 below to LAP as per LTP.



(ii) The Planning Authority consider that it would be misleading to attempt to provide details with respect to timelines and phasing of projects that are beyond the scope of this LAP. There are many variables with projects such as land acquisition, funding and relevant consents which can significantly impact timelines.

It is reasonable to assume that many of the various proposed built heritage, town centre and community facility based projects will be brought forward through the development management process, including Part 8 applications where applicable.

However, the TCF Plan includes a list of proposals to be delivered as part of TCF together with a timeframe (short, medium, long term) for each proposal. It should be noted that the timescales set out are indicative.

The existing suite of policy objectives contained within the Draft LAP and CDP are considered sufficient to support the delivery of appropriate projects within the town.

In addition, a concerted effort will be made to ensure projects are monitored and measured against the policy objectives of the CDP and LAP.

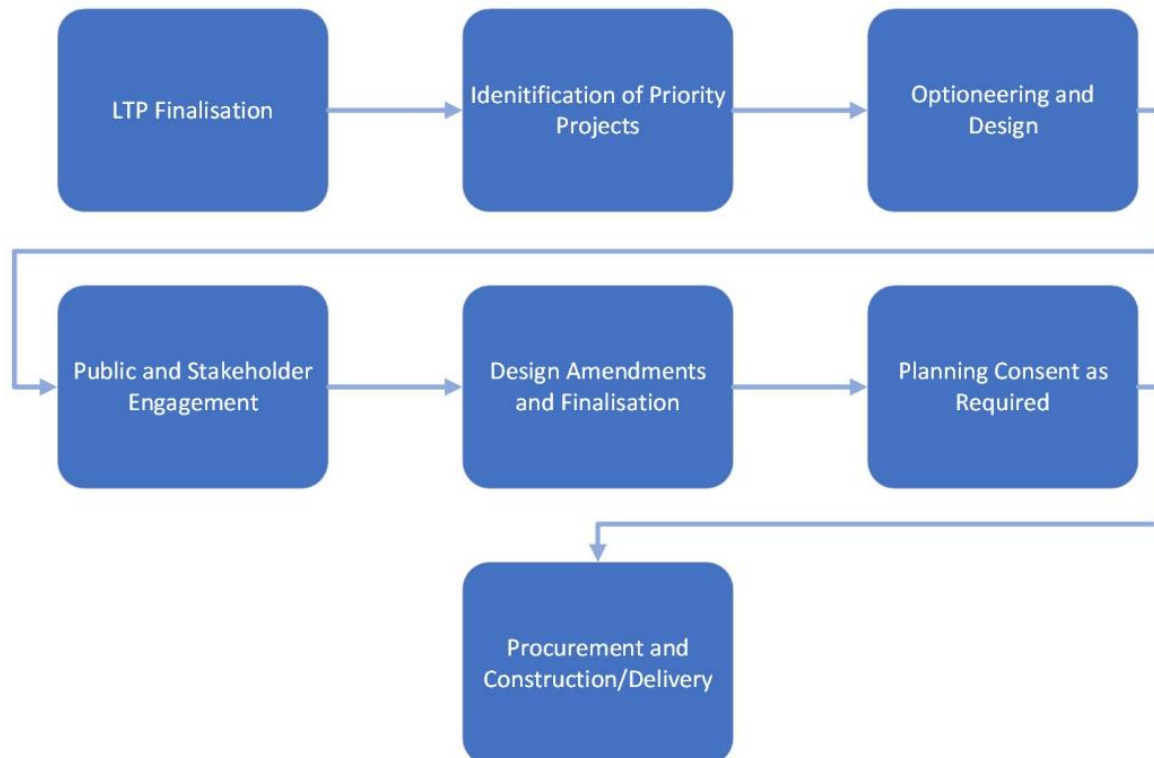
Chief Executive's Recommendation

(i) Additional text is proposed to be added to the end of Section 1.2.5 of the Draft LAP

Four Opportunity Sites have been identified in the Draft Plan. These seek to complement the aspirations of the TCF Plan. The Opportunity Sites are set out in Section 3 of the LAP.

A working group will be set up between the Planning, Active Travel and Town Regeneration Office to maintain consistency between the respective plans and where possible create a synergy and unity in delivery of the projects of the TCF and LTP plans which complement each other. The flow chart further illustrates how the LTP projects in particular will be delivered. This includes stakeholder engagement, which will include collaboration with the TCF Team, other stakeholders and key Local Authority Directorates.

Insert Chart at end of Section 1.2.5



Update Section 2.8 Transport and Movement to include the following text

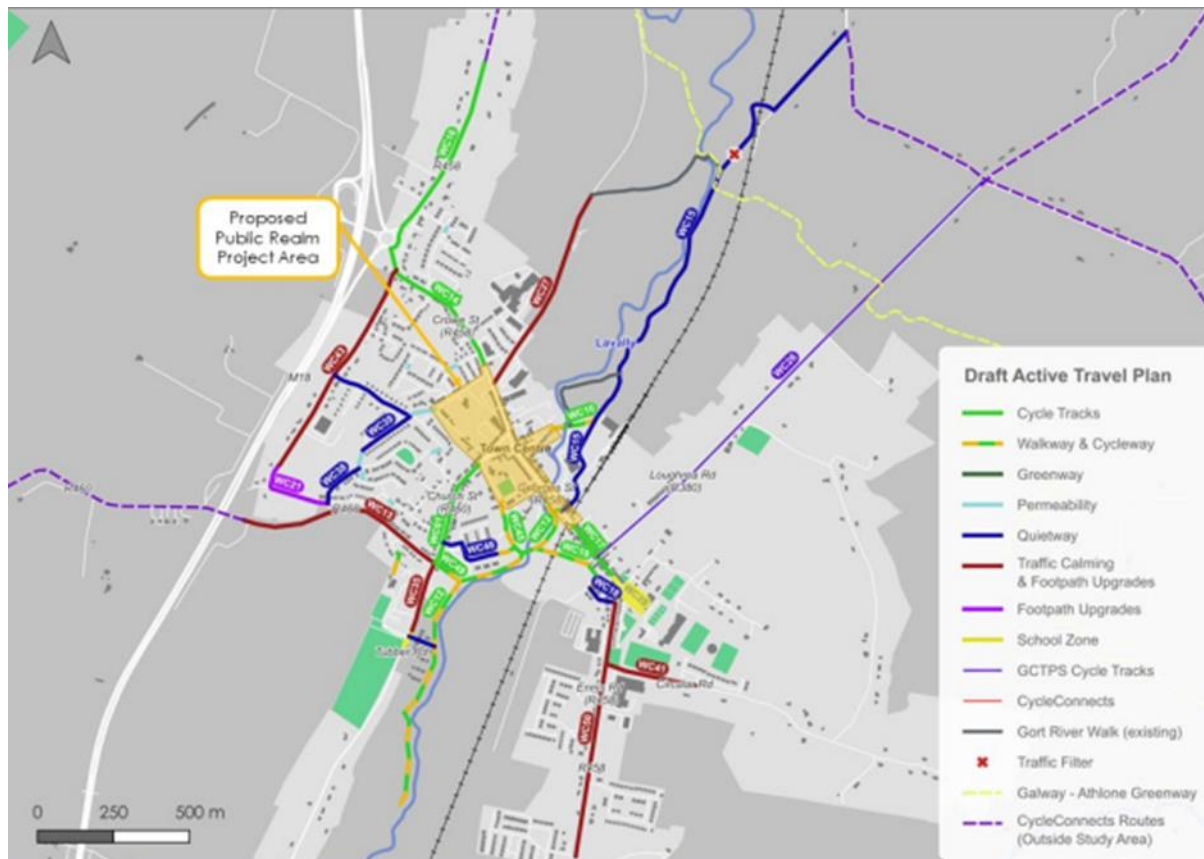
The TCF proposed public realm improvement includes a range of measures that will support the objectives of the LTP. As referenced in the LTP, these measures include:

- Wider Footpaths
- Cycle infrastructure
- Reduced town centre carparking
- Additional pedestrian crossing points
- New public open space

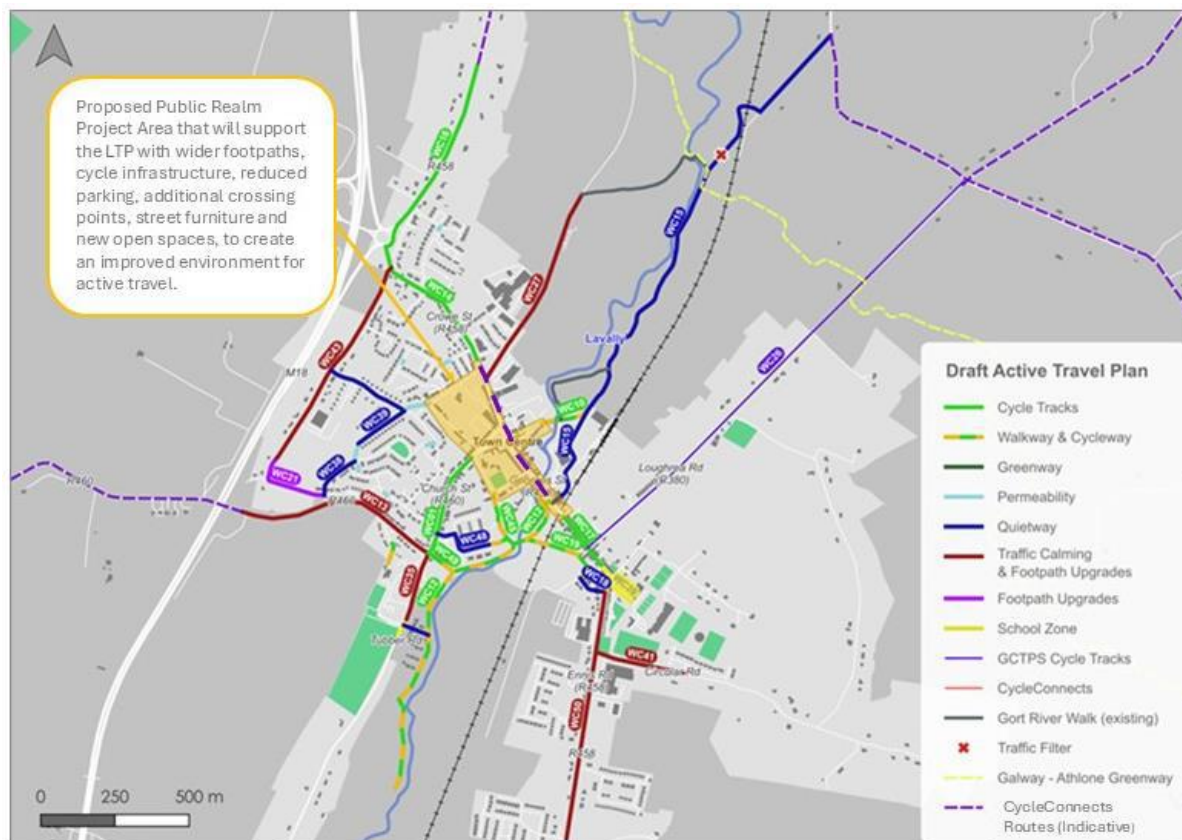
The TCF Plan and proposed public realm improvements shall complement the objectives of the LTP.

Insert Amended Figure 5 below to LAP as per LTP.

From



To



Cllr. Finnerty commented on the proposed reduction in town centre parking and stated he would have concerns regarding this proposal. In response, Ms. Loughnane advised that outlined in the OPR response was that carparking provision was proposed to be increased by 23% overall.

Mr. Hanrahan advised that included in the Town First Plan were proposed changes to reduce parking in the Square. However, they were in the process of purchasing a site behind the Square which will have significantly more parking in it following development of the site. Cllr. Harney stated that he would have concerns about impact of reduced parking in the town centre and referred to the lack of town services in many local rural communities.

Cllr. Kinane welcomed proposals for cycling infrastructure in the Plan.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

(ii) No change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

Ms. Loughnane went through Observation 2 – Vacancy and read CE Response and Recommendation.

Observation 2 – Vacancy

Having regard to the reversal of rural decline in the core of small towns through sustainable targeted measures to address vacancy, and in particular to:

RPO 3.4, RPO 3.6, RPO 4.45, RPO 4.47 of the RSES;

- Policy Objectives CSA2, CSA3, CGR2, CRG3, CGR4, CGR8 Town Centre, CGR13 Town Centre first of the Galway County Development Plan 2022-2028; and
- The Town Centre First, A Policy Approach for Irish Towns (2022),

the Planning Authority is advised to include additional or stronger policy objectives setting out measures and /or actions to address vacancy and measurable targets for the reduction of vacancy during the plan period and a strategy for the monitoring of same.

Chief Executive's Response

Noted. The Local Authority acknowledges the importance of Active Land Management in promoting and facilitating the re-use and redevelopment of vacant and underutilised lands. As outlined in the comments from the OPR there are Policy Objectives in the CDP and in the Draft LAP that seek to address vacancy in town centres including Gort. In addition to these policy objectives, it is expected that a review of the Galway County Development Contribution Scheme will consider having measures available that would encourage the use of these town centre brownfield sites with a reduced development contribution scheme. It is also considered that ongoing collaboration with the Town Regeneration Office and other council Directorates such as Housing will be established. This cross directorate working group will be an effective measure to examine the issues surrounding vacancy in the towns across County Galway including Gort and the tools available to the LA to bring them back into use. This would also be in accordance with Policy Objective CS4 of the County Development Plan. In addition, vacancy rates will also be recorded and investigated as part of the existing Development Plan monitoring.

Chief Executive's Recommendation

No change.

Ms. Loughnane advised the Members that Galway County Council had given a commitment and were working on a new Development Contribution Scheme which will address vacancy in town centres and would assist in bringing vacant buildings back into use.

Cllr. Maher welcomed proposed new Development Contribution Scheme and commented on the large amount of vacancy in Loughrea Town. Ms. Loughnane stated they would try to bring effect to those policy objectives and expected that the draft Development Contribution Scheme would come before the Members in the next few months.

The Chief Executive Recommendation was proposed by Cllr. Donohue, seconded by Cllr. Maher and agreed by the Members.

Ms. Loughnane went through Recommendation 3 – Integrated Transport and Land Use Planning and read CE Response and Recommendation.

Recommendation 3 – Integrated transport and land use planning

Having regard to the integration of land use and sustainable transport, and in particular to:

- RPO 6.26, RPO 6.27, RPO 6.28, RPO 6.29, RPO 6.30, RPO 6.31 & RPO 6.32 of the RSES;
- Policy Objectives GCTPS 3, ILUTP 1, ILUTP 3, WC 1, WC 3,

WC 4, WC 5, PT 1, PT 2, NNR 5, NNR 8 of the Galway County Development Plan 2022 –2028 (County Development Plan); and

- The Climate Action and Low Carbon Development Act 2015, as amended, mandatory target to reduce greenhouse gas emissions by 51%, and the Climate Action Plan 2024, and associated actions including the National Sustainable Mobility Policy (2022) targets to reduce vehicle kilometres travelled per year and the National Investment Framework for Transport in Ireland (2021),

the Planning Authority is recommended to:

(i) incorporate the measures and proposed modal networks of the LTP and include clear mapping and policy support for the proposed interventions within the draft Gort Local Area Plan 2025-2031 (draft Local Area Plan);

(ii) include mode share targets for the settlement together with an effective monitoring programme;

(iii) identify priority active travel projects to be progressed during the plan period together with implementation timeframes;

(iv) revise the town centre public realm initiatives in order to improve coordination and consistency with the LTP, the County Development Plan and with RPO 6.29 of the RSES, having particular regard to the provision of car parking, bus stops and cycle infrastructure; and

(v) amend the LTP's Emerging Preferred Strategy to directly reference the Gort River Walk and Queen Street to Ennis Road active travel initiative and include explicit policy support for its implementation within the draft Local Area Plan

Chief Executive's Response

(i) Policy Objective GSST 44 of the LAP expressly supports the implementation of the LTP as set out in accordance with proper planning and sustainable development. In terms of incorporating measures proposed modal networks, Figure 3 of the Draft LAP relates to the Emerging Preferred Strategy for Gort. It includes proposal modal network details including foot path upgrades; school zones and traffic calming. The measures of the proposed Draft LTP are set out therein which is considered appropriate. The LAP refers to the LTP throughout the Written Statement. It is considered that the

mapping and policy support contained within the LAP is sufficient. Note that it is proposed to modify the wording of GSST 44 as part of submission GLW-C136-19.

(ii) The level of information of mode share targets are in line with what was conducted for the previous Local Area Plans of Loughrea and Athenry. Therefore, in the interest of consistency no change is proposed in this instance.

(iii) This matter has been addressed under Section 7 of the LTP. See updated (Section 7) LTP at Appendix C

In addition, where new development is proposed to take place within the settlement boundary of Gort, active travel and public transport measures proposed within the LTP serving the relevant development will be delivered in a timely fashion to support the sustainable development of these areas. Through the planning process, all new major residential or employment developments in Gort will be required to provide active travel infrastructure throughout the respective development, integrated within the wider active travel network and the proposed set of measures outlined in the LTP. This is to ensure future residents/employees are provided with a choice of sustainable transport modes at the outset, and that connectivity across the network is maintained as Gort develops into the future. The preparation of the LTP is a joint initiative and collaboration between the Planning Directorate and the Infrastructure and Operations Directorate and this partnership will remain throughout the implementation and advancement of the LTP measures.

Furthermore, in terms of implementation and project delivery with respect to WC 21 (Glenbrack footpath upgrades) of the LTP has progressed in that the NTA have given their approval for footpath works for Galway County Council to proceed with this project.

(iv) The Draft LTP has been prepared taking due cognizance of the existing Town Centre First Plan for Gort. The TCF plan has been in place since November 2023. The proposed town centre public realm enhancement scheme includes measures that will complement and co-ordinate with the LTP. The proposals include:

- Wider Footpaths
- Cycle infrastructure
- Reduced town centre carparking
- Additional pedestrian crossing points
- New public open space

The proposed public realm enhancement measures include street furniture, trees, additional pedestrian crossings. It will create a safer active travel environment in the town centre of Gort. The LTP and TCF Plan have been prepared separately. The emphasis of the TCF plan is on the Town Centre and the emphasis of the LTP is seeking out how the transport needs of the town can be met in a manner that reflects overarching national policy in improving the provision of Active Travel. The proposed public realm enhancement scheme from the TCF plan will create an attractive environment in the town centre with an improved experience for the pedestrian with widened footpaths and reduced carparking in the town centre. The pedestrian

experience will further be enhanced with additional pedestrian crossing points. Cycle infrastructure is also proposed as part of the public realm improvements under the TCF plan.

The LTP references the TCF Plan at Section 2.2.3. In addition, the LTP includes Figure 6-5; an image taken from the TCF plan which includes active travel routes connecting schools and residential areas via Queen Street, New Bridge and extended River Walk. It is considered that the town centre public realm initiatives will complement the Draft LTP. The Planning, Active Travel and Town Regeneration Teams will seek to complement delivery of projects where possible.

Additional detail pertaining to the proposed public realm works have been incorporated into the Draft LTP.

See also response to Observation 1 with respect to Section 2.8 of the Draft Plan.

Additional active travel details of the proposed public realm scheme for Gort have been incorporated into the Draft LTP (Appendix C).

(v) Section 6.2.4 of the Draft LTP makes reference to the Gort River Walk and Queen Street to Ennis Road Proposal connecting with LTP measures (WC12, WC19, WC27, WC45). The narrative set out in Section 6.2.4 is considered sufficient. In addition, the Draft Plan supports the LTP and the TCF plan through supporting policy objectives GSST 44 Local Transport Plan and GSST 11 Gort Inse Guaire Town Centre First Plan.

Chief Executive's Recommendation

- (i) No Change

The Chief Executive Recommendation was proposed by Cllr. Donohue, seconded by Cllr. Finnerty and agreed by the Members.

- (ii) No Change.

The Chief Executive Recommendation was proposed by Cllr. Donohue, seconded by Cllr. Finnerty and agreed by the Members.

- (iii) See updated Section 7 of LTP. Appendix C

The Chief Executive Recommendation was proposed by Cllr. Donohue, seconded by Cllr. Maher and agreed by the Members.

- (iv) See updated LTP Appendix C. See also response to Observation 1 with respect to Section 2.8 of the Draft LAP.

Noted by the Members as this has already been dealt with under Observation 1.

- (v) No Change

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Killilea and agreed by the Members.

Ms. Loughnane advised that this Section would be read in conjunction with OPW Submission – GLW-C136-94 and Observation 3 – SuDs and Nature Based Solutions. She advised that the OPR Submission referred to the OPW's submission significantly throughout. She read Recommendation 4 – Flood Risk Management, Observation 3 of OPR and OPW Submission GLW-C136-94 and read CE Response and Recommendation.

GLW-C136-94 – OFFICE OF PUBLIC WORKS (OPW)

Ms. Loughnane went through submission received from the Office of Public works and read CE Response and Recommendation.

A comprehensive submission has been received from the OPW.

The OPW, as lead agency for flood risk management in Ireland, welcomes the opportunity to comment on the Draft Gort Local Area Plan for the period 2025 - 2031.

This submission is made specifically concerning flood risk management. Further submissions on the Material Alterations may be made by the OPW concerning the estate portfolio, heritage and other areas of responsibility.

The OPW welcomes the acknowledgement of the Guidelines and the preparation of a Strategic Flood Risk Assessment (SFRA).

In particular the OPW welcomes:

- Policy objective GSST 19 which, among other measures, seeks to promote appropriate management and use of any flood risk areas within the open space and amenity zoning type
- Policy objectives GSST 58 – 60 regarding implementation of and compliance with the requirements of the Guidelines, and requiring Site Specific Flood Risk Assessments in areas where there has been an identified or potential risk of flooding or that could give rise to flooding elsewhere
- Policy objective GSST 63 regarding protection of Flood Zones from inappropriate development in accordance with the Guidelines and Development Management Standards 2 and 3
- Policy objective GSST 66 regarding requirements for specification of flood risk mitigation measures in planning applications
- Policy objective GSST 73 regarding application of provisions of development management standards and guidelines as set out in the LAP

The following comments highlight opportunities for the Draft Plan before it is finalised.

While the OPW notes and welcomes the inclusion of Flood Zone mapping, and Constrained Land Use Zone comprising a combination of Flood Zones A and B

overlaid on the land use zoning mapping, the Flood Zones themselves have not been overlaid on the land use zoning.

It is difficult to assess whether the sequential approach has been followed without the inclusion of Flood Zone mapping overlaid on lands use zoning mapping.

Gort Flood Relief Scheme

The OPW has a statutory duty to maintain flood relief schemes completed under the Arterial Drainage Acts, 1945-1995, including the Gort River (Bridge Street) drainage scheme which was completed in 1997.

In addition to this scheme, the Gort Lowlands flood relief scheme is currently at stage 1, scheme development and preliminary design.

The OPW requests that Galway County Council has full regard to the ongoing design planning and implementation of the Gort Lowlands Flood Relief Scheme, and the maintenance requirements of the Gort River (Bridge Street) drainage scheme to ensure zoning or development proposals do not impede or prevent the progression or maintenance of the schemes, and that a specific objective in this regard is included in the plan.

Galway County Council might consider including a register of key flood risk infrastructure in the plan where it would not otherwise be readily identified and protected from interference or removal.

Submission advises to amend National Indicative Fluvial mapping year.

Sustainable Urban Drainage Systems

The OPW welcomes policy objective GSST 61 which promotes the use of SuDS in all new developments and requires surface water runoff to be limited to pre-development levels, and that applications for developments provide details of surface water drainage and SuDS proposals. In addition, the OPW welcomes the discussion on Sustainable Drainage Systems and Surface Water Guidance and Strategy in Section 3.5 of the SFRA.

The Guidelines recommend that the SFRA provide guidance on the likely applicability of different SuDS techniques for managing surface water run-off at key development sites, and also that the SFRA identifies where integrated and area based provision of SuDS and green infrastructure are appropriate in order to avoid reliance on individual site by site solutions. It is noted that Section 3.5 of the SFRA provides a list of opportunity sites, a list of various SuDS techniques, and discussion on the types of features that might be appropriate at various different types of site. This includes sites with high groundwater levels, steeply sloping, very flat, and sites that include areas of floodplain. It might be beneficial if the listed opportunity sites were assessed in order to ascertain whether any of the above referenced characteristics influencing choice of SuDS feature are applicable, and which techniques would therefore be appropriate.

The OPW, as lead agency for flood risk management in Ireland, welcomes the opportunity to comment on the Draft Gort Local Area Plan for the period 2025 - 2031.

This submission is made specifically concerning flood risk management. Further submissions on the Material Alterations may be made by the OPW concerning the estate portfolio, heritage and other areas of responsibility.

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- Policy objectives GSST 58 – 60 regarding implementation of and compliance with the requirements of the Guidelines, and requiring Site Specific Flood Risk Assessments in areas where there has been an identified or potential risk of flooding or that could give rise to flooding elsewhere
- Policy objective GSST 63 regarding protection of Flood Zones from inappropriate development in accordance with the Guidelines and Development Management Standards 2 and 3
- Policy objective GSST 66 regarding requirements for specification of flood risk mitigation measures in planning applications
- Policy objective GSST 73 regarding application of provisions of development management standards and guidelines as set out in the LAP

The following comments highlight opportunities for the Draft Plan before it is finalised.

While the OPW notes and welcomes the inclusion of Flood Zone mapping, and Constrained Land Use Zone comprising a combination of Flood Zones A and B overlaid on the land use zoning mapping, the Flood Zones themselves have not been overlaid on the land use zoning.

It is difficult to assess whether the sequential approach has been followed without the inclusion of Flood Zone mapping overlaid on lands use zoning mapping.

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The OPW has a statutory duty to maintain flood relief schemes completed under the Arterial Drainage Acts, 1945-1995, including the Gort River (Bridge Street) drainage scheme which was completed in 1997.

In addition to this scheme, the Gort Lowlands flood relief scheme is currently at stage 1, scheme development and preliminary design.

The OPW requests that Galway County Council has full regard to the ongoing design planning and implementation of the Gort Lowlands Flood Relief Scheme, and the maintenance requirements of the Gort River (Bridge Street) drainage scheme to ensure zoning or development proposals do not impede or prevent the progression or maintenance of the schemes, and that a specific objective in this regard is included in the plan.

Galway County Council might consider including a register of key flood risk infrastructure in the plan where it would not otherwise be readily identified and protected from interference or removal.

Submission advises to amend National Indicative Fluvial mapping year.

Sustainable Urban Drainage Systems

The OPW welcomes policy objective GSST 61 which promotes the use of SuDS in all new developments and requires surface water runoff to be limited to pre-development levels, and that applications for developments provide details of surface water drainage and SuDS proposals. In addition, the OPW welcomes the discussion on Sustainable Drainage Systems and Surface Water Guidance and Strategy in Section 3.5 of the SFRA.

The Guidelines recommend that the SFRA provide guidance on the likely applicability of different SuDS techniques for managing surface water run-off at key development sites, and also that the SFRA identifies where integrated and area based provision of SuDS and green infrastructure are appropriate in order to avoid reliance on individual site by site solutions. It is noted that Section 3.5 of the SFRA provides a list of opportunity sites, a list of various SuDS techniques, and discussion on the types of features that might be appropriate at various different types of site. This includes sites with high groundwater levels, steeply sloping, very flat, and sites that include areas of floodplain. It might be beneficial if the listed opportunity sites were assessed in order to ascertain whether any of the above referenced characteristics influencing choice of SuDS feature are applicable, and which techniques would therefore be appropriate.

Section 50

The Local Transport Plan references a new active travel bridge over the Gort River connecting the Ennis Road and Queen Street, and a new bridge from Crowe Street to the Gort River Walk. It should be noted that there are restrictions on the construction, replacement or alteration of bridges and culverts over any watercourse, and that appropriate consent from the Commissioners is required under Section 50 of the Arterial Drainage Act 1945.

Consideration of Climate Change Impact

The OPW welcomes the discussion on Climate Change in section 3.4 of the SFRA, the inclusion of Future Scenarios Mapping in Appendix II of the SFRA, and policy objective GSST 64 regarding flood risk assessment and climate change. It is noted

that this guidance is primarily focused on consideration of climate change at the development management stage.

In line with the Guidelines, while Flood Zones are defined on the basis of current flood risk, planning authorities need to consider such impacts in the preparation of plans, such as by avoiding development in areas potentially prone to flooding in the future, providing space for future flood defences, specifying minimum floor levels and setting specific development management objectives.

The potential future flood extents included in Appendix II of the SFRA might be shown overlaid with the land use zonings, to highlight any developments that could potentially be affected by climate change.

Agricultural Zoned Land

Land and buildings used for agriculture have been defined as less vulnerable development in Table 3.1 of the Guidelines, which is not appropriate in Flood Zone A unless all criteria of the Plan Making Justification Test have been satisfied.

Agriculture zoned lands cannot satisfy the Plan Making Justification Test, due to the requirement that lands are essential in achieving compact and sustainable urban growth. Therefore, it may be appropriate to incorporate an objective, or an amendment to the zoning matrix, limiting any less vulnerable development such as Agricultural Building or Mart/Co-Op in Flood Zone A. Objective GSST 23 might be updated to clarify that highly vulnerable development such as one off housing would not be appropriate in Flood Zones A or B.

Supplied Justification Test

The OPW welcomes the provision of the Plan Making Justification Test in the Draft Plan.

Part 3 of the plan making justification test should show, in the context of the specific zoning which is being subjected to the test, that zoning lands at risk of flooding for usage of a vulnerability type inappropriate to the level of flood risk identified can be justified on the basis that it can be demonstrated that risk to the specific zoned lands can be mitigated to an acceptable level. Structural or non-structural means by which this risk might be mitigated should be identified. Given that the level and nature of risk and vulnerability will vary from site to site it is to be expected that suitable mitigation measures, and thus part 3 of different Plan Making Justification Tests included in the plan, will also vary. It is noted that the Plan Making Justification Test has been deemed to have been satisfied for Town Centre zoned lands. As set out in the Land Use Matrix table included in section 1.7.1 of the draft plan, highly vulnerable uses such as guesthouse, hotel, apartments and childcare facilities are permitted in principle under this zoning type. Part 3 of a Justification Test justifying a zoning which allows such development in areas where flood risk has been identified might provide some detail as to how the identified risk can be mitigated sufficiently to allow such development to proceed safely.

Where sites have not satisfied the Justification Test, the approach has been to rely on Policy Objective GSST 25 Constrained Land Use to limit inappropriate development on lands. Measures such as this are appropriate particularly where already developed lands overlap with areas of identified flood risk, where the zoning is retained to reflect existing usage, but as the Justification Test has not been passed, further development is limited. In the case of undeveloped lands which have not satisfied all criteria of the Justification Test however, it **is preferable to avoid development**, and if development cannot be avoided, to substitute a zoning of vulnerability appropriate to the level of flood risk identified.

Several areas that appear to be undeveloped and for which it has not been demonstrated that the criteria of the Plan Making Justification Test have been satisfied have been zoned for vulnerable usage, as detailed in Table 1.



Chief Executive's Response

The flood zones were overlaid to review, and it is considered that the mapping as per the Draft Plan is appropriate and is similar to the suite of LAPs that have been prepared and adopted by MDs in the last 3 years. All mapping once the LAP is adopted is available on the GIS Map view and Galway County Council Open Portal data which is available for all interested parties to view. The layers are clearly identifiable, where the appropriate layers can be selected which differentiate Flood Zone A and B.

It is considered appropriate to include an additional Policy Objective which states the following:

GSST 60 B Gort Lowlands Flood Relief Scheme

The Council will have full regard to the ongoing design planning and implementation of the Gort Lowlands Flood Relief Scheme, and the maintenance requirements of the Gort River (Bridge Street) drainage scheme to ensure zoning or development proposals do not impede or prevent the progression or maintenance of the schemes. Following the completion of the Gort Lowlands Flood Relief Scheme, the Council will

consider the integration of a register of key flood risk infrastructure into the Plan/future land use plans for the town.

Amend Table 3 of the SFRA to National Indicative Fluvial Mapping (NIFM) ~~2020~~ 2024

Policy Objective GSST 61 Surface Water Drainage and Sustainable Drainage Systems (SuDs) from the Draft Plan is to:

“Maintain and enhance, as appropriate, the existing surface water drainage system in Gort. Ensure that new developments are adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems in all new developments. Surface water runoff from development sites will be limited to pre-development levels and planning applications for new developments will be required to provide details of surface water drainage and Sustainable Drainage Systems proposals. To maximise the capacity of existing collection systems for foul water, the discharge of additional surface water to combined (foul and surface water) sewers is not permitted. Refer also to Section 3.5 of the accompanying SFRA, “Sustainable Urban Drainage Systems and Surface Water Guidance and Strategy”.

As detailed under Section 3.5 “Sustainable Drainage Systems and Surface Water Guidance and Strategy” of the SFRA:

“As provided for by measures integrated into the existing, already in force, Galway County Development Plan and the Draft Local Area Plan (including the measures reproduced at Section 4 of this report), new developments will be required to incorporate the requirement for Sustainable Urban Drainage Systems (SuDS) where appropriate. In combination, these provisions contribute towards a sustainable drainage strategy for the Plan area.

It is likely that some or all of the following SuDS techniques will be applicable to opportunity sites within Gort, including to manage surface water run-off:

- Rainwater harvesting
- Green roofs
- Infiltration systems
- Proprietary treatment systems
- Filter strips
- Filter drains
- Swales
- Bioretention systems
- Trees
- Pervious pavements

- Attenuation storage tanks
- Detention basins
- Ponds and wetlands

Each land use zoning objective, including those for opportunity sites, allows for a range of possible uses and the Local Area Plan, and associated County Development Plan, allow for a range of scales, heights, densities configurations/layouts and designs. The application of different SuDS techniques will be dependent on a combination of the site's characteristics and the development (when known) being considered.

Because of the infinite range of land use types and associated developments and designs that could occur on sites within the Plan area under this type of Plan, the guidance from this SFRA is to consider the full range of SUDs available, taking into account the recommendations and information provided above and below. On key development/opportunity sites, in particular, integrated and area-based provision of SuDS and green infrastructure may be appropriate in order to avoid reliance on individual site by site solutions.

Some sites, such as those for which guidance is provided for below, will pose particular challenges for SuDS. The best practice manuals cited at the end of this sub-section should be considered in determining solutions at these and other development sites.

At sites with high groundwater levels:

- Infiltration techniques may be particularly challenging and shallow infiltration basins or permeable pavements, may be most appropriate.
- Storage and conveyance systems need to be kept above maximum groundwater levels and membranes of appropriate robustness should be used to line any tanks
- Locating storage tanks or lined sub-base systems below the maximum likely groundwater level can cause result in flotation and structural risks

At sites that are very flat:

- On very flat sites, it is often not possible to construct piped drainage systems with sufficient falls to achieve minimum self-cleansing velocities. The solution can involve the use of shallow SuDS components such as swales, pervious pavements or high-capacity linear drainage channels, often dividing the site into small sub-catchments and providing local combined storage and conveyance components.
- A slight fall on any subgrade exposed to water is preferred in order to avoid ponding of water and reduction in strength in the soil due to waterlogging. If this is not possible then reduction in strength should be taken into account in the structural design of tanks or pervious pavements.
- Pumping should be a last resort and only allowable in situations where

guaranteed maintenance of the pumps can be ensured.

At sites that include areas of floodplain:

- Notwithstanding that all storage volume should normally be provided within the development footprint, outside of the floodplain, SuDs on floodplains can be effective in managing routine rainfall/treatment for frequent events.
- SuDs should be selected and designed taking account of the likely high groundwater table and vulnerability to erosion during periods of high flows/water levels and SuDS should not reduce floodplain storage or conveyance.
- Conveyance routes should limit grading and the creation of surface features that could either reduce floodplain capacity or be washed out in a flood.
- Surface discharge from SuDS should be dispersed with point discharges minimised or eliminated.
- All SuDS within or crossing a floodplain should take full consideration of the likely influence of river water levels on the design performance. Combined probability assessments may be required.
- Siltation and subsequent clearance after a flood event has subsided should also be taken into account in the design.

At sites that are steeply sloping (less relevant to the Gort Plan area):

- Effective utilisation of SuDS storage capacity should be considered, which can benefit from aligning with contours of roads and other structures, where these sites are terraced. Terraced car-parking areas can allow for storage of water through pervious pavements. Basins on terraces can provide open space. The runoff catchment on these sites can also be divided into smaller sub catchments.
- Velocities in swales and basins due to the steep slope can be managed by using check dams in swales or in storage layers, such as below permeable pavements.
- The possibility of infiltrating water resurfacing downslope or to increase pressure on downslope structures, such as walls, causing them to fail should be considered.

SuDS are effective technologies, which aim to reduce flood risk, improve water quality and enhance biodiversity and amenity.

The systems should aim to mimic the natural drainage of the application site to minimise the effect of a development on flooding and pollution of existing waterways. SuDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakways and green roofs. The integration of nature-based solutions, such as amenity areas, ecological corridors and attenuation ponds, into public and private development initiatives, is applicable within the provisions of the Plan and should be encouraged. Applications for development should take into account, as appropriate, the Department of Housing, Local Government and Heritage's (2022) "Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas - Water Sensitive Urban Design - Best Practice Interim Guidance Document".

In some exceptional cases, and at the discretion of the relevant Council, where it is demonstrated that SuDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort. Proposals for surface water attenuation systems should include maintenance proposals and procedures.

Urban developments, both within developments and within the public realm, should seek to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flood risk. Development proposals should be accompanied by a comprehensive SuDS assessment that addresses run-off rate, run-off quality and its impact on the existing habitat and water quality.

For larger sites (i.e. multiple dwellings or commercial units) master planning should ensure that existing flow routes are maintained, through the use of green infrastructure. In addition, where multiple individual proposals are being made SUDS should be integrated where appropriate and relevant.

All proposed development, should consider the impact of surface water flood risks on drainage design e.g. in the form of a section within the flood risk assessment (for sites in Flood Zone A or B) or part of a surface water management plan.

Pluvial flood risk is likely to be present in local areas, however; it is not taken into account in the delineation of flood zones. Furthermore, PFRA indicative pluvial maps (2012) are not considered to be reliable for the purposes of zoning or decision-making. Particular attention should be given to development in low-lying areas which may act as natural ponds for collection of run-off. The drainage design should ensure no increase in flood risk to the site, or the downstream catchment. Where possible, and particularly in areas of new development, floor levels should be at an appropriate height above adjacent roads and hard standing areas to reduce the consequences of any localised flooding. Where this is not possible, an alternative design appropriate to the location may be prepared.

Further to the above, proposals for development should consider the Construction Industry Research and Information Association (CIRIA) SuDS Manual 2015 and any future update of this guidance and Greater Dublin Strategic Drainage Study documents in designing SUDS solutions, including the New Development Policy, the Final Strategy Report, the Code of Practice and “Irish SuDS: guidance on applying the GSDS surface water drainage criteria”.

Noted.

Noted.

The future flood extent maps shown in the SFRA are considered to be sufficient in the instance for comparison with the accompanying zoning maps and in accordance with the Flood Risk Management Guidelines - Guidelines for Planning Authorities 2009.

Agricultural Zoned Land

The Plan's GSST 25 "Constrained Land Use" applies to all agricultural lands in Flood Zone A and B:

"To facilitate the appropriate management and sustainable use of land within Flood Zones A and B.

New development in these areas will generally be limited (apart from where the Plan-level Justification Test outlined in the accompanying SFRA has been passed or where the uses comprise minor developments in existing developed areas, as outlined in Section 5.28 of the Guidelines as amended by Circular PL 2/2014) to water-compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B, and a detailed site-specific Flood Risk Assessment will be required in these areas.

This limitation shall take primacy over any other provision relating to land use zoning objectives.

The Plan-level Justification Test has been passed for the lands zoned Town Centre overlapping within Flood Zone A or B."

Supplied Justification Test

Noted.

Noted.

The limitation provided by Policy Objective GSST 25 "shall take primacy over any other provision relating to land use zoning objectives".

The means, as detailed under Policy Objective GSST 25, that "New development in these areas will generally be limited (apart from where the Plan-level Justification Test outlined in the accompanying SFRA has been passed or where the uses comprise minor developments in existing developed areas, as outlined in Section 5.28 of the Guidelines as amended by Circular PL 2/2014) to water-compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B, and a detailed site-specific Flood Risk Assessment will be required in these areas".

The zoning objectives provided for, in all instances, can realistically allow for appropriate usage.

In order to make the approach followed clearer, it is proposed to amend the narrative for the failed Justification Tests. This is indicated on the accompanying updated SFRA.

This submission requests change to zoning to lands that are mostly within areas of elevated flood risk (Flood Zones A and B as identified by the SFRA). The submission acknowledges the elevated flood risk at these lands.

Land use zoning in the Draft Plan has been informed by the SFRA, as is required by the Flood Risk Management Guidelines. The Guidelines require that SFRAs identify areas of elevated flood risk (Flood Zones A and B) and that this information is taken into account in the Plan's land use zoning.

The Draft Plan zoning is in compliance with the detailed requirements set out in the Flood Risk Management Guidelines. Town centre uses (as requested by the submission) for both the School Site and the Railway site (where overlaps with Flood Zones A and B occur) would not be considered in compliance with the Flood Risk Management Guidelines (the Justification Test set out in the Guidelines would be failed).

Chief Executive Recommendation

Amend Policy Objective GSST 60 Principles of Flood Risk Management Guidelines to **GSST 60 A**

Insert policy objective GSST 60B

GSST 60 B Gort Lowlands Flood Relief Scheme

The Council will have full regard to the ongoing design planning and implementation of the Gort Lowlands Flood Relief Scheme, and the maintenance requirements of the Gort River (Bridge Street) drainage scheme to ensure zoning or development proposals do not impede or prevent the progression or maintenance of the schemes. Following the completion of the Gort Lowlands Flood Relief Scheme, the Council will consider the integration of a register of key flood risk infrastructure into the Plan/future land use plans for the town.

Amend Table 3 of the SFRA to National Indicative Fluvial Mapping (NIFM) ~~2020~~ **2024**

SUDS

No change.

Section 50

No change.

Agricultural Zoned Land

To add Agricultural land use zonings to the Justification Text Table in the SFRA report as appended to this report.

Supplied Justification Test

To amend Part 3 of the Justification Test to list the potentially applicable flood risk management related provisions including structural and non structural measures.

To amend the narrative for the failed Justification Tests in the SFRA Report as shown below. The constrained land use legend on the zoning map will be updated to include reference to GSST 25.

See proposed amendments to SFRA at Appendix D.

Add text **See Policy Objective GSST 25** to zoning map legend.

Recommendation 4 – Flood Risk Management

Having regard to the need for flood risk management and in particular to:

- RPO 3.10 of the RSES to avoid inappropriate development in areas of risk of flooding and assess flood risk in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) (Flood Guidelines);
- RPO 3.11 of RSES to ensure that flood risk management policies and infrastructure are progressively implemented
- Policy Objectives FL3 of the Galway County Development Plan 2022-2028 to avoid development that will be at risk of flooding or that will increase the risk elsewhere where possible substitute less vulnerable uses, and Policy Objectives FL1, FL2 and FL3 to implement the guidelines of the Flood Guidelines; and
- the Flood Guidelines,

the Planning Authority is recommended to:

(i) Part of Opportunity Site 4 (Community Lands) – omit the Community Facilities zoning objective on that part of the lands within Flood Zone A or B;

(ii) Existing housing development along Gort River, off southern section of Tubber Road – omit the Existing Residential zoning objective on that part of the lands within Flood Zone A or B;

(iii) Zoning BTa – Business and Technology Park at Glenbrack Road – omit the Business & Technology Park zoning objective on that part of the lands located within Flood Zone A or B;

(iv) Include an objective or amend the zoning matrix to restrict less vulnerable development such as Agricultural Buildings or Mart/Co-Op in Flood Zone A

(v) amend Objective GSST23 to ensure that highly vulnerable development such as one off housing is not facilitated in Flood Zones A or B;

(vi) include a policy objective to acknowledge the ongoing design planning and implementation of the Gort Lowlands Flood Relief Scheme;

(vii) include a policy objective to ensure that development proposals do not prevent the progression of maintenance of drainage scheme schemes, including the Gort River (Bridge Street) scheme;

(viii) overlay the extent of the Flood Zones A and B (separately) on the land use Zoning Map 1A in the draft Gort Local Area Plan (2025-2031) to clearly inform zoning decisions and provide for greater transparency;

(ix) overlay the potential future flood extents included in Appendix II of the SFRA on the land use Zoning Map 1A in the draft Gort Local Area Plan (2025-2031) to highlight any development that could potentially be affected by climate change;

(x) Update the SFRA to include the latest published version of the National Indicative Fluvial Mapping System.

The Planning Authority should consult with the OPW regarding this Recommendation.

Chief Executive's Response

(i) See Chief Executive's response to GLW-C136-94 in relation to Supplied Justification Tests.

(ii) See Chief Executive's response to GLW-C136-94 in relation to Supplied Justification Tests.

(iii) See Chief Executive's response to GLW-C136-94 in relation to Supplied Justification Tests.

(iv) See Chief Executive's response to GLW-C136-94 in relation to Agricultural Zoned Lands.

(v) See Chief Executive's response to GLW-C136-94 in relation to Agricultural Zoned Lands.

(vi) See Chief Executive's response to GLW-C136-94 in relation to Gort Flood Relief Scheme.

(vii) See Chief Executive's response to GLW-C136-94 in relation to Gort Flood Relief Scheme.

(viii) See Chief Executive's response to GLW-C136-94 in relation to Flood Zone Mapping.

(ix) See Chief Executive's response to GLW-C136-94 in relation to Consideration of Climate Change Impacts.

(x) See Chief Executive's response to GLW-C136-94 in relation to National Indicative Fluvial Mapping.

Chief Executives Recommendation

(i) See Chief Executive's response to GLW-C136-94 in relation to Supplied Justification Tests.

(ii) See Chief Executive's response to GLW-C136-94 in relation to Supplied Justification Tests.

(iii) See Chief Executive's response to GLW-C136-94 in relation to Supplied Justification Tests.

(iv) See Chief Executive's response to GLW-C136-94 in relation to Agricultural Zoned Lands.

(v) See Chief Executive's response to GLW-C136-94 in relation to Agricultural Zoned Lands

(vi) See Chief Executive's response to GLW-C136-94 in relation to Gort Flood Relief Scheme.

(vii) See Chief Executive's response to GLW-C136-94 in relation to Gort Flood Relief Scheme.

(viii) See Chief Executive's response to GLW-C136-94 in relation to Flood Zone Mapping.

(ix) See Chief Executive's response to GLW-C136-94 in relation to Consideration of Climate Change Impacts.

(x) See Chief Executive's response to GLW-C136-94 in relation to National Indicative Fluvial Mapping

Observation 3 – SuDs and nature based solutions

Having regard to the integration of climate action into the planning system, the Planning Authority is advised to include a robust framework and guidance in relation to the identification and use of SuDs, appropriate SuDs techniques and nature based solutions, including green infrastructure objectives, and in particular would be beneficial to

assess on the four Opportunity Sites identified in section 3.0 of the draft Gort Local Area Plan 2025-2031

Chief Executive's Response

See Chief Executive's response to GLW-C136-94 in relation to Sustainable Urban Drainage Systems.

Chief Executive's Recommendation

No change.

In relation to Gort Flood Relief Scheme, Cllr. Finnerty advised that there was a major upgrade of scheme completed by OPW in 2011 which had eliminated a lot of flooding in Gort Town. Regarding the SuDs part of submission, he noted that the major beneficiaries of the approach would be those downstream of the river and not the town of Gort itself. He requested to see a map of Glenbrack, as it is one of the highest points in the town.

Ms. Loughnane stated that OPW had included that in their submission but noted that they did not mention the river's 2011 upgrade in the submission. She noted that the OPW simply wished to protect the scheme. Regarding the SuDs aspect, she noted that Galway County Council wished to keep it updated and the Environmental Consultants employed by Galway County Council had reviewed it thoroughly. Regarding the climate change point, she noted that Galway County Council had already done that.

On Page 36 wherein rainwater harvesting was mentioned, Cllr. Donohue queried whether this was a new condition for planning. In reply, Ms. Loughnane advised that for large developments, they were obliged to comply to SuDs guidelines, and it would be conditional in some cases on a site-specific basis.

Ms. Loughnane advised that Cllr. Donohue had submitted a Motion regarding the school/railway site. Page 566 of the CE's Report and Appendices Document (SFRA) was brought up on screen for the benefit of the Meeting. Ms. Loughnane noted that OPR were only asking to zone the flood zones A & B as Open Space but noted that Galway County Council sought to retain them as "constrained land use" instead. She then noted that the OPR's submission instructs to refer to the OPW's submission, as they were the Flood Management Agency. She noted that the site was brownfield in the centre of town that may be developed, but only for certain non-vulnerable uses. She then noted that the other site, on the Tubber Road, cannot be 100% confirmed as having valid planning permissions on them. She remarked that she believed there were active Enforcement case(s) regarding the developments, and so further comment could not be made regarding the site at this time. Cllr. Finnerty queried whether the Tubber Road site had planning permission in 2006 and if so, why was it not an issue back then. In response, Ms. Loughnane advised that the Flood Risk Management Guidelines came into effect from 2009 and so the planning application would have been granted prior to this.

Cllr. Finnerty asked for a further explanation regarding the Mart Site. Ms. Loughnane advised that the OPR wished to zone it Open Space to limit the site. She stated that Galway County Council wished to constrain its use for vulnerable uses via the SFRA instead. In response to query from Cllr. Donohue, Ms. Loughnane advised that Galway County Council had identified the flood areas on the sites in the SFRA and so they can constrain development there through this identification. She noted that the OPR may not be happy with that approach but advised that they had significant consultation with the Flood Consultants on same and had made the justification for it.

In relation to Gort River, Cllr. Finnerty remarked that the stream that flows at back of LIDL site was very important as it drains behind the Maples Estate and must be maintained on an ongoing basis. He queried whether the Kinincha River could be included in this maintenance. Ms. Loughnane replied that it was effectively already included in the SFRA.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

Ms. Loughnane went through Observation 4 – Implementation and Monitoring and read CE Response and Recommendation.

Observation 4 – Implementation and Monitoring

Having regard to the duty and function of the Planning Authority under section 15(1) and 15(2) of the Planning and Development Act 2000, as amended, the Planning Authority is advised to provide for plan implementation monitoring as part of the draft Gort Local Area Plan 2025-2031.

Note: Chapter 10 of the Development Plans, Guidelines for Planning Authorities (2022) provides useful guidance in this regard.

Chief Executive's Response

The Planning Authority actively monitors the existing policy objectives set within the CDP and LAP's. This will form part of the mid-term review. In addition, ongoing monitoring of planning applications including residential development assist with informing plan implementation. This monitoring also applies to Gort. Furthermore, additional monitoring of permitted and commenced development will be carried out on a County wide basis as resources permit.

Chief Executive's Recommendation

No Change.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

Ms. Loughnane advised that they had now completed the OPR & OPW submissions and had also dealt with items included in Cllr. Donohue's Motion.

PRESCRIBED AUTHORITIES

GLW-C136-64 – UISCE ÉIREANN

Ms. Loughnane went through submission received from Uisce Éireann and read CE Response and Recommendation.

A detailed submission was received from Uisce Éireann.

Sustainable Drainage and Green Blue Infrastructure

Uisce Éireann (UE) encourages PA objectives supporting the implementation of SuDS and the enhancement of green/blue infrastructure. Both are encouraged in new developments including public realm and retrofitted in existing developed areas. These measures can provide a cost effective and sustainable means of reducing pollution and flooding risk at source by limiting or removing surface water inflows to combined sewers while providing multiple additional benefits such as improved air quality, biodiversity amenity and noise reduction. Removal of surface water from combined sewers increases capacity for foul drainage.

UE state they are happy to engage with PA's interested in progressing nature-based rainwater management initiatives in line with the recently issued nature-based solutions to the Management of Rainwater and surface water runoff in urban areas best practice interim guidance document.

Planned Road and Public Realm Projects

Submission states that planned public realm, active travel and road projects have the potential to impact on UE assets and projects. This includes the local transport initiatives and public realm works proposed under the LTP and TCF plan.

Development in the vicinity of UE assets must be in accordance with our Standard Details and Codes of Practice. Diversion Agreements will be required where a UE asset needs to be diverted or altered.

Where planned development may impact on UE assets, early engagement is requested to ensure public water services are protected and access is maintained and

to enable UE to plan works accordingly and ultimately minimise disruption to the public.

Availability of Water Services

Zoning

Regarding zoning, localised network extensions may be required to service some zoned sites. Depending on the extent of development realized, localised network upgrades may also be required, particularly in areas served by sewers with a diameter of 150mm or less, or watermains with a diameter of 80mm or less.

In the water network the following sites may need localised upgrades depending on the scale of the planned development Opt1, Opt2, R1b, R1c, R1d, R2b, R2c, R2d, R2e, R2f, BTa, Ib, Ic (site references as per Infrastructure Assessment). Depending on the scale and sequencing of development, the watermains in these roads will require localised upgrades. Extensions >100m may be required for R2d, BEa; while a shorter extension may be required for Opt3(~40m).

In the wastewater network, the following sites may need localised network upgrades depending on the scale of the planning development: Opt 2 and Ia. Extensions >100m may be required for Bea, BTa and Ib. Depending on the scale and sequencing of development, upgrading of the river crossing and sewer on Georges Street may be required to cater for sites to the east of the river including Opt1, Opt3, Opt4, R1b, R1c, R1d, R2c, R2e, R2f, Bea and Ic.

Site R2a

Likely connection would be to the water and wastewater network in the adjacent estate of Cuirt Bhreac, localised upgrades may be required. Alternatively, connection may be feasible via the R458 with upgrade and extension of the water and sewer networks respectively as far as the Crowe St junction (~325m in length).

R2d

Localised upgrades are likely to be required for both water and waste water as well as longer extensions, between 50m -150m for the water network and 150m approx. to the sewer network.

Submission queries the need for the quantum of Residential Phase 2 lands proposed. A more focused approach would assist in long-term planning for future infrastructure needs.

Submission notes that some of the sites overlap with indicative flood zoning polygons eg Business and Technology and Flood Zone B and Opportunity Site 4 and Flood Zone A. Water and wastewater connections would need to take account of any mitigation required when servicing these sites.

To maximise use of existing water services, phased sequential development is encouraged in areas of existing water services infrastructure and spare capacity. To

maximise the capacity of existing collection systems for foul water, the discharge of additional surface water to combined (foul and surface water) sewers is not permitted and the separation of stormwater from combined sewers is strongly recommended.

Where network enforcements (upgrades/extensions) are required, these shall be developer driven unless there are committed UE projects in place to progress such works.

Submission outlines New Connections Process - New residential/commercial/industrial developments wishing to connect to the UE network will be assessed on a case by case basis. New connections to UE networks are subject to Connections Charging Policy.

Submission states that third party agreement will be required where it is proposed to service a new development via private property or private water services infrastructure such as backland sites, housing estates with private network.

Where UE assets are within a proposed development eg. Opt 1, Opt 2, R1b, these assets must be protected and/or diverted. If there is a possibility that UE assets will need to be altered or diverted as a result of a proposed development, a diversion agreement may be required.

Wastewater Infrastructure

Submission advises that the Gort WWTP was upgraded in recent years and it is currently compliant with the EPA Waste Water Discharge Licence. Current capacity to cater for the majority of the projected growth. Further information is available in the latest Wastewater Treatment Capacity Register. Submission notes however that there is housing under construction and connection enquiries are currently being processed which will lead to a reduction in available capacity. A Stage 1 assessment has commenced to understand the needs in terms of compliance, growth and service risk and to develop options to address these. There is no project currently committed for progression in UE's current investment plan.

Wastewater Networks

Uisce Éireann and Galway County Council are continually progressing sewer rehabilitation activities, capital maintenance activities, etc. Uisce Éireann and Galway County Council will continue to monitor the performance of the networks to ensure that the most urgent works are prioritised as required.

Water Supply

Potential spare capacity available to cater for the population allocation and level of service improvements may be required as demand increases. Capacity constraints exist, connection applications will be assessed on an individual basis considering their specific demand requirements. A new reservoir was constructed in recent years and works on the intake to improve security of supply are planned for this year. Works to

provide additional capacity and upgrade the water treatment plant are at an early stage.

Water Networks

UE and GCC are continually progressing leakage reduction, mains rehabilitation activities and capital maintenance activities. UE and GCC will continue to monitor the performance of the networks to ensure that the most urgent works are prioritized as required. No major known constraints in the distribution network in Gort. Some localised upgrades will be required to serve zoned sites.

Other comments and Suggestions on the Draft Plan

The contents of the submission should be taken account of in the Environmental Reports and Infrastructure Assessment.

Protection of Drinking Water

Gort WTP water is supplied by an abstraction from the river and boreholes, all of which are within the LAP area. Relevant water quality protection objectives of both the Draft LAP and the County Development Plan shall apply to ensure the drinking water sources are adequately protected e.g. GSST65. Consideration should be given to a zoning of Public Utility for the existing borehole(s). Further engagement with UÉ is requested in this regard.

GSST 2 Service Led Development

It is suggested to add the following text to GSST 2

Connections to the UE network shall be subject to an executed Connection Agreement.

Chief Executive's Response:

Submission Noted

Submission noted.

Submission noted.

Submission noted.

Submission noted.

Submission noted.

Submission noted.

Submission noted. The quantum of Residential Phase 2 zoned land is considered to be appropriate for this Self Sustaining Town.

Submission Noted.

Submission noted.

Submission noted.

Submission noted.

Submission noted.

Submission noted.

Submission noted

Submission noted. Galway County Council will continue to engage with UE.

Comment noted.

Comment noted.

Comment noted.

Uisce Éireann have not provided maps showing the locations of the existing boreholes. In addition, such requests would not previously have been forthcoming.

The proposed additional wording is not necessary as new development is subject to the provisions of DMS 36, Policy Objectives WW 4 and WS 4 of the Galway County Development Plan 2022 – 2028. The Draft PO is also consistent with the existing suite of LAPs in County Galway.

Chief Executive's Recommendation

No change.

Cllr. Kinane referred to Uisce Éireann not providing maps showing location of existing boreholes, as per CE Response and queried what would happen were they to supply the maps. Ms. Loughnane advised that it would be too late for comment on them for this Plan but advised that they could be used when Review of CDP was taking place. Cllr. Kinane queried whether they could request them. In response, Ms. Loughnane replied that the maps could be requested, but there was no means of amending them. Cllr. Maher advised that it would be raised at the June Municipal Meeting.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 88 – DEPARTMENT OF THE ENVIRONMENT, CLIMATE ACTION AND COMMUNICATIONS

Ms. Loughnane went through submission received from the Department of the Environment, Climate Action and Communications and read CE Response and Recommendation.

A comprehensive submission has been received which gives a detailed overview of the Department's roadmap in ensuring Ireland's climate change obligations are reached in the coming years.

Submission requests that the LA take a number of points into consideration when finalizing the Gort LAP which align with the Department's Statement of Strategy 2024 – 2025 which sets out the vision, mission and six strategic goals in key policy areas.

Submission also requests that consideration be given to the framework of Agenda 2020, the Sustainable Development Goals and their respective targets.

Objectives at County level *inter alia* Climate Action, Renewable Energy Infrastructure, Communications Infrastructure should be reflected by objectives and actions of the LAP.

Submission provides a number of recommendations which it considers are an opportunity to further strengthen objectives of the LAP.

Climate Action

Submission states that the draft LAP makes no reference to CAP 2024. The LAP should include reference to; supports the implementation of and is consistent with the CAP 24 in accordance with Section 15(1) of the Climate Action and Low Carbon Development Act 2015 (as amended). Department welcomes inclusion of GSST 54 of the Draft Plan.

Recommendation 1

Department recommends inclusion of an objective or policy to support the implementation of CAP 24 and annual revisions thereof.

National Adaptation Framework

Recommendation 2

Recommends an objective /policy to support the implementation of the NAF.

Local Authority Climate Action Plan

Recommendation 3

Recommends that the LAP include objectives/policies to ensure the implementation of the Galway County Council LACAP and related actions, thereby ensuring consistency and alignment between both plans.

Renewable Energy

Submission states that the LA should note the updates in the national policy context, in particular the CAP24, including Government's renewable electricity generation targets: Solar PV Capacity Targets of 8GW by 2030. Onshore wind capacity of 9GW by 2030. In addition to the commitment to supporting at least 500 MW of local

community based renewable energy projects and increased levels of new micro generation and small scale generation.

Department notes the positive policy objectives in the GCDP 2022 – 2028 and welcomes GSST 72 of the Draft Gort LAP. Submission further states that it is crucial that all future development seeks to increase their contribution to the national renewable electricity generation target and where possible, aim for development that are carbon or energy use neutral.

Recommendation 4

Recommends that the Draft LAP should make reference to:

Shaping our Electricity Future 1.1 Eirgrids updated roadmap for the development of the transmission grid out to 2030 to deliver on the 80% renewable energy targets.

ESB's Networks Strategy Network for Net Zero which sets out ESB Networks' role in enabling the delivery of the Governments CAP 2023 and supports the decarbonization of the electricity system by 2040.

Recommendation 5

Reference to GRID25 in the SEA Environmental Report for the Draft LAP should be updated to Shaping Our Electricity Future 1.1.

Built Environment and Heating

CAP24 includes measures to support the electrification of heating by strengthening our existing Building Regulations and implementing an ambitious National Residential Retrofit Plans. Targets set are 45,000 existing dwellings using heat pumps by 2025 and 400,000 by 2030. National Residential Retrofit Plan commits the Government to retrofit 120,000 dwellings to B2 or cost optimal by 2025 and 500,000 by 2030.

Submission notes policy of the NWRA RSES and GCDP 2022- 2028 which states:

- Promote innovative new building design and retrofitting of existing buildings, both private properties and publicly owned, to improve building energy efficiency, energy conservation and the use of renewable energy sources following National Regulations and Policy.
- It is a Policy Objective of the Planning Authority to support the transition to a competitive, low carbon, climate resilient and environmentally sustainable economy by 2050, by way of reducing greenhouse gases, increasing renewable energy and improving energy efficiency.

Recommendation 6

Consider including policy to support the ambitions of the National Residential Retrofit Plan, in particular the development of the electrification of heating, having regard to the CAP24, GCDP and RSES.

Compact Growth and District Heating

Submission states that due regard should be given to the ambition of the NPF and RSES which requires the achievement of compact growth and explicitly recognises the potential for such compact growth to facilitate the development of low carbon district heating.

Examples include:

NPF: District Heating networks will be developed where technically feasible and cost effective, to assist in meeting renewable heat targets and reduce Ireland's GHG emissions.

RPO 4.20 Support and encourage the development of the bio-economy sector and facilitate its development for energy production, heat and storage distribution, in particular advocating Combined Heat and Power Units integrated into District Heating networks, in combination with Pyrogenic Carbon Capture and Storage (PyCCS) or Bio Energy Carbon capture and storage (BECCS) all to be done in collaboration with EPA and other regulators.

Recommendation 7

Recommends that LA examine the potential of district heating, including DH derived from waste heat, where available, technically feasible and cost effective and commit to carrying out a feasibility exercise and the use of heat mapping in support of same in the draft policies, having regard to the RSES, NPF and the National Heat Study. As such, policies in support of same are encouraged in the draft LAP.

Circular Economy and Waste

Submission includes Policy Objective WM 2 of the GCDP. Reference also to new Best Practice guidelines for the preparation of resource & waste management plans for construction & demolition projects EPA 2021. Purpose of these guidelines is to provide a practical approach to construction and demolition waste.

It is further stated that the implementation of this best practice is consistent with Government policy under the National Waste Management Plan for a Circular Economy 2024 – 2030 and the Circular Economy Programme 2021 2027.

Recommendation 8

Department recommends that the draft LAP includes objectives and or policies to support circular economy principles and includes reference to EPA's Best Practice Guidelines for the preparation of resource and waste management plans for construction & demolition projects 2021.

In this regard, it is advised that the LA consult with their Regional Waste Management Planning Office regarding development of the LAP particularly in relation to any policies which may preclude the continued use of existing waste management infrastructure or development of new waste management infrastructure.

Submission requests that the Council have regard to the targets set out in the SDGs. Particularly SDG 12 – Responsible Consumption and Production.

Telecommunications

Submission states that the facilitation and support of the development of telecommunications infrastructure is crucial to the development of the modern economy. In this regard, NSO 6 of the NDP states that high-quality, secure and reliable connectivity to global telecommunications networks is of significant strategic importance to the Irish State. In addition, Harnessing Digital – the Digital Ireland Framework (Dept of the Taoiseach 2022) recognises the importance of supporting 5G rollout across all populated areas of Ireland by 2030.

Department welcomes the policy of the Draft LAP which facilitates the sustainable delivery of a high capacity ICT infrastructure within the plan area (GSST 69).

Recommendation 9

That the Draft LAP includes further objectives and or policies to support and facilitate the development of telecommunications infrastructure in line with Government policy, including the rollout of 5G.

Air Quality

Department encourages the Local Authority to have regard to the Clean Air Strategy for Ireland, bearing in mind the impacts of measures adopted in the draft LAP on current and future air quality.

Air quality data is available on www.airquality.ie

This gives details of all monitoring stations currently in operation, along with real-time and historic data from each station.

Chief Executive's Response:

Submission noted.

The Galway County Development Plan makes reference to the Climate Action Plan and states that it is adhered to. In addition, Chapter 14 Climate Change, Energy and Renewable Resource supports the National Policy Position on Climate Action and Low Carbon Development as set out in the Strategic Context section of that chapter.

The Local Transport Plan supports the implementation of CAP24. In addition, as stated in the County Development Plan – Climate action policy objectives including mitigation and adaption policy objectives are outlined in each chapter.

Policy objective CC4 Local Authority Climate Action Plan sought to support the preparation of a Climate Action Plan for County Galway. This policy objective will be reviewed under the auspices of the CDP review.

Noted.

Noted.

The overarching County Development Plan contains a suite of policy objectives and supporting text which make reference to renewable energy targets. Policy Objective RE1 seeks to facilitate and support appropriate levels of renewable energy generation and ancillary facilities in the county to meet national, regional and county renewable energy targets to facilitate a reduction in CO2 emissions and the promotion of a low carbon economy.

Section 1.1 of the SEA ER will be updated to reflect this.

Noted.

Noted.

The Planning Authority supports the ambitions of the National Residential Retrofit plan through for example, policy objective CC2 of the County Development Plan which supports the transition to a competitive, low carbon climate resilient and environmentally sustainable economy by 2050, by way of reducing greenhouse gases, increasing renewable energy and improving energy efficiency.

Noted.

The local authority is fully committed to all forms of low carbon heating, including district heating as evidenced through Policy Objective CC2 listed above. In addition, the Garraun Urban Framework Plan recognises that there is potential to develop district heating infrastructure for Garraun that would further enhance its long term environmental credentials. This will be examined further across the County as resources permit.

Noted

Noted

Policy objective WM2 referenced in the Department's submission is contained within the CDP which applies to Gort and other areas.

Noted.

Noted.

Noted.

Noted

The Draft LAP and existing CDP contain sufficient policy objectives that support the development of telecommunications infrastructure.

Noted.

Chief Executive's Recommendation:

See updated SEA Environmental Report

Cllr. Donohue commented on Page 53 of the CE Report regarding renewable energy and onshore wind strategy and made reference to Derrybrien Windfarm. Mr. Hanrahan advised that they were unable to comment on same as there was ongoing legal issues in relation to same.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 24 – DEPARTMENT OF EDUCATION

Ms. Loughnane went through submission received from the Department of Education and read CE Response and Recommendation.

The submission notes that the Department made its submissions to the draft CDP regarding Gort on the basis of the potential population growth within the town and its environs between 2022 and 2031. the department notes the housing target of 460 for Gort as outlined in section 1.2.3. Allowing for the Census 2022 average per household figures of 2.81 identified for County Galway, the population could increase by c. 1,293 persons.

The submission confirms that there are three schools (2 primary and 1 post-primary) in Gort, and that it would be the Department's preference to expand these existing facilities (if possible) should there be a requirement for additional school places resulting from planned population increases. It also confirms that the school place demand based on the projected population can be accommodated through the respective planned expansions for Gort National School and Gort Community School.

The submission welcomes the inclusion of GSST 47 Pedestrian and Cycle Networks and GSST 48 Pedestrian Crossings, and supports the measures in the Draft LTP which seek to develop school zones near school entrances on R460/Tubber Road and on Ennis Road at Georges St junction to create a safer environment for walking and cycling.

The Department notes that it has to be mindful of potential unforeseen circumstances such as the Ukrainian crisis when assessing current and future capacity of schools, which can put pressure on school place provision, and confirms that the department will engage with the Council where the findings of an assessment require a review of existing or future school site provision within a specific location.

The Department welcomes the continued engagement with the Council regarding the development of both new and existing schools, as appropriate, and emphasises the critical importance of the ongoing work of the Council in ensuring sufficient land is zoned for this purpose.

Chief Executive's Response:

The Planning Authority welcome the submission from the Department of Education and will continue to engage and collaborate with the Department of Education as necessary.

Efforts will also continue to accommodate additional school places on existing campus sites in accordance with proper planning and sustainable development.

Chief Executives Recommendation

No Change.

The Chief Executive Recommendation was proposed by Cllr. Donohue, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 16 – DEPARTMENT OF TRANSPORT

Ms. Loughnane went through submission received from the Department of Transport and read CE Response and Recommendation.

The submission relates to the requirements relevant to accessible, integrated, and sustainable public transport which the Department of Transport (DoT) considers should be reflected in the proposals of the Gort Lap 2025-2031.

It is requested that the following policy documents would be referenced in the plan as follows:

- The “whole of Government” National Disability Inclusion Strategy (NDIS) 2017-2022;
- The United Nations Convention on the Rights of Persons with Disabilities (UNCRPD);
- To make public transport fully accessible to people with disabilities requires a ‘whole journey approach’. This refers to all elements that constitute a journey from the starting point to destination;
- The Sustainable Mobility Policy contains a number of specific actions and commitments underpinning this approach.

- The Design Manual for Urban Roads and Streets (DMURS) Interim Advice Note – Covid-19 Pandemic Response
- The Connecting Ireland Rural Mobility Plan (2022-2025) which is a major national public transport initiative with the aim of increasing public transport connectivity, particularly for people living outside the major cities and towns.

The submission highlights that the Climate Action Plan sets an ambitious target to shift 30% of the fleet to electric by 2030, with fleet electrification expected to provide the largest share of emission abatement in the short to medium term. Zero Emission Vehicles Ireland (ZEVI) published the EV Infrastructure Strategy 2022-2025 which sets a roadmap for the delivery of Ireland's EV charging infrastructure by 2025. The submission notes that all Local Authority County Development Plans and area plans should include for provision of EV infrastructure under these Plans.

The submission proposes that it would be useful to include reference to the need for EV infrastructure as appropriate under Section 1.7 Transportation Infrastructure and policy objectives GSST 44,45 or 46.

Chief Executive's Response:

Submission noted.

This NDIS Strategy is referenced in Chapter 6 Transport and Movement of the Galway County Development Plan 2022 – 2028.

The UNCRPD is referenced in Chapter 11 Community Development and Social Infrastructure of the Galway County Development Plan 2022 – 2028.

DMS1 (Applicable to All Development) of the GCDP refers to Universal Access and universal design is described as the design of an environment so that it can be accessed, understood and used to the greatest extent possible to all people regardless of their age, size, ability or disability.

The draft LAP and LTP would not hinder the aims and objectives of the Connecting Ireland Rural Mobility Plan which expires this year. See updated Appendix A of the LTP.

Section 6.5.2.3 of the CDP supports the provision of electric vehicles. It is further stated that the Plan supports the installation of charging points at appropriate locations throughout the County to enable the transition to electric vehicles to become more accessible.

In addition, policy objective EV1 Electric Vehicles Charging Infrastructure in the GCDP, seeks to support and facilitate the switch to Electric Vehicles through supporting the roll out of additional electrical charging points at appropriate locations within the County in association with all relevant agencies and stakeholders.

Chief Executive's Recommendation:

See updated Appendix A to LTP. This Draft LTP is Appendix C

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

Cllr. Finnerty remarked that infrastructure in relation to mobility was very important for the town of Gort and praised the work of Pat O'Brien in the local Gort community for this work on behalf of disabled persons and seeking such infrastructure. He praised the Brothers of Charity and noted the importance of their work in Gort.

GLW – C136- 18 – TII (TRANSPORT INFRASTRUCTURE IRELAND)

Mr. Corcoran went through submission received from Transport Infrastructure Ireland and read CE Response and Recommendation.

The submission acknowledges the significant work undertaken in preparing and publishing the LAP which has incorporated an LTP review into an integrated local sustainable planning and transport framework for Gort.

The Draft Local Area Plan area, the M18, national road, and associated junction are part of the strategic national road network, providing important regional and inter-regional linkages. Policies and objectives included in the Draft Local Area Plan are required, in accordance with the provisions of official policy outlined above, to maintain the strategic capacity and safety of the network of national roads.

The following observations have been made for the Council's consideration;

1. DEVELOPMENT STRATEGY AND NATIONAL ROADS

Regional Policy Objective 6.5/NPO74/NSO2

TII would welcome the Draft Plan incorporating an amendment to reflect the foregoing national objectives in Section 4.0 'Policy Objectives' which it is noted makes no reference to the M18, national road, and which can be summarised by the following two proposed objectives;

- to maintain the strategic function, capacity and safety of the national roads network, including planning for future capacity enhancements, in the local plan area, and
- to ensure that the existing transport networks in the local area plan area, which have been greatly enhanced, are maintained to a high level to ensure quality levels of service, safety, accessibility and connectivity to transport users.

2. LOCAL AREA PLAN/LOCAL TRANSPORT PLAN INTEGRATION

Regional Policy Objective 6.27 and 6.28/NPO 74/NSO 1 Compact Growth/NSO 4 Sustainable Mobility

The submission notes that the Local Transport Plan, like the Local Area Plan, does not include a specific objective with reference to safeguarding the function of the strategic national road network in the area. It is acknowledged that Section 4.2 of the LTP Outlines that an overarching aim in the development of all LTP transport measures is the need to safeguard the strategic function, capacity and safety of the existing national road network in the Plan area.

TII notes and welcomes that the LTP confirms in the footnote to Table 2-1 that where proposed measures do interact with the strategic road network, the application of the TII Publication ‘The Treatment of Transition Zones to Towns and Villages on National Roads’ (TII Publications DN-GEO-03084) will be applied in relation to design standards to national roads and national road junctions, as well as the DMURS.

The submission notes Measure WC16 in the LTP interfaces with the eastern roundabout at the M18/R458 junction. Having regard to the strategic national road function of the M18 and associated roundabout junctions it is critical that Local Transport Plan measures proceed complementary to safeguarding the strategic function and levels of safety on the national road and associated junctions for all road users. It is noted that access north to the R458 could be provided via the local access road that bypasses the roundabout junction without any requirement to interface with the roundabout junction.

- The submission requests the Council consider review of Measure WC16 of the LTP in the interests of safeguarding the strategic function of the national road network and in the interests of the safety of all road users.

3. MAINTAINING THE STRATEGIC CAPACITY AND SAFETY OF THE NATIONAL ROAD NETWORK

TII requests that the Council gives due consideration to reflecting the requirements of Section 3 of the DoECLG Spatial Planning and National Roads Guidelines in the Local Area Plan and Local Transport Plan prior to finalisation, in particular;

i. Traffic and Transport Assessment (TTA) and Road Safety

TII welcomes that the LAP includes an objective related to the requirements for TTA and RSA in Objective GSST 49.

ii. Signage

The TII issued the policy on the Provision of Tourist & Leisure Signage on National Roads (March 2011). The purpose of the document was to outline TII’s policy on the provision of tourist and leisure information signs on national primary and national secondary roads.

With respect to the Draft LAP, the Planning Authority is also referred to Section 3.8 of the DoECLG’s Spatial Planning and National Roads Guidelines which indicates a

requirement to control the proliferation of non- road traffic signage on and adjacent to national roads.

- It is requested that the provisions of the TII Policy and the DoECLG Guidelines are incorporated into the Draft Local Area Plan relating to signage impacting national roads.

iii. Safeguarding national road drainage regimes

TII would welcome consideration being given to including a new objective associated with safeguarding investment in the national road network relating to protection of national road drainage regimes.

- The submission requests consideration of a new objective included in the LAP outlining;

‘The capacity and efficiency of the national road network drainage regimes in Galway will be safeguarded for national road drainage purposes’

iv. Renewable Energy and Grid Connection

For all renewable energy developments requiring grid connection to the national grid, TII recommends that an assessment of all alternatives to grid connection routing should be assessed. It is considered inappropriate to utilise the national road as a grid connection route when alternatives are available

- It is requested that consideration be given to including an objective in the Local Area Plan, in relation to renewable energy and in relation to safeguarding the national road network, indicating that grid connection cable routing should seek to utilise available alternatives, as opposed to being placed along the strategic national road network contrary to the provisions of official policy except where such routing represents the ‘optimal solution’ in accordance with CAP24.

v. Noise

Official policy requires that development proposals identify and implement noise mitigation measures when introducing noise sensitive uses in the environs of existing and planned national roads, where such mitigation is warranted. The costs of implementing mitigation measures shall be borne by the developer, as the Authority will not be responsible for the provision of additional noise mitigation.

- It is requested that reference is made to the requirements of S.I. No. 140 of 2006 Environmental Noise Regulations in the Draft Local Area Plan.

vi. Other Matters

In relation to Greenway and Active Travel proposals, consultation with the Councils own internal project and/or design staff is recommended

Chief Executive’s Response:

A detailed submission has been received from the TII.

Noted.

Policy Objective NR1 Protection of Strategic Roads in the GCDP, seeks to protect the strategic transport function of national roads and associated national road junctions, including motorways through the implementation of the Spatial Planning and National Roads Guidelines for Planning Authorities DECLG 2012 and the Trans European Networks (TEN-T) Regulations.

In this regard Policy Objective NNR 2 Safeguard Regional and Local Roads seek to safeguard the carrying capacity and safety of the County's regional and local road network.

As outlined above, there are Policy Objectives contained in the GCDP which aim to support the function of the strategic road network.

Noted.

See updated Local Transport Plan Appendix C.

Noted. This has been considered in the preparation of Chapter 6 Transport and Movement of the GCDP and as such has been considered in the preparation of the Draft Gort LAP.

Noted.

Noted

Noted

DM standard 32 Controls of Signage along Public Roads of the GCDP 2022 – 2028 incorporates the provisions of the TII policy and the EOECLG Guidelines.

DMS 67 Sustainable Drainage Systems (SuDS) and Policy Objective WW7 Sustainable Drainage Systems of the GCDP 2022 – 2028 requires the use of SuDS measures to be incorporated into all new development. Furthermore, all development proposals shall be accompanied by a comprehensive SuDS assessment.

Noted.

Noted. It is considered that policy objective NR1 of the County Development Plan would be sufficient in this instance.

Chapter 7 Infrastructure, Utilities and Environmental Protection in the GCDP, includes reference to Environmental Noise Regulations. A Noise Action Plan has recently been prepared by the Local Authority.

The Local Authority are happy to continue engagement with the TII as necessary.

Chief Executive's Recommendation

See updated Local Transport Plan Appendix C.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 19 – NATIONAL TRANSPORT AUTHORITY

Mr. Corcoran went through submission received from National Transport Authority and read CE Response and Recommendation.

A comprehensive submission has been received from the NTA which includes a policy overview covering National Investment Framework for Transport in Ireland (NIFTI); National Sustainable Mobility Policy; Climate Action Plan 2024; National Planning Framework; and RSES. The submission made the following observations and recommendations which in the view of the NTA could serve to further strengthen the Draft Gort LAP.

Transport and Movement (Section 2.8)

The NTA sets out a number of recommendations including;

- It is requested that the Draft LTP Objectives be included in Section 2.8 of the LAP
- It is requested that the LAP explicitly list, the priority/short term transport measures from the LTP;
- It is requested that supporting measures identified in the Draft LTP be referenced in Section 2.8 of the LAP
- The statement relating to collaboration with the NTA in the preparation of the LAP should be removed.

Policy Objectives

GSST 4, 5, 6, 7, 8 & 9

The NTA supports proposed Objectives GSST 4-9 of the Draft Plan which provide for the sequential and compact development of Gort.

GSST 44-52 Transport Policy Objectives

The NTA notes and supports Draft Transport Policy Objectives 43 - 52 in the LAP which, it is considered, will contribute to achieving the broader Objectives of the Draft LTP.

The NTA requests the rewording of GSST 44 as per below;

‘Support the implementation of the Local Transport Plan as set out in ~~Section 3~~ **the accompanying LTP document**, in accordance with proper planning and sustainable development.

The NTA recommends that Priority/short term measures from the LTP should be included in the LAP as explicit objectives.

Draft Gort LTP

The NTA welcome the preparation and publication of the Draft Gort LTP, the NTA has made the following observations and recommendations for the Council’s consideration.

Town Centre

The NTA raises a number of concerns regarding ‘Market Square Draft Public Realm Proposals’ illustrated in Fig 6-3 in the LTP and suggests that there is an opportunity to further maximise the design to support sustainable travel in the town centre public realm.

The submission sets out several recommendations with regard to the town centre;

- It is requested that the LTP set out measures for the entire area including the town centre.
- It is requests that the LTP include networks by mode for the full plan area.
- Strengthen the integration between the public realm design proposals and the LTP
- The ‘Market Square Draft Public Realm Proposals ’as illustrated in Fig 6-3 should be re-examined and revised to demonstrate consistency with the Objectives of the LTP and the wider transport policy to support and prioritise sustainable modes and should be re-examined in this context.
- The draft proposed public realm area design appears to be car dominated with a significant quantum of car parking and circulation space. Further consideration should be given to this in the context of the modal hierarchy set out in NIFTI and there is an opportunity to maximise the design to support sustainable travel.
- Measures should be developed for the town centre that prioritise walking, cycling and public transport.
- The creation of off-street parking should facilitate a significant reduction in on-street parking with the reallocation of space to walking, cycling and public transport. The provision of an overall increase in town centre parking should be reassessed in the context of national and regional policy.
- Clarity is sought in relation to proposals for bus. The existing bus stops in in the town centre should be maintained and this should be reflected throughout the Draft LTP document.

Public Transport

The submission requests for the following recommendations to be considered with regard to public transport;

- Sections 6.3 'Public Transport' and any associated text/proposed measures in the Draft LTP should be re-examined and revised as appropriate in the context of the above and in consultation with the NTA.
- The existing bus stops and associated facilities in the town centre should be maintained and any relevant Figures and text in the LTP should be amended to reflect this (i.e. Fig 6.3).
- The submission request for the wording 'request stops' to be removed
- Consideration should be given to the provision of additional stops on the R458 north of the Loughrea Road and, in conjunction reconsider the proposed location of stops on the Ennis Road
- Consideration should be given to the need for turning facilities on the Ennis Road to support the extension of the R434.
- Consideration should be given to any potential areas for the future expansion of bus services in Gort.
- It is requested that LTP objective Public Transport Measure PTB01 should be replaced with the following: *'Work with the NTA, and other stakeholders as appropriate, to review bus stop locations and assess the need for bus infrastructure including turning facilities to support bus usage in Gort'*

Car Parking

The submission requests the development of a Parking Management Strategy, which would consider the quantum and cost of parking within the town in the longer term, is included as a measure within the LTP.

Implementation

The submission recommends that further detail should be provided in relation to proposed implementation timeframes (short, medium, longer term) for the proposed measures in the LTP.

Chief Executive's Response

The Draft LTP Policy Objectives are included in Section 4 of the written statement

These are listed in the LTP which form part of the Gort Local Area Plan

It is not considered necessary to replicate information set out in the LTP within the Written Statement.

It is proposed to amend Section 2.8 of the LTP. ~~The LTP has been prepared in collaboration with the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII).~~

Noted.

Revise wording of GSST 44 as per NTA submission. ~~Support the implementation of the Local Transport Plan as set out in Section 3 the accompanying LTP document, in accordance with proper planning and sustainable development.~~

The Planning Authority considers that Policy Objective GSST 44 supports the implementation of the LTP which is sufficient in this instance.

Noted.

See updated Figures 6-1 and 6-2 of the Draft LTP in Appendix C.

The town centre public realm enhancement scheme includes measures that will complement and co-ordinate with the LTP. These include:

- Wider Footpaths
- Cycle infrastructure
- Reduced town centre carparking
- Additional pedestrian crossing points
- New public open space

A Part 10 planning application for the town centre area of Gort is currently being prepared by the LA Regeneration Team. The proposal seeks to compliment the Draft LAP and LTP. It seeks to create a more Active Travel friendly environment.

Section 6.2.4 of the Draft LTP includes details pertaining to the proposed Gort River Walk and Queen Street to Ennis Road proposal. The Draft LTP advises that in line with the Gort TCF, the LTP proposes to support the walk by filtering traffic on Pound Road (WC15) and traffic calming and upgrading footpaths along Kinincha (WC27). In addition, Sections 1.2.5 Gort Town Centre First Plan and 2.8 Transport and Movement – Local Transport Plan are proposed to be amended to improve integration between the TCF Plan (including proposed public realm improvements) and the LTP. See Chief Executive's Response to See response to GLW-C136-101 Observation 1 and Recommendation 3.

See revised LTP Appendix C.

It is understood that within the public realm project area, there are 252 existing on street car parking spaces. In the proposal, there are 165 proposed on-street car parking spaces. This represents a loss of 87 on-street spaces. However, within the Barrack Street off-street car park and new off-street car park behind Lowry's Lane, there will be a total of 100 spaces. This represents a net gain of 13 spaces overall, or

a 5% increase. Additionally, 4 of these spaces are for RVs, which would be a new offer.

It is considered that the proposed scheme would rationalise on street car parking with the provision of new, public use off street car park. Removing some of the parking spaces can enhance pedestrian experience. This will support the revitalisation of the town centre.

See response to GLW-C136-101 Observation 1 and Recommendation 3.

See amended LTP Appendix C

Submission Noted.

See updated LTP Appendix C

See updated LTP at Appendix C.

Noted. See updated LTP at Appendix C.

See updated LTP at Appendix C.

Noted.

See updated LTP at Appendix C.

Noted. See updated LTP.

See updated LTP at Appendix C.

See updated LTP at Appendix C.

Chief Executive's Recommendation:

See Appendix C – Updated Local Transport Plan

It is proposed to amend Section 2.8 of the LTP. ~~The LTP has been prepared in collaboration with the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII).~~

Revise wording of GSST 44 as per NTA submission. Amend GSST 44 Local Transport Plan to **Support the implementation of the Local Transport Plan as set out in Section 3 the accompanying LTP document, in accordance with proper planning and sustainable development.**

See response to GLW-C136-101 Observation 1 and Recommendation 3.

In relation to number of parking spaces in Gort Town, Cllr. Maher commented on the number of spaces being lost as a result of Town Centre First proposals. In response Ms. Loughnane advised that as outlined by Mr. Hanrahan earlier in the meeting, the Council were in process of purchasing a tract of land and the majority of parking spaces were going in there. Cllr. Harney opined that taking out that many carpark

spaces out of Main Street was not good for business in the town. Ms. Loughnane advised that this was part of the Town Centre First Project which was a plan made by and for the local community and business leaders.

The Chief Executive's Recommendation was agreed, on the proposal of Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members

GLW – C136- 81– ELECTRICITY SUPPLY BOARD (ESB)

Mr. Corcoran went through submission received from the ESB and read CE Response and Recommendation.

Electricity Supply Board (ESB) is supportive of the updated Land Use Zoning, Public Utilities on the Substation at Glenbrack Road, Gort.

The submission requests an amendment to the wording of Policy Objective GSST 71 Electricity Supply as follows;

‘Support the provision of an adequate supply of electricity, through enhanced development of secure and reliable electricity transmission and distribution infrastructure, and gas to developments in the Plan Area, to the requirements of the relevant service provider.’

The submission notes that integrating elements from Policy Objective EG 1 Enhancement of Electricity Infrastructure outlined in Chapter 7, Section 7.7 from the Galway County Development Plan 2022-2028 would reinforce Policy Objective GSST 71 Electricity Supply.

The submission expressed support for Energy Objective GSST 70 Open Access Fibre Ducting and notes that early engagement at the design stage of key public infrastructure projects will provide ducting/underground cabling in the most economically efficient way and limit disruption in local services.

The submission also requests that the EU Energy Performance of Buildings and Directive standard be considered in the Gort LAP to increase the usage of Electrical vehicles.

The submission also supports GSST46 Sustainable Transportation but notes that the final plan should consider the EU Energy Performance of Buildings Directive standard.

Chief Executive's Response:

Noted

A suite of policy objectives relating to Electrical Infrastructure is set out in Chapter 7, Infrastructure, Utilities and Environmental Protection of the GCDP 2022-2028. Both the narrative and supporting Policy Objectives sufficiently cover the protection and

enhancement of Electrical Infrastructure. Furthermore, the wording of GSST 71 is considered to be sufficient in this instance.

Note that the policy objectives of the GCDP are applicable to the Gort LAP.

Noted.

Noted.

Policy objective EV 1 of the GCDP seeks to support and facilitate the switch to electric vehicles through supporting the roll out of additional electrical charging points. See proposed update to LTP. EV requirements proposed to be updated in Appendix 2 Policy Report. Section 6.5 of the Draft LTP.

Galway County Council will continue to engage and collaborate with ESB.

Chief Executive's Recommendation:

See updated LTP at Appendix C.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 1 – ENVIRONMENTAL PROTECTION AGENCY

Mr. Corcoran went through submission received from the Environmental Protection Agency and read CE Response and Recommendation.

The Environmental Protection Agency (EPA) raise several issues in their submission as follows:

EPA note that the guidance document '*SEA of Local Authority Land Use Plans – EPA Recommendations and Resources*' should be taken into account.

It is suggested that the Council should ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the NPF and the RSES. Recommendations below are suggested for incorporation into the Environmental Report of the Plan:

Content of the Environmental Report

Assessment of Alternatives

Describe the alternatives considered and how the selection and assessment of these has led to the selection of the preferred alternative. Assess the alternatives against the SE Objectives in the SEA ER.

Assessment of Environmental Effects

Assess and document the full range of likely significant environmental effects of implementing the plan, including the potential for cumulative effects in combination with other relevant plans/programmes and projects.

Mitigation Measures

Where you have identified the potential for likely significant effects, you should provide appropriate mitigation measures to avoid or minimise these. You should ensure that the plan includes clear commitments to implement the mitigation measures.

Monitoring

It is recommended that the Monitoring Programme should be flexible to take account of specific environmental issues and unforeseen adverse impacts should they arise. It is recommended that the possibility of cumulative effects should be considered and dealt with. In addition, it recommends that the monitoring of both positive and negative effects should be considered and dealt with. Monitoring programme should set out the various data sources, monitoring frequencies and responsibilities.

It is noted that if the monitoring identifies adverse impacts during the implementation of the Plan it should be ensured that suitable and effective remedial action is taken.

Submission references ‘Guidance on Strategic Environmental Assessment (SEA) related Monitoring’ available on the EPA website.

Ireland State of the Environment Report 2024

It is recommended that in implementing the Plan, the ‘*Ireland’s State of the Environment Report 2024*’ report should be considered and integrated as appropriate.

Future Amendments to the Plan

It is recommended that any future amendments to the Plan should be screened for likely significant effects, utilising the same method of assessment applied in the “environmental assessment” of the Plan.

SEA Statement - “Information on the Decision”

It is noted that once the Plan is adopted an SEA Statement should be prepared that summarises the following 4 no. points:

- How environmental considerations have been integrated in the Plan;
- How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan;
- The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and,
- The measures decided upon to monitor the significant environmental effects to any environmental effects of implementation of the Plan.

It is noted that a copy of the SEA Statement should accordingly then be sent to any environmental authority consulted during the SEA process.

Environmental Authorities

It is noted that under the SEA Regulations, the following bodies should be consulted:

- Environmental Protection Agency;
- Minister for Housing, Local Government and Heritage;
- Minister for Environment, Climate and Communications;
- Minister for Agriculture, Food and the Marine;
- Any adjoining Planning Authority whose area is contiguous to the area of a Planning Authority which prepared a draft plan, proposed variation or local area plan.

SEA of LA Land Use Plans – EPA Recommendations and Resources 2025 (Version 1.25)

Submission is accompanied by EPA recommendations and resources. It provides recommendations on the key environmental recommendations to consider in carrying out SEA on lands use plans including CDP's and LAP's. Environmental recommendations are provided which relate to Drinking Water; Waste Water; Water Framework Directive; Protection of Groundwater Resources; Water Framework Directive and Biodiversity; Flooding; Climate Change/Climatic Factors; Monitoring; Role of OPR with respect to Climate Change.

Other areas covered relate to: Air; Noise; Waste Management; Radon. Biodiversity; Energy Conservation and Renewable Energy; Landscape; Geology/Geomorphology; Human Health/Quality of Life; Transportation; Infrastructure Planning; EIA. Links are provided to environmental guidance/reports and spatial environmental resources

Chief Executive's Response:

A detailed submission has been received from the EPA.

Noted. This has been taken into consideration in preparing the Draft Gort Local Area Plan.

Cognisance has been taken of the NPF, RSES and Section 28 Guidelines in preparing the Draft Gort Local Area Plan.

Noted.

Noted.

Submission noted. Appropriate mitigation measures have been identified where necessary.

Submission noted regarding the monitoring programme.

The recommendations, key issues and challenges described in ‘*Ireland’s State of the Environment Report 2024*’ will be considered appropriately.

Noted.

Submission noted. Future amendments to the plan will be screened for likely significant effects as appropriate.

Noted.

Noted.

Noted.

Reference to integrated Traffic Management Plans has been included in section 6.5 and in Appendix C of the Draft LTP.

Chief Executive’s Recommendation:

See updated LTP at Appendix C (Appendix 2 Strategy Measures of LTP).

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Donohue and agreed by the Members.

GLW – C136- 66 - HERITAGE COUNCIL

Mr. Corcoran went through submission received from Heritage Council and read CE Response and Recommendation.

Detailed submission received from the Heritage Council pertaining to built and natural heritage. It welcomes the publication of the Draft Plan. Submission references relevant NSO and NPO’s of the NPF alongside Development Plan guidelines and the requirement to reflect these in the LAP. Submission references the 4th edition of the National Biodiversity Action Plan 2023-2030 and the need for it to be aligned and integrated into statutory land use plans.

Submission references Action 22 policies on supports for urban biodiversity and tree planting; 26 support nature based solutions for land use management and 37 integrate heritage considerations into urban and rural regeneration to ensure that built and natural heritage objectives underpin the planning and development process and inform the ‘TCF Policy Approach’ of the Heritage Ireland 2030.

Submission makes reference to PA guidelines on Architectural Heritage Protection and the OPR guidance on Archaeology in the Planning Process. Reference also made to RPO’s 5.13 – 5.17 of the RSES . Submission also makes reference to the GCDP with respect to Chapter 10 Natural Heritage, Biodiversity and Green Infrastructure and Chapter 12 Architectural, Archaeological and Cultural Heritage.

Submission recognises the importance of towns such as Gort and references HC supported projects in Gort including the Gort Town Hall Project. Submission

encourages GCC to ensure the full potential of the town is maximized so that Gort has a sustainable development trajectory.

Submission states that an overarching aim for each of the thematic policy areas in Section 2.0 should be inserted. A clear and specific objective in terms of housing, natural heritage etc is needed.

Submission states that there is a need to group policy objectives by theme. It is stated that the current listing is not conducive to easy navigation for development management purposes.

Insert key diagram of the town in the 'Profile of Gort' with the key planning environmental features illustrated.

Submission states that there is no contextual/baseline information on natural heritage, nor the benefits that biodiversity has both intrinsically and for people. Need to note designated sites and biodiversity features in the town itself including the Cannahowna/Gort River and its riparian zone and flood plain. Submission states that habitats should be illustrated in the maps for the town.

It is also recommended that the county's biodiversity and heritage officers be consulted to ensure that the key natural features are reflected in the LAP.

Submission states that greater context could be provided on the importance of archaeological and cultural heritage baselines. References that there are several monuments listed on the SMR in the town and well as ZAP.

Opportunity Sites

Submission states that there is a need to identify the environmental constraints that are in and around each opportunity area. It is recommended that all the heritage assets be identified in each opportunity site. Ecological constraints should also be detailed which will inform the development considerations for the site. Submission states some of the designations on the suggested opportunity sites should be included. It is suggested that each opportunity site map should have the zoning map legend.

Policy Objectives

GSST 3 Environmental Assessment

Clarification needed for policy objective GSST 3.

Submission commends policy objectives GSST 4, GSST 5 Opportunity Sites, GSST 8 Sequential Development and GSST 26 Active Land Management in Gort and it is stated that sites, in particular town centre sites and sites free of environmental and flooding constraints next to public transport infrastructure should be preferred.

GSST 7 Residential Infill Development

Submission states that policy objective GSST 7 Residential Infill Development appears to be overly restrictive. Submission calls for a greater degree of flexibility in this regard. Submission proposes revised wording for policy objective GSST 7 which it considers is more supportive.

GSST 11 Gort Inse Guarie TCF Plan; Policy GSST 44 Local Transport Plan

Submission states that the current policy is not sufficient. It is stated that the most pertinent elements of the TCF Plan should be drafted and integrated into the Draft LAP.

GSST 12 Shop Front Design

Submission commends and supports this policy.

GSST 22 The River Walk

Submission supports this policy objective. However it is stated that it should be expanded to all species and habitats, including all other protected species. Revised Policy Objective is suggested in this regard.

*“Protect and enhance walkways along the Cannahowna/Gort River including the Kinincha and Pound Road in a sustainable manner where possible. **Any proposals must have regard to the ecological potential of the area. Proposals that may have an impact on ecology should be accompanied by an Ecological Assessment which should include locally important habitats and protected species including** Regard should be had to the protection of Otters and Otter and their breeding and **resting** sites and resting places along the river walk”*

GSST 33 Public Spaces and Streets

It is suggested to amend this policy objective to include biodiversity features, tree planting and soft landscaping. Additional wording is suggested for Policy Objective GSST 33 to reflect this.

GSST 38 Design Statements

Submission welcomes the qualifying statement at the end of GSST 38 regarding flexibility of design and DM standards. Submission expresses concern that other planning considerations may be compromising more important strategic planning objectives such as vacancy and dereliction in the historic environment. Submission calls for quantitative DM standards not to be applied bluntly to heritage buildings, designated and non-designated. Relates to parking, privacy distances and amenity standards etc. Submission stated that the challenges associated with bringing heritage assets back to use may be considerable and a more hospitable planning environment is needed. Submission commends the recognition of the need for flexibility.

GSST 39 Architectural Heritage

Submission suggests additional text to the end of GSST 39 to include DM standards will be applied flexibly for protected structures and non-designated built heritage assets to encourage new uses to such buildings.

Submission supports policy objectives GSST 40 and GSST 41. Submission recommends that some description is given of what is meant by ‘areas of special

interest’ in GSST 40. Additional amendments to GSST 40 are also suggested to include wording to support the avoidance of demolition.

Submission supports policy objective **GSST 53 Climate Change**. Additional wording for this PO is suggested which relates to:

- Efficient use of greenfield land, whilst providing the mix of homes necessary and having densities and facilities that are conducive to public transport roll out and walking.
- Prefer sites that have poor ecological potential
- Existing brownfield sites and well located sites are preferred in a sequential approach to development.
- Reuse of existing building stock.

GSST 55 European Sites

Submission queries the necessity to include the detail on the requirements of Article 6 of the Habitats Directive set out in this PO.

Submission supports policy objectives **GSST 56 Trees, Parkland/Woodland and Hedgerows** and **GSST 57 Biodiversity and Ecological Networks**. With respect to GSST 56, submission suggests there should be a policy that identifies trees worthy of Tree Preservation Orders and that another bullet point should be included with GSST 56 which seeks to retain natural features as part of design proposals.

GSST 62 Protection of Waterbodies and Watercourses

Submission recommends that Inland Fisheries Guidance be included in the plan. Submission suggests removal of reference to coastal areas.

Schedule of Maps

Submission welcomes Map 2 on built and archaeological heritage. It calls for reference to it in section 2.5 of the written statement. Submission states that Natural Heritage is not fully represented in any of the maps. It is further stated that it should be possible to also illustrate the ecological importance of such areas. Submission makes reference to flooding, and natural habitats which should be allowed to replenish in these flood plains. It states that flood plains and their riparian zone should be the ‘low hanging fruit’ for ecological restoration measures. This land use is also likely to overlap generally with open space zoning. This, it is suggested could be alluded to elsewhere in the LAP and reflected in mapping.

In conclusion the Heritage Council strongly encourage Galway County Council to continue to acknowledge the primacy of Gort’s heritage resource. The built and natural heritage of the town should be the focus for guiding any future strategy. Submission recommends that this important heritage and character continues to guide a sustainable future development trajectory for the town and its environs.

Chief Executive’s Response:

Noted.

Noted.

Noted.

Noted. The Planning, Regeneration and Heritage sections all work in collaboration to ensure that towns like Gort realise their full potential.

The Strategic Aims of the Plan are set out in Section 1.1.1 of the Written Statement. There are a number of policy objectives in the Draft LAP and GCDP which relate to housing and natural heritage.

The draft policy objectives as set out in the written statement are considered appropriate.

The Draft LAP documents contain a suite of graphics and tables that are considered to be sufficient.

Policy Objective NHB 1 of the CDP seeks to protect and where possible enhance the natural heritage sites designated under EU and National legislation. This PO also seeks to support the protection, conservation and enhancement of natural heritage and biodiversity. The Council's Open Data Portal contains a range of maps for public viewing, which include designated sites.

Noted.

Noted.

It is considered that the established format of the opportunity sites are in keeping with the wider zoning plan. Any site designations or constraints can be found through further investigation.

Noted

The planning authority consider that policy objective GSST 7 pertaining to residential infill development has been appropriately formulated.

The Draft Local Area Plan supports the aspirations of the TCF Plan. This is demonstrated through policy objective GSST 11.

Noted.

The wording of policy objective GSST 22 pertaining to the river walk is considered appropriate. The CDP contained high level policy objectives relating to ecology.

GSST 33 is considered to be appropriately worded. Additional policy objectives are set out within the CDP which relate to biodiversity.

Noted.

The Planning Authority will continue to engage and support, where possible the reuse of heritage buildings.

Noted. However, this additional wording would not be appropriate.

Noted.

Noted. The additional wording proposed is not considered to be necessary given the suite of policy objectives in the existing CDP.

Noted.

In this regard, the planning authority has considered the contents of Tree Preservation – Guidelines for Planning Authorities. Retention of natural features such as hedgerows, trees are considered on a case by case basis through the DM process.

Noted.

Noted.

Noted. The Planning Authority will continue to recognise the heritage resource of Gort and other towns. The PA will continue to engage with the Heritage Council in this regard.

Chief Executive's Recommendation:

No Change.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Donohue and agreed by the Members.

COUNCILLORS & TD'S

GLW – C136- 99 – CLLR GERALDINE DONOHUE

Mr. Corcoran went through submission received from Cllr. Donohue and read CE Response and Recommendation.

Submission makes reference to Specific Local Objective SLO No. 1. Reference GSST 28 Housing for Older Persons. Housing for People with Special Needs – submission states that there is a demand in Gort for people to Right size – Downsize – this is also in line with Housing for All.

SLO No. 2

To encourage the development of vacant and derelict buildings

SLO No. 3

To ensure that new design is in keeping with the character, scale and heritage of Gort.

SLO No. 4

To ensure that new residential development will comprise of a choice of high quality new homes with a mix of dwelling types, sizes and tenures.

SLO No. 5

To manage future transport demands for the town and support the need for better connectivity.

SLO No. 6

To increase the provision of public open space and green infrastructure which is known to improve the health and wellbeing of those living and working in the area.

SLO No. 7

Ennis Road – Bus Stop Shelter – that the Council collaborate with the NTA and TII for the installation of a covered bus shelter on the Ennis Road Gort as there is significant demand for same.

SLO No. 8

Active Travel Measures – Footpaths – Gort – Loughrea Road – enhance the existing footpath and put in place public lighting.

SLO No. 9

Approve Active Travel loop walks within the town.

SLO No. 10

Provide for a range of typologies, including houses, apartments, own door units and housing suitable for older persons and people with disability.

Planning

Promote universal design in all proposals for community facilities and publicly accessible buildings and spaces in order to ensure that all buildings and associated public realm can be utilised to the greatest extent possible by all people, regardless of age, ability or disability. In this regard, proposed development should have regard to the provisions of 'Building for Everyone'.

Prioritise the building of the Civic Amenity for Gort Town.

Gort Bio-Gas

Submission states that the proposed Gort Biogas plant has caused many years of upset, stress and concern to the people of Gort and hinterland and is not compatible with the tremendous environmental work that has taken place with the Gort River Walk and various enhancements. Such a development by reason of its excessive scale, bulk and massing would be out of character with the pattern of development in the vicinity.

Chief Executive's Response

Submission noted.

In this respect, Policy Objective CGR 8 of the County Development Plan seeks to encourage and support a range of appropriate uses in town and village centres that will assist in the regeneration and reuse of vacant and under-utilised buildings and land and will re-energise the town and village centres, subject to a high standard of development being achieved

Noted. Policy Objective PM 10 Design Quality requires that new buildings are of exceptional architectural quality and are fit for their intended use or function, durable in terms of design and construction, respectful of setting and the environment and to require that the overall development is of high quality, with a well- considered public realm.

Policy Objective UL 3 of the CDP promotes a mix of house types and sizes that appeal to all sectors of the community and contribute to a healthy neighbourhood.

Noted. This will continue to be carried out in collaboration with the Active Travel Team and other key stakeholders such as the NTA.

Noted. Open space standards will be continued to be adhered to as per the Development Management Standards of the CDP. Note that Policy Objective CC10 Green Infrastructure seeks to promote the benefit of open spaces and implement the integration of green infrastructure/networks into new development and regeneration proposals in order to mitigate and adapt to climate change.

Noted.

Noted.

Noted.

DM standard 2 of the CDP requires all residential schemes to ensure an appropriate mix of housing typologies and units sizes to support the provision of a variety of household types and tenures. In addition Policy Objective GSST 28 of the Draft LAP seeks to facilitate housing for older persons, people with disabilities and people with special needs in accordance with proper planning and sustainable development.

Noted. Policy Objective GSST 13 seeks to promote Universal Design to ensure that all individuals have access to goods, services and buildings to assist them to participate and contribute to all aspects of a vibrant life in Gort.

Noted. Specific projects requiring planning permission will be assessed on a case by case basis through the DM process.

Noted.

Chief Executive's Recommendation

No Change

The Chief Executive Recommendation was proposed by Cllr. Donohue, seconded by Cllr. Maher and agreed by the Members.

IT WAS AGREED BY MEMBERS TO DEFER CLLR. FINNERTY'S MOTION – GLW-C136 – 118 UNTIL LATER IN MEETING.

MEETING BROKE FOR LUNCH UNTIL 1.35 P.M.

IT WAS AGREED BY MEMBERS TO DEAL WITH SUBMISSIONS RELATING TO TRANSPORTATION & MOVEMENT – LOCAL TRANSPORT PLAN NEXT AS IT ALSO FEEDS INTO GORT RIVER WALK DEVELOPMENT GROUP SUBMISSIONS

TRANSPORTATION & MOVEMENT – LOCAL TRANSPORT PLAN

GLW – C136- 2 – MICHAEL WALSH

Ms. Loughnane went through submission received from Michael Walsh and read CE Response and Recommendation.

The submission welcomes the Draft Gort LAP and LTP.

The submission outlines support for the proposals listed in the Draft Gort LTP, specifically those related to active travel and traffic calming measures in particular:

- Town Centre Public Realm Improvements and Associated Active Travel Proposals;
- Gort River Walk and Queen Street to Ennis Road Proposal (WC12, WC19, WC27, WC45), and;
- R460 and Glenbrack Road (WC13, WC21, WC43).

It is suggested for traffic calming measures:

- A 30km/h zone in town centre and zebra crossings with lights instead of traffic lights

in Market Square;

- Speed warning, road narrowing and cycle lane instead of speed bumps for the noise and damage caused to vehicles.

The submission supports regeneration measures in the Draft LAP and encourages the development of infill sites for housing and Opportunity Site 1 for community and recreation use.

It is also noted that some land zoned Residential Infill or Residential Phase 2 are sequentially closer to the town centre than some zoned Residential Phase 1.

Chief Executive's Response

Submission Noted.

The Planning Authority note that measures SM-02 of the Draft Gort LTP seeks to introduce a slow zone (30km/h) on town centre streets.

Noted

The Planning Authority note that Residential Phase 1 land has been examined, and zoned accordingly having regard to several factors in addition to sequential development including connections to infrastructure and access to existing and planned services.

Chief Executive's Recommendation

No Change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 3 – CLARA BLODAU

Ms. Loughnane went through submission received from Clara Blodau and read CE Response and Recommendation.

The submission raised issues regarding the lack of cycle infrastructure within Gort, particularly to the Gort Community School. The submission notes that the roads are unsuitable for cyclists and raises safety concerns.

The submission references a petition in support of new cycleways in Gort, however this was not included in the submission. The submission lists other interested parties that have an interest in the development of new cycleways including Gort Cycle Trails, Burren Lowlands, Gort River Walk, Burren Nature Sanctuary, Forgeworks, Gort Biogas Concern Group, and Coole Park

The submission requests for cycle route improvements to be made along the following roads to enhance access to the Gort Community School;

- Scariff Road
- Ennis Road
- Loughrea Road

Chief Executive's Response

Submission noted.

Noted.

The Planning Authority submit that the Draft LTP for Gort includes a number of measures that seek to deliver cycle paths/tracks on the Loughrea Road and the Ennis Road referenced in the submission, including WC16, WC26 and WC50. It is noted that the Scarriff Road (R461) is located outside of the boundary of the Local Area Plan.

Chief Executive's Recommendation

No Change

Cllr. Kinane advised Meeting that this submission was from a Transition Year Student in Gort and had agreed to receiving a deputation from her for next Municipal Meeting.

Ms. Loughnane advised that a lot of what was raised in submission had been addressed or been included in LTP. She suggested that the Members could direct them to the many measures (Long, Medium & Short) in the LTP and it could be suggested that they examine LTP document.

Regarding the cycleway request, Cllr. Finnerty stated the Members had to be realistic on what could be achieved and stated that it was totally dependent on the Greenway going ahead.

Ms. Loughnane advised that there was a map in the LTP in Appendix C which could be referenced at Municipal Meeting. In response to suggestion from Cllr. Donohue, Ms. Loughnane advised an A3 map could be furnished to her, but such a map could not be issued before its public display as it would be in breach of the process. She advised that they could comment on the map at the public consultation stage.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 8 – JACINTA LEECH

Ms. Loughnane went through submission received from Jacinta Leech and read CE Response and Recommendation.

submission request for a request bus stop along Ennis Road. Submission highlights the multi residential units in local area and that bus users have to walk to the square (20 minutes at least) even though buses travel that 20-minute route.

This is also an issue for elderly who it is stated are hampered from using public transport without a long walk for most to access bus routes to hospital appointments etc.

Chief Executive's Response

The Draft Gort Local Transport Plan 2025-2031 highlights improvements in alignment with the National Transport Authority's Connecting Ireland Strategy. This strategy includes the proposed relocation of bus stops within the town Centre, with potential locations of 'requested stops' illustrated in Figure 6-12: Proposed additional bus stops (p.72).

In addition, The Local Transport Plan outlines several proposed public transport measures, including Option Ref. PTB01, which focuses on additional bus stops. It states that The Local Authority will collaborate with the NTA and Bus Eireann to establish additional bus stops in safe locations on Ennis Road and Crowe Street.

Chief Executive's Recommendation

No change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Donohue and agreed by the Members.

GLW – C136- 10 – BERNIE COEN

Ms. Loughnane went through submission received from Bernie Coen and read CE Response and Recommendation.

The submission requests that the bus stop is not changed or moved from its current location as many pensioners depend on it for transport. The submission also requests that a second bus stop is provided.

Chief Executive's Response

Submission noted. The Draft LTP for Gort seeks to increase the number of bus stops in Gort with additional stops to the north-east and south-west of the town centre. The proposed stops are illustrated in Figure 6-12 in the Draft LTP. It is noted that the Draft LTP does not propose any changes to the existing bus stop location in Market Square

Chief Executive's Recommendation

No Change.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 11 – AGATA PRINII

Ms. Loughnane went through submission received from Agata Prinii and read CE Response and Recommendation.

The submission relates to traffic calming measures near Gort National School on the Tubber Road. The submission highlights safety issues for children walking to school due to the lack of traffic calming measures along the Tubber Road, including no

marked crossroad, the car park entrance to the school has no footpath and the closest traffic lights are on Church Street. The submission also sets out that there is limited signage pointing to the Gort National School from the town centre.

The submission proposes a virtual speeding ramp road marking, coloured sign pole covers on the existing school sign and adding a school banner on the nearby lamp post in accordance with Safe Routes to School Design Guide Version 1.2. The submission notes that the planning permission for the new school building under reference 22/1185, proposes new footpaths, a zebra crossing, with some road realignment works along the Tubber Road, however, suggests that the above road safety measures should be implemented as a temporary solution until the new school building development is completed.

Chief Executive's Response

Submission noted.

The Draft Gort LTP 2025-2031 highlights that improvements are required to create a safer environment for walking and cycling near the school entrances on R460/Tubber Road under section 6.2. 6Gort Boys NS and Gaelscoil na Bhfilí (p67). The Strategy proposes several measures to create a safer walking environment along the Tubber Road, including WC35 which recommends traffic calming along Tubber Road from Church Street to Gort Boys National School, and WC36 which proposes a School Zone at entrance to School.

Chief Executive's Recommendation

No Change

In relation to LTP, Cllr. Finnerty queried if that document could be used for seeking funding going forward. He noted that some of the points raised in submission were valid and noted that the danger of the roads, particularly regarding schoolchildren, were of major concern for the members of the public in Gort. Ms. Loughnane advised that LTP contained short/medium/long term measures and will be used to garner funding going forward from NTA. In relation to safety issues at school, she noted that planning permission was granted in 2022 and that there was good work done regarding the new entrance. She stated that they had a good working relationship with Department of Education and would ask for an update regarding a potential timeframe for completion of new school and would advise Members on any update received.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 12 – GABRIELLA FENNESSY

Ms. Loughnane went through submission received from Gabriella Fennessy and read CE Response and Recommendation.

The submission requests for Slipper Street to be pedestrianised with limited access to home/business owners on the street. The submission suggests that this will complement the Gort Town Centre First Plan and enhance the Conservation Management Plan for the Cavalry Stables and Barracks. The submission also notes that elimination of traffic on the street will protect the remaining old stone walls.

Chief Executive's Response

Submission noted. Pedestrianisation of streets would be considered by the Council's Infrastructure and Operations Team.

The Draft Gort LAP 2025-2031 recognises the importance of a safe walking environment and it is a Strategic Aim of the Plan to "*Actively encourage sustainable mobility, including walking and cycling*", this is supported by policy objective GSST 47 Pedestrian and Cycle Network which seeks to "*Facilitate the improvement of the pedestrian and cycling environment and network so that it is safe and accessible to all*".

Chief Executive's Recommendation

No Change

Cllr. Finnerty remarked that the request was not feasible, as if the barracks needed to be evacuated the submission proposal would prevent this. Ms. Loughnane advised that when the proposal would go through the planning process, questions such as this would be considered at that stage.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 20 – GORT RESOURCE CENTRE CLG

Ms. Loughnane went through submission received from Gort Resource Centre CLG and read CE Response and Recommendation.

The submission notes that the Gort Resource Centre is a registered charity and outlines that it operates a FOODCLOUD project. This entails a food van delivering food to us from the Oranmore FOODCLOUD Hub on a weekly basis. The users of the charity that are in need of food support collect their food parcels from the drop in /reception premises every Wednesday.

- The submission requests to change the disability parking area across the road from the church to a loading bay and suggests an alternative disability parking area down Queen Street along the side of the Church.
- The submission also raises safety concerns regarding the speed of cars along Georges Street and suggests that slow ramps could be put in place to reduce traffic speed.
- The submission raises concerns regarding the capacity of the existing recycling facilities on the Kinincha Road.

The submission notes that the bus stop on the Ennis Road is essential for the elderly in the area and requests a hop-on hop-off bus service for the town. It also requests for additional bus and train services from Gort to Galway to be put in place.

Chief Executive's Response

Submission noted.

The GCDP 2022-2028 sets out the parking standards for the county, DM Standard 31: Parking Standards sets out that disabled and mobility impaired parking “*should be located in the most convenient locations for ease of uses.*” The Planning Authority note that car parking provisions would be considered on a case-by-case basis through the Development Management process.

Submission noted. The LTP and TCF plans include proposals that seek to reduce reliance on the private car and promote a safe active travel environment in Gort.

The Planning Authority note that planning permission was granted in 2021 for a new civic amenity/recycling centre by An Bord Pleanála under planning reference ABP-310203-21.

The Draft Gort LTP seeks to increase the number of bus stops in Gort with additional stops to the north-east and south-west of the town centre. The proposed stops are illustrated in Figure 6-12 in the Draft LTP.

Chief Executive's Recommendation

No change

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Finnerty and agreed by the Members.

GLW – C136- 21 – ELS WOODS

Ms. Loughnane went through submission received from Els Woods and read CE Response and Recommendation.

This submission provides support for the submission by the Gort Resource Centre (GLW-C136-20).

The submission also reiterates the safety concerns regarding traffic situations noted in the submission. The submission suggests that double line parking should be at least twice the current length all over the country and that a maximum speed limit of 30km/hr could improve safety.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-20

The Planning Authority note that the Draft Gort LTP include measure SM-02 Slow Zones which supports the introduction of 30kph on town centre streets and on

residential streets in the Study Area and anticipates that this will be undertaken in line with the current national speed limit review.

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-20

No Change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 31 – RENEE BRENNAN

Ms. Loughnane went through submission received from Renee Brennan and read CE Response and Recommendation.

The submission includes two queries relating to pedestrian safety in Gort;

1. What safety measures will be in place for the new Gort national school regarding children crossing the busy road
2. The submission highlights safety concerns at the pedestrian crossing on the Loughrea road and queries if traffic lights would be a more suitable option?

Chief Executive's Response

Submission noted.

The Draft Gort LTP 2025-2031 highlights that improvements are required to create a safer environment for walking and cycling near the school entrances on R460/Tubber Road under section 6.2. 6 Gort Boys NS and Gaelscoil na Bhfilí (p67). The Strategy proposes several measures to create a safer walking environment along the Tubber Road, including WC35 which recommends traffic calming along Tubber Road from Church Street to Gort Boys National School, and WC36 which proposes a School Zone at entrance to School.

The LTP supports the delivery of a safe walking environment along the Loughrea Road. Under **6.2.9 Loughrea Road** of the LTP it states *"It is proposed that as development occurs, the road boundary is widened along Loughrea Road to create either a shared use walking and cycle path or footpaths and segregated cycle tracks linking to George's Street"* and this is supported by measure WC26 in the LTP.

Chief Executive's Recommendation

No Change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 32 – GORT CYCLE TRAILS (KATLEEN BONJEAN)

Ms. Loughnane went through submission received from Gort Cycle Trails and read CE Response and Recommendation.

It was agreed by the Members that the section of submission in relation to Gort Eco Park & Amenity Hub would be dealt with when dealing with submissions on Gort River Walk.

The submission wishes to support the inclusion of the ‘Gort Landfill Site and adjoining sites’ as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort’s natural environment.

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

The contents of the webpage was appended to submission GLW-C136-26 in the document “South Galway Vision –Gort Eco Park & Amenity Hub” and is summarised thereunder.

The submission also wishes to support the recommendations outlined in a WordPress website entitled Gort River Walk LAP Observations which was linked in the submission. The submission particularly supports the proposals relating to, additional amenity linkages, dedicated Galway-Athlone Cycleway linkage, support of an amenity network and protection from negatively impactful developments. A Screenshot of the website (<https://gortriverwalk.wordpress.com/gort-river-walk-lap-observations/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix B of this Report.

The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

Additionally the submission makes reference to the submission that Gort Cycle Trails to the National Cycle Network. The submission notes that Gort is a major connection point for cyclists both short and long distance cyclists. The submission sets out a number of suggestions for improvement of the wider cycle network;

- Cycling needs to be enabled and facilitated rather than encouraged

The submission highlights that providing cycling infrastructure can enable pupils and teachers to cycle to school. It notes that local roads are designed for cars and other road users are not part of the design.

- Gort-Loughrea R380 It is requested to consider upgrading the Gort to Loughrea road for cyclists
- Gort & Athlone to Galway Cycleway (Greenway) & Eurovelo2) The submission request for cycle provisions to be put in place for Gort/Kinvara/Ballinderreen, Kilcolgan/Clarínbridge. The submission includes an extract of text from the expired Gort LAP 3013-2018 (as extended) which seeks to promote Gort as a mini hub for walking and cycling in South Galway.
- Coole Park

The submission outlines that there is no cycle infrastructure to get to Coole Park and people have to drive to get there

The submission concludes by stating Gort Cycle Trails would be happy to work with Galway Co Co. and the NTA when future drafts of this plan are being developed.

Chief Executive's Response

See Chief Executive's Response for GLW-C136-26

- The adopted CDP contains a suite of policy objectives to encourage the development of active travel measures such as cyclings. The development of Green Infrastructure in appropriate locations is also supported in the CDO which further enables cyclists.
- Noted. The LTP proposes school zones and additional cycling infrastructure in the town of Gort.
- The Gort-Loughrea Road has been identified as a Quietway in the Draft LTP which is identified as a measure to be implemented in the short term. WC 26 of the Draft LTP states that a cycle track is proposed here as an interurban route in the Galway County Transportation Planning Study; cycle tracks to be built out connecting to George's Street as land is developed, which would be subject to further consent.
- See amended Draft LTP at Appendix C with respect to Gort Town. The public realm improvement scheme proposed under the TCF plan proposes some cycle infrastructure which is subject to further assessment and consideration through the Development Management process.
- The Athlone to Galway Cycleway Preferred Route passes just north of Gort and links to Coole Park.
- Noted.

Chief Executive's Recommendation

- *See Chief Executive's Recommendation for GLW-C136-26*
- No Change

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 61 – GERALDINE CUNNINGHAM

Ms. Loughnane went through submission received from Geraldine Cunningham and read CE Response and Recommendation.

The submission raises concerns regarding trees in the Town, citing that during a recent storm fallen trees had a significant effect on residents including power outages. It also raises safety concerns when leaves fall off trees and create slippery walking surfaces. The submission requests for no more trees to be sown on the pavements in the town.

The submission also highlights road safety concerns on the Tubber Road at the Entrance to the Gort NS and suggests that parents of children should not be using Ballyhugh Estate as they are pulling out in front of R460 car users.

The submission also requests for parking not to be taken away from the Square in the Town Centre.

Chief Executive's Response

The Planning Authority highlight that the Draft LAP supports the protection of trees and biodiversity under GSST 56 Trees, Parkland/Woodland and Hedgerows and GSST 57 Biodiversity & Ecological Networks.

The Draft Gort LTP 2025-2031 highlights that improvements are required to create a safer environment for walking and cycling near the school entrances on R460/Tubber Road under section 6.2. 6Gort Boys NS and Gaelscoil na Bhfilí (p67). The Strategy proposes several measures to create a safer walking environment along the Tubber Road, including WC35 which recommends traffic calming along Tubber Road from Church Street to Gort Boys National School, and WC36 which proposes a School Zone at entrance to School.

The Planning Authority note that there are no policy objectives in the Draft Gort LAP that seek to reduce car parking in the Town Square. It should be highlighted that the Draft Gort LTP references the Gort Town Centre Public Realm Enhancement Project Proposals in Section 2.3.4, this project seeks to reconfigure the car parking in the Town Centre, however this will be considered under the Development Management Process.

Chief Executive's Recommendation

No Change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 67 – FRANCIS FARRELL

Ms. Loughnane went through submission received from Francis Farrell and read CE Response and Recommendation.

The submission relates to active travel considerations along the Ennis Road. The submission raises a number of concerns regarding pedestrian safety along the Ennis Road due to the speed of traffic. The submission notes that there are proposed traffic calming and footpath upgrades included in the Draft LTP however these are unspecified. The submission makes a number of traffic calming suggestions that could be accommodated on the Ennis Road, including, scope for a cycleway and a reduced speed limit. The submission requests for the following measures to be incorporated on the Ennis Road;

1. Reduction of speed limit to 30km/h
2. Road narrowing measures at the edge of town before Slieve Carran estate.
3. A raised traffic calming junction at the Rindfin Road Junction
4. A raised traffic calming junction at the entrance to the community school from Ennis Road with pedestrian crossing
5. Potentially an unsegregated or stepped cycle lane both north and south. The road including paths currently has a width of 11.5m to 12m, so it is unlikely to have space for a segregated cycle lane.

The submission also expresses support for the proposal of pedestrian access to town and the new pedestrian bridges. It also suggests that that traffic calming could be provided in some of the housing estates where there is an existing 30kmh speed limit.

Chief Executive's Response

Submission noted.

The Draft LTP for Gort includes a number of traffic calming measures to encourage active travel along the Ennis Road, these include;

- WC20 - which seeks to provide a 'school zone' on the Ennis Road for Gort Community School and Gaelscoil na bhFilí. A School Zone comprises "front of school works to prioritise safe pedestrian and cycle access to the school, improving school visibility through signposting & placemaking, reducing vehicle congestion and preventing illegal parking in the area"(page 60 Draft LTP).
- WC41 - Traffic calming and widening of footpaths between Ennis Road and Rinn Dúin
- WC50 - Traffic calming and footpath upgrades along Ennis Road.

The Draft Gort LAP 2025-2031 supports the implementation of the measures outlined in the Draft Gort LTP under policy objective GSST 44 Local Transport Plan. It should be highlighted that any project specific traffic calming proposals along the Ennis Road will be considered on a case-by-case basis under the Development Management Process.

Chief Executive's Recommendation

No Change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 72 – BRIAN AND MARGARET HONAN

Ms. Loughnane went through submission received from Brian and Margaret Honan and read CE Response and Recommendation.

The submission raises concerns that they cannot make an observation on the new Pedestrian Bridge and entrance from River Walk to Barrack St as the aerial photographs and maps are unclear. The submission requests that a detailed plan of the Pedestrian Bridge must be provided before development can progress as they do not know how the development will affect their premises.

Chief Executive's Response

Submission noted. The planning authority highlight that specific projects such as the delivery of a pedestrian bridge would be subject to the Development Management process which would be considered on a case-by-case basis having regard to the Local Area Plan, GCDP 2022-2028 and Regional and National policies. Submissions or observations can be made in this regard also.

Chief Executive's Recommendation

No Change.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 74 – BRYAN BRENNAN

Ms. Loughnane went through submission received from Bryan Brennan and read CE Response and Recommendation.

The submission raises concerns regarding pedestrian safety on the Tubber Road and sets out that a pedestrian crossing is required along the road to cater for the children attending the school. The submission notes that the development of the new school which has been approved will greatly increase the number of children attending school the Tubber Road site as junior to 2nd class children will also be attending the school and this group need the most support when crossing a busy road.

Chief Executive's Response

The Draft Gort LTP 2025-2031 highlights that improvements are required to create a safer environment for walking and cycling near the school entrances on R460/Tubber Road under section 6.2.6 Gort Boys NS and Gaelscoil na Bhfilí (p67). The Strategy proposes several measures to create a safer walking environment along the Tubber Road, including WC35 which recommends traffic calming along Tubber Road from Church Street to Gort Boys National School, and WC36 which proposes a School Zone at the entrance to the School.

Chief Executive's Recommendation

No Change

The Chief Executive Recommendation was proposed by Cllr. Killilea, seconded by Cllr. Finnerty and agreed by the Members.

GLW – C136- 80 – Els Woods (E. VAN HOUT)

Ms. Loughnane went through submission received from Els Woods and read CE Response and Recommendation.

The submission raises several issues with regard to the Draft Gort LTP, including;

- It is proposed that there should be more public bike stands near community facilities in the town. The submission considers that the current bike stands located in the town centre are not easy to notice.
- More public transport services. The submission requests additional bus services every half hour between Galway and Gort /Ennis. It considers that this would be more beneficial compared to an additional service that comes from Cork. It also requests more bus services earlier in the morning and later in the evening with double-deckers during rush hours.
- The submission raises concerns of potential traffic safety hazards through the town centre if the proposed biogas plant goes ahead, and considers that the development proposed under plan reference 20/2010 should be considered a threat under the Gort LTP SWOT analysis.
- The submission suggests that car users should actively be directed onto the Glenbrack road after exiting the M18 when travelling towards the Tubber side of the town, so as to alleviate traffic in Crowe Street, The Square and Church Street
- Quiet walking and cycleways should restrict access to electric bikes and scooters to allow for the safety of buggy's, strollers, wheelchairs, mobility scooter users and pedestrians.
- The submission suggests that Irish Rail should allow folded up bikes to be taken on the train free of charge to make public transport more attractive to commuters. It also considers that an efficient low cost bike rental scheme at main railway stations like Galway, Ennis and Limerick, should be in place so that commuters can cycle rental bikes to work, instead of waiting for a bus to continue the journey to work.
- To encourage commuters to reduce the use of their private cars a car parking site near the M18 roundabout should be utilised for Carpooling and bike racks for commuters.
- Improvement should be made to roads, crossings and footpaths in the town to make them suitable for stroller, wheelchair, mobility scooter users and pedestrians.

Chief Executive's Response

- Submission noted.
- The Planning Authority note that measure SM-C1 in the Draft LTP supports the development and implementation of a Gort Cycle Parking Strategy. It is

intended that this will provide a range of bicycle parking options in the town including short-stay, longer stay and ebike/escooter parking.

- Measures PTRB01 “Rail and Bus Services towards Limerick” and PTRB02 “Rail and Bus Services towards Galway” in the Draft Gort LTP seek to support the NTA and Irish Rail “to increase service frequency, with particular focus on earlier and later services to expand pattern of trips served”.
- While the Planning Authority understand the concerns relating to traffic hazards from proposed developments, such concerns would be considered on a case-by-case basis under the Development Management Process.
- The Draft Gort LTP recognises that the Glenbrack Road “acts as a bypass to the town centre for traffic travelling between Tubber Road and the M18/R458” (page 67). As it is a residential road the Draft LTP also proposes traffic calming along the road under measure WC 43.
- The GCDP 2022-2028 recognises that E-bikes and E-Scooters are “a more sustainable low carbon option to the conventional private motor vehicle” and supports a modal shift towards more sustainable modes of transport under policy objective PT 1 Sustainable Modes of Transport. Restricting the use of such vehicles along the active travel network is not considered to be justified.
- The Planning Authority note that allowing bicycles on trains would be the responsibility of Irish Rail, and would not fall under the scope of a Local Area Plan. It is noted the Transport Infrastructure Ireland operates TFI Bikes which is a bike rental scheme in the cities of Limerick, Cork, Galway and Waterford.
- In the interest of promoting a modal shift towards sustainable transport in line with GCDP objective PT 1 Sustainable Modes of Transport, the planning authority consider that emphasis should be placed on enhancing the public transport and active travel network, to encourage a shift away from private car usage.
- The Draft Gort LTP includes a number of measures which support footpath upgrades in the town including; WC01, WC14, WC16, WC17, WC21 and WC43.

Chief Executive’s Recommendation

No Change

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Donohue and agreed by the Members.

GLW – C136- 85 – FLOR BURKE

Ms. Loughnane went through submission received from Flor Burke and read CE Response and Recommendation.

The submission references a discussion at the public consultation in Gort. The submission makes the suggestion to stop large tourist buses from using the Kilcolgan to Kinvara road to ease the traffic, and to encourage buses to stop in Gort Town. The submission considers this should allow a smaller fleet of mini buses to transport tourist

from the Gort Hub. It highlights that there is an opportunity to create a space for the downsizing of a large section of our tourist transportation in the mid- west of Ireland.

The submission highlights a number of features of the surrounding area that may encourage visitors take time to appreciate life and all the elements that support that.

Chief Executive's Response

The Planning Authority note the submission, and that Policy Objective 21 supports appropriate tourism opportunities in the town of Gort, however the use of private buses for tourism purposes do fall under the remit of a Local Area Plan.

Chief Executive's Recommendation

No Change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 110 – RIVER WALK RESIDENTS COMMITTEE

Ms. Loughnane went through submission received from River Walk Residents Committee and read CE Response and Recommendation.

The submission states that the residents committee for River Walk estate disagree with the plan for a cycle and walk way route through the estate. The submission notes that the estate is managed privately and that the propose thruway would add litter and noise to the estate.

Chief Executive's Response

Submission noted.

The Planning Authority note that any measures proposed under the Draft Gort LTP would be considered on a case-by-case basis under the Development Management Process.

Chief Executive's Recommendation

No change.

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Finnerty and agreed by the Members.

GLW – C136- 113 – ORCHARD SERVICES – BOCSI CLG TERESA MANNION

Ms. Loughnane went through submission received from Orchard Services and read CE Response and Recommendation.

The submission raises a number of concerns that have been raised by people availing of the services from Brothers of Charity Services Ireland (BOCSI). This includes challenges on gaining access to local shops, banks and businesses which makes it harder to live independently.

The submission makes a request for a bus parking bus to be assigned to BOCSI along Queen Street, as it would benefit people supported and staff to gain access to the building in a safer manner. It notes that currently cars illegally park alongside the entrance and blocking access for staff and people who utilise the day service which supports people with mobility issues.

Chief Executive's Response

Submission noted

The planning Authority recognises that there is a need to support universal design to ensure areas are accessible for people with disabilities. This is supported under policy objective PDU 1 Universal Design Approach and PDU 2 Recognised Special Needs in the GCDP 2022-2028.

The Planning Authority note that the provision of a bus parking space would be considered on a case-by-case basis through the Development Management process. Parking Standards are set out under DM Standard 31 in the GCDP 2022-2028.

Chief Executive's Recommendation

No change.

The Chief Executive Recommendation was proposed by Cllr. Donohue, seconded by Cllr. Finnerty and agreed by the Members.

IT WAS AGREED TO GO BACK TO SUBMISSIONS ON COMMUNITY FACILITIES – GORT RIVER WALK – COMMENCING ON PAGE 94 OF CE REPORT – PAGE 139

Ms. Loughnane advised that a significant volume of the submissions were similar and had been grouped together for consideration by the Members.

COMMUNITY FACILITIES – GORT RIVER WALK SUBMISSIONS

SEE LIST BELOW OF GROUPING OF SUBMISSIONS IN SUPPORT OF GORT RIVER WALK

**GLW-C136-26; GLW-C136-25; GLW-C136-27; GLW-C136-29; GLW-C136-34;
GLW-C136-35; GLW-C136-36; GLW-C136-37; GLW-C136-38; GLW-C136-39;**

**GLW-C136-40; GLW-C136-41; GLW-C136-44; GLW-C136-48; GLW-C136-49;
GLW-C136-50; GLW-C136-51; GLW-C136-52; GLW-C136-53; GLW-C136-54;
GLW-C136-55; GLW-C136-56; GLW-C136-57; GLW-C136-58; GLW-C136-59;
GLW-C136-60; GLW-C136-62; GLW-C136-63; GLW-C136-68; GLW-C136-77;
GLW-C136-78; GLW-C136-79; GLW-C136-82; GLW-C136-83; GLW-C136-84;
GLW-C136-91; GLW-C136-92; GLW-C136-93; GLW-C136-103; GLW-C136-108;
GLW-C136-114; GLW-C136-120; GLW-C136-121;**

Cllr. Finnerty wished to acknowledge the tremendous amount of work and effort which had been put into the submission from the local community. He questioned whether one single submission with a signed petition would have been potentially a better idea. Regarding the cycleway around the town, he stated that a lot of the proposals were dependant on whether the Greenway was approved or not. He noted that the submission requested an eco-park at the old dump site and queried whether zoning the old dump site as Commercial/Mixed Use would allow for such a development. He also queried about suitability of building a hostel at this location.

Mr. Corcoran brought up Zoning Map on screen and Cllr. Finnerty identified the lands in question. Ms. Loughnane advised that the land is zoned Open Space and was in a flood zone for the most part. She advised that a zoning of anything other than open space would significantly constrain development there, noting further that a hostel, as had been suggested as an example by Cllr. Finnerty, would never be developed there. She stated that an eco-park would be a legitimate idea for development of such land given its current zoning, noting that the open space zoning would even be complementary towards such a development. She outlined that while there was one tract of land zoned as Open Space near a Commercially zoned site, the reason being is that it doesn't flood, nor does it have adequate access. She further advised that using a Town Centre zoning would only serve to detract from the town centre itself, as well as compelling the OPR to roll back such a zoning change due to lack of development constraint on the land that such a zoning would allow.

Cllr. Finnerty queried if submission authors would be receiving a formal response from the Council regarding their submission. In response, Ms. Loughnane advised that the Minutes would be the only formal mechanism available to the submission authors and can be relayed back to those involved.

Cllr. Harney suggested that benches, paths etc. could be put on green area that doesn't flood and enquired whether an outdoor exercise area would be suitable at this location. In response, Ms. Loughnane advised that such a development would be suitable for that area as similarly other recreational activities would be suitable for the space. Cllr. Harney commented that the community would be getting everything they asked for, save the commercial element. Ms. Loughnane again advised that the commercial element requested with Town Centre zonings would only detract from the actual town centre, not to mention the contradiction with the Town Centre First Plan.

Cllr. Donohue queried if land use matrix table could be published with the Minutes as it would be very helpful for people in understanding the meaning and significance of zonings. Ms. Loughnane advised that they could reference matrix and advise where it is in Draft Local Area Plan. Cllr. Finnerty commented that it may come across that

the submission authors were getting nothing from process, after initial reading of CE's Report and reiterated his view that perhaps a single submission with multiple signatures would have been a better strategy for them. Ms. Loughnane explained that many people who made submissions had not read the entire suite of documents which were on public display alongside the Local Area Plan, as many of the requests from the various submissions were included in the Plan documents already. She advised that requests for the eco-park, as an example, were not possible to satisfy within this process.

GLW – C136- 26 – Gort River Walk Development Group (David Murray)

A comprehensive submission received which has been split into two parts. These are two documents that are attached to this submission.

1. Observations on Gort Draft LAP 2025-2031
2. South Galway Vision –Gort Eco Park & Amenity Hub

1. Observations on the Draft Gort LAP 2025-2031

The observations highlighted in the submission are detailed under the following points.

- The proposal of an Eco Park and amenity hub that aligns with remediation of the old Gort Landfill site.
- Dedicated Galway-Athlone Cycleway Linkage
- Additional Amenity Linkage
- More explicit support for Amenity Network development
- Protection from negatively impactful developments close to the town/river walk
 - The proposal of an Eco Park and amenity hub that aligns with remediation of the old Gort Landfill site.
 - The site subject to the submission is currently zoned Open Space/ Recreation & Amenity in the Draft Gort LAP 2025-2031, the submission requests for the lands to be rezoned Community & Mixed-Use to support the delivery of a Gort Eco Park and Amenity Hub Project, as detailed and designed by the Gort River Walk Community Group.
 - Dedicated Galway-Athlone Cycleway Linkage
 - The submission outlines concerns with regard to cycleway proposals in the Draft Gort LTP, including;
 - The changing of the 'quiet' Gort River Walk to a busy cyclist-dominated

cycleway.

- The misalignment of Galway to Athlone cycleway policy of a segregated road for cyclists.
- The lack of direct connection between the cycleway and Barrack St (WC10).

The submission requests that the following changes are made to the LTP;

- Include a WC option similar to WC15 of a direct and segregated link between the cycleway and Gort Town Centre/Cycle hub/Station.
 - Modify WC10 route thorough old Gort Landfill and connect to WC15/new WC.
- o Additional Amenity Linkage

The submission considers that the Ennis Road lacks a dedicated connection to the wider active travel network, and requests for the following recommendations to be considered;

- Ensure GSST 45 in the LAP explicitly includes new active travel links for the Ennis Road area.
 - Outline a new WC network to develop a direct pedestrian and cycle path from Ennis Road to the wider amenity network.
- o More explicit support for Amenity Network development

The submission raises concerns regarding the lack in land provision for open spaces, recreation, and community facilities in the Gort LAP, and sets a number of requests to address this issue;

- Establish a Clear Land Provision Strategy
- Strengthen GSST 19 to Include Proactive Land Provision
- Develop an Amenity Network Strategy
- Remove Barriers for Community-Led Initiatives to ensure that land access issues are addressed at the planning level
- Enable Funding and Strategic Planning for Amenity Networks
- Include a new objective
- *GSST 19(A)–Land Provision for Open Space, Recreation, and Community Facilities*

The Council will proactively identify, secure, and acquire lands (through purchase, lease, or wayleave agreements) for the development of open space, recreation, and community facilities, ensuring permanent public access and long-term sustainability of the amenity network in Gort.

- o Protection of Existing Heritage

The submission request for the ACA to be extended to include the Cavalry Barracks and Gort Moat.

- Protection from negatively impactful developments close to the town and river walk

The submission considers that the provisions of the Draft Gort LAP 2025-2031 does not adequately shield the river and surrounding amenities from potential impacts of large industrial developments (e.g., Biogas plants). This submission requests for the following changes to be made to objectives in the Gort LAP;

- Revised wording of GSST 9,10–replace “vitality and viability” with “*vitality, viability and sustainability*”
- New objective - *GSST 22-Protection of Gort River & Amenity Spaces - This plan will protect key amenity sites, including the Gort River Walk and prohibit the development of large-scale industrial facilities that can have an adverse impact on these facilities. This plan will ensure that any development within or adjacent to the Gort River Walk, Gort River, or associated floodplains is assessed for its environmental impact, recreational value, and compatibility with biodiversity objectives*
- Revised Wording of GSST 18 Industrial - Promote the sustainable development of **small scale** industrial and industrial related uses, including manufacturing, processing of materials, warehousing and distribution on suitable lands, with adequate services and facilities and a high level of access to the major road networks and public transport facilities. (**Bold is new wording**)
- Inclusion of new wording under GSST 46 - **For significant development along the R458 restricted regional road, the restrictions should include assessment of ‘essential needs’ against the Gort Town Centre First Plan, the referenced Needs and Justification report and the Gort LAP.**

2. South Galway Vision – Gort Eco Park & Amenity Hub

The submission includes a comprehensive document outlining a Gort Eco Park & Amenity Hub project concept, detailed and designed by the Gort River Walk Development Group. The lands subject to the submission are currently zoned Open Space/ Recreation & Amenity in the Draft Gort LAP 2025-2031.

The submission considers that an Eco Park & Amenity Hub will support;

- Rehabilitation of the Gort Landfill.
- Additional amenities in proximity to Gort River Walk
- Direct link to Galway-Athlone Cycleway
- Sports/Recreational facilities

Municipal District of Loughrea Meeting – 6th May 2025

- Cycle /hub with bike hire, bicycle repair, showers, storage amenities
- Biodiversity and greening
- Heritage Enhancement and preservation of Flowervale House
- Accessible connections
- Remote working hub in proximity to Gort Station

The Key Aspects of the suggested Ecopark project are illustrated in the diagram below, as included at page 4 of the submission:



The key features of the project include:

- Cycle Hub & Facilities
- Greenway & Connectivity
- Community & Recreational Spaces
- Sustainable Accommodation & Remote Working
- Heritage, Cultural & Environmental Features
- Strategic Transport Integration

The submission includes a justification section which presents reasoning on how the community group proposed Ecopark project aligns with national regional and local policy.

- It considers that the project aligns with Themes 1-9 in the Gort TCF Plan
- GCDP 2022- 2028 – identifies Gort as a SST and it is stated that it supports cycling and greenway infrastructure as part of Galway's sustainable transport network
- Northern & Western Regional Spatial and Economic Strategy (RSES) - Emphasises compact growth, improved mobility, and climate resilience

The document considers that the community group proposed Eco park project would have many benefits for the Town including;

- Sustainable Tourism & Economic Growth – through Boosting Local Business & Employment and Enhancing Gort's Role as a Cycling Destination
- Climate Change Resilience & Sustainable Mobility – through Promoting Low-Carbon Travel, Green Energy & Low-Impact Infrastructure and Transforming a Former Landfill into Green Space
- Biodiversity & Environmental Enhancement – through Strengthening Local Ecosystems and Enhancing the Gort River Walk & Community Spaces
- Cultural & Heritage Promotion – through Restoring Flowervale House as a Heritage & Community Hub and Leveraging Nearby Attractions
- Community Well-Being & Recreation – through Providing Inclusive Recreational Spaces and Encouraging Social Interaction

The submission sets out a number of funding opportunities which could support the project concept, including;

- Urban & Rural Regeneration Funds
- Environmental & Circular Economy Grants
- EU & Climate Action Funds
- Greenway & Tourism-Related Funds

The submission sets out the following considerations for the LAP;

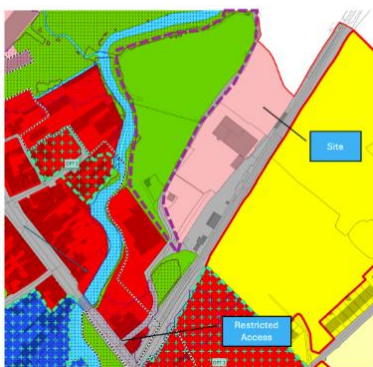
- There is a missed opportunity to identify Opportunity Sites for Amenity focused development.
- The LAP and LTP fail to demonstrate how pedestrian and cycling networks will integrate seamlessly with the town centre
- The LAP does not adequately integrate the Local Transport Plan (LTP) objectives.
- The LAP does not include a fully integrated cycle network or a cycle-friendly transport hub. There is no cycleway linking the town centre to the proposed Galway-Athlone-Dublin Cycleway
- The LAP does not leverage Gort Railway Station's potential to support rail-cycle tourism.
- The LAP designates the landfill site as "Amenity" but does not outline how this space could be transformed into a functional public asset.
- The LAP does not specify what types of facilities will be provided in the amenity zone in the landfill
- There is no vision for community engagement, such as outdoor classrooms,

biodiversity gardens, or wellness spaces.

- The zoning of all land (landfill site and land north of Aldi) is too restrictive for the community group suggested Gort Ecopark and Amenity Hub

The submission sets out the following recommendations for the draft LAP;

- Include the site subject to the submission as 'Opportunity Site 5'
- Rezone the land north of Aldi from Open Space/Recreation & Amenity to Community Facilities or Town Centre
- Outline a dedicated cycle path from the Galway-Athlone-Dublin Cycleway into the town centre
- Enhance rail-cycle integration, making Gort a key stop for slow tourism
- Include LTP Objectives under Section 2.8 of LAP
- Include objectives for restoration of Flowervale into an interpretive centre, café, with ancillary community meeting rooms.
- Include objective which supports Cycle hub, accommodation, remote working, storage facilities to create vibrant Amenity Hub
- Update GSST 19 to support land provision
- The submission references the site illustrated below (page 17 of the submission) and notes that it is subject to planning enforcement. The submission suggests that the site could be used for amenity and requests for it to be rezoned from Commercial/Mixed Use to Open Space / Recreation and Amenity, it also requests that the lands are designated as a constrained land use



The submission concludes by reiterating the request for the site to be identified as Opportunity Site 5 in the LAP.

Chief Executive's Response

The Planning Authority acknowledge the initiative taken by the community group in respect of the detail and design of an eco park and amenity hub for Gort, however it

should be highlighted at this juncture that any project specific proposals would be considered on a case-by-case basis through the Development Management process. The response to the submission is therefore limited to considering the overarching land use and plan-based issues which can be addressed through the Local Area Plan process, as set out in the relevant guidance and legislation.

For clarity, the CE response will consider the submission under the following headings:

- Land Use Zoning and Opportunity Sites and Development Management and Enforcement Procedures
- Active Travel
- Heritage
- Environmental and Biodiversity
- Funding and Land Activation
- Land Use Zoning and Opportunity Sites and Development Management and Enforcement Procedures

The submission relates to 2 separate land parcel zoning requests:

1. Rezone lands proposed to be zoned Open Space/Recreation & Amenity in the Draft LAP to Community Facilities and Town Centre/mixed use.

2. Rezone lands proposed to be zoned Commercial Mixed Use in the Draft LAP to Open Space.

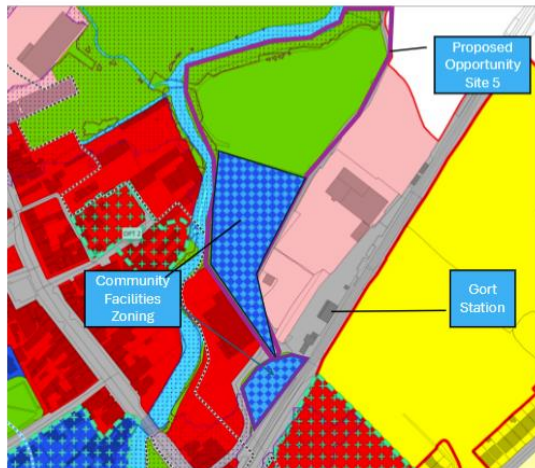
The zonings set out in the Draft LAP are considered to be appropriate in this instance.

It is noted that the Gort River Walk transverses the subject lands.

The Draft Gort LAP supports the sustainable management and use of amenity lands under policy objective GSST 19 Open Space, Recreation and Amenity and seeks to protect and enhance the River Walk, a specific policy objective GSST 22 The River Walk is included in this respect.

The Local Authority have duly considered the identification of 4 no. deliverable opportunity sites within the lifetime of the Draft LAP Draft Plan and are of the opinion that the lands subject to this submission would not warrant designation as an opportunity site at this time as result of the site constraints and overarching local planning policy objectives.

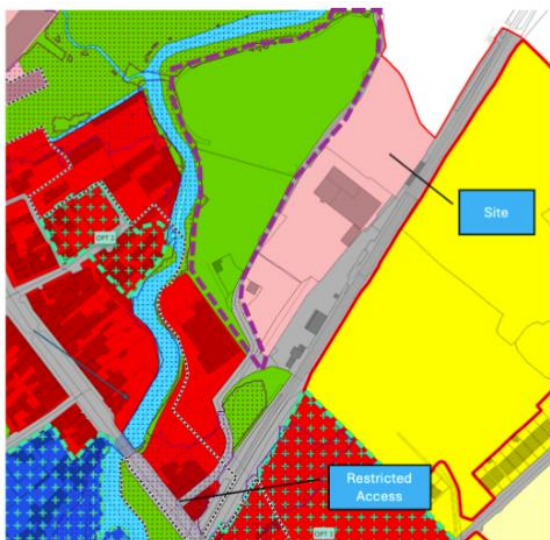
The Planning Authority consider that the proposed Open Space/ Recreation & amenity zoning in the Draft Gort LAP is appropriate in this location having regard to the receiving contextual environment, limited accessibility and the proper planning and sustainable development of the settlement. The Planning Authority consider the subject site to contribute to the green infrastructure network within the settlement creating a green corridor along the river. It is envisaged that this natural feature is a significant community asset to the town, which has the opportunity to deliver a range of recreational spaces for the community while also protecting the biodiversity and wider environment.



(source: Extract from submission page 16)

1. The submission requests lands proposed to be zoned Commercial Mixed Use in the Draft LAP be changed to Open Space/Recreation and Amenity/Community Facility.

The Planning Authority considers the proposed zoning of in the Draft LAP is appropriate in this instance with open space zoning set out in the Draft LAP to the west of the Commercial/Mixed use site (see below).



- Active Travel

Galway County Council welcome and actively encourage sustainable modes of travel, the Draft LTP sets out a clear strategy to facilitate improvements to the active travel network in Gort and is supported by policy objectives in the Draft Gort LAP.

The Planning Authority considers that WC15 proposed in the Draft LTP appropriately links the settlement of Gort with a future connection to the Galway – Athlone Cycleway. WC15 is proposed as a quietway which is defined in the Draft LTP as *‘a low-trafficked street (typically <2,000 Annual Average Daily Traffic (AADT)) and low-speeds meaning cyclists can safely share the carriageway.’*

The planning authority notes that WC10 will provide a direct active travel route from Barrack St to Station Road, and furthermore provides connections to the wider cycling network such as the future Galway to Athlone Cycleway via the quietway proposed under WC15.

The Planning Authority note that WC10 adjoins the lands previously utilised as a landfill which has a direct connection to WC15. The proposed WC10 route would provide for the most efficient connection to Barracks Street and the wider town centre and it is therefore considered that a deviation from the route shown would not be in the interests of the proper planning and sustainable development of this aspect of the plan. In addition, the Draft LTP recognises the opportunities for cycle tourism in the town and is supported by WC15 in this regard.

Figure 1-2: Active Travel Measures Map of the Draft LTP– central Gort area identifies a network of active travel routes that provide valuable links to key locations within the settlement including the town centre and train station. The Planning Authority highlight that where feasible, fully segregated cycle facilities are proposed to improve safety for cyclists. Where segregation is not possible given space constraints, particularly within the town centre, measures have been proposed to provide a safe, low speed, traffic calmed environment for sections of cycle trips which must be made on-road. The Draft LTP includes a number of specific measures which support sustainable active travel from/to Ennis Road including WC19, WC20, WC 41, WC50.

The Planning Authority consider that the measures outlined in the Draft LTP are supported in the Draft LAP through Policy Objective GSST 44 Local Transport Plan.

- Heritage

Appendix 7: Architectural Conservation Areas in the Galway County Development Plan 2022 -2028 has identified the Gort ACA in accordance with Section 81 of the Planning and Development Act 2000 (as amended). The Planning Authority note that the Draft Gort LAP is required to be consistent with the contents of the Architectural Conservation Area as defined in Appendix 7 Architectural Conservation Areas in the GCDP 2022-2028.

- Environmental and Biodiversity

The planning authority are supportive of developments with the principles of environment, biodiversity, and climate change at the forefront. The Draft LAP contains a suite of policy objectives that will work together to support the strategic aim to ‘Protect and enhance the heritage and character of Gort, including the natural assets, environment, built heritage, public realm, local character, and amenity for the benefit of current and future generations’. These policy objectives include GSST 3, GSST 35, GSST 53, GSST 54, GSST 55, GSST 56, GSST 57, GSST58,

GSST 59, GSST 60, GSST 61, GSST 62, GSST 63, GSST 64, GSST 65, GSST 66, GSST 67 and GSST 68.

- **Funding and Land Activation**

By ensuring good policy alignment with EU, national, and regional policy this plan can drive investment that is targeted towards identified priorities and leverage funding and partnership opportunities at a local level.

The Planning Authority highlight the following policy objectives contained in the overarching Galway County Development Plan 2022 – 2028 in respect of funding CC 7 Climate Action Fund and PM 2 Regeneration.

The Planning Authority welcome community-led initiatives by voluntary and community groups as supported by policy objective SCI5 of the Galway County Development Plan 2022.

The Planning Authority note the request for the inclusion of a policy objective 'GSST 19A' however having regard to existing provisions in the legislation and national, regional and local planning policy its inclusion is not considered to be justified.

Chief Executive's Recommendation

No Change

GLW – C136- 25 - Dianne Kirk

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision: Gort Eco Park & Amenity Hub which was linked in the submission.

<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>

The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

A Screenshot of the website was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

The contents of the webpage was attached to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

Chief Executive's Response

See Chief Executives Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executives Recommendation to GLW-C136-26

GLW – C136- 27 - Gabrielle Bolster

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision: Gort Eco Park & Amenity Hub which was linked in the submission.

The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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The contents of the webpage was attached to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

Chief Executive's Response

See Chief Executives Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executives Recommendation to GLW-C136-26

GLW – C136- 29 - Nadin Reichel

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision: Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

A Screenshot of the website

(<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

The contents of the webpage was appended to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 34 - Sheena Monaghan

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision: Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

The contents of the webpage was appended to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

The submission also wishes to support the recommendations outlined in a WordPress website entitled Gort River Walk LAP Observations which was linked in the submission. A Screenshot of the website (<https://gortriverwalk.wordpress.com/gort-river-walk-lap-observations/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix B of this Report.

The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

It is noted that the contents of the webpages are appended to the submission.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 35 - Jillian O'Halloran

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision: Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community,

recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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The contents of the webpage was appended to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 36 - Anna Stuart

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

The contents of the webpage was appended to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

The submission also wishes to support the recommendations outlined in a WordPress website entitled Gort River Walk LAP Observations which was linked in the submission. The submission particularly supports the proposals relating to, additional amenity linkages, dedicated Galway-Athlone Cycleway linkage, more support of Amenity network development, and protection from negatively impactful developments. A Screenshot of the website (<https://gortriverwalk.wordpress.com/gort-river-walk-lap-observations/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and

time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix B of this Report.

The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 37 - Sara Jane Kingston

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 38 - Patricia Farrell

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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A Screenshot of the website (<https://gortriverwalk.wordpress.com/gort-river-walk-lap-observations/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix B of this Report.

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Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 39 - Marguerite Earls

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide

a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

The contents of the webpage was appended to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 40 - Karen O'Neill – O'Neill Holiday Homes

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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The submission also wishes to support the recommendations outlined in a WordPress website entitled Gort River Walk LAP Observations which was linked in the submission. The submission particularly supports the proposals relating to, additional amenity linkages, dedicated Galway-Athlone Cycleway linkage, more support of Amenity network development, and protection from negatively impactful developments.

A Screenshot of the website (<https://gortriverwalk.wordpress.com/gort-river-walk-lap-observations/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix B of this Report.

The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 41 - John Pio

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission.

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

The contents of the webpage was appended to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 44 - Aileen Walsh

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

Chief Executive’s Response

See Chief Executive’s Response to GLW-C136-26

Chief Executive’s Recommendation

See Chief Executive’s Recommendation to GLW-C136-26

GLW – C136- 48 - Tom Donnellan

The submission wishes to support the inclusion of the ‘Gort Landfill Site and adjoining sites’ as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort’s natural environment.

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The contents of the webpage was appended to submission GLW-C136-26 in the document “South Galway Vision –Gort Eco Park & Amenity Hub” and is summarised thereunder.

Chief Executive’s Response

See Chief Executive’s Response to GLW-C136-26

Chief Executive’s Recommendation

See Chief Executive’s Recommendation to GLW-C136-26

GLW – C136- 49 - Barbara McMullan

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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The contents of the webpage was appended to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 50 - Els Woods (E. Van Hout)

The submission wishes to support the recommendations outlined in a document entitled Observations on Gort Draft LAP 2025 – 2031 which was attached to the submission. The contents of the document was appended to submission GLW-C136-26 and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 51 - Carol Arcos Derreen

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision: Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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Chief Executive’s Response

See Chief Executive’s Response to GLW-C136-26

Chief Executive’s Recommendation

See Chief Executive’s Recommendation to GLW-C136-26

GLW – C136- 52 - St Colman’s Basketball Club (Sinead Burke Secretary)

The submission wishes to support the inclusion of the ‘Gort Landfill Site and adjoining sites’ as an opportunity site as outlined in a WordPress website entitled Vision: Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort’s natural environment.

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The contents of the webpage was appended to submission GLW-C136-26 in the document “South Galway Vision –Gort Eco Park & Amenity Hub” and is summarised thereunder

The submission highlights that outdoor basketball courts would be welcomed as the only outdoor basketball courts in the town are on private school grounds.

Chief Executive’s Response

See Chief Executive’s Response to GLW-C136-26

Noted.

Chief Executive’s Recommendation

See Chief Executive’s Recommendation to GLW-136-26

GLW – C136- 53 - Els Woods (E. Van Hout)

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision: Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 54 - James T Fahy

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision: Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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The contents of the webpage was appended to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

The submission notes that the local boxing club is looking for a permanent site and the proposed cycle hub could also be utilised by the boxing club.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Noted.

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 55 - Therese Mulligan

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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The contents of the webpage was appended to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

The submission also wishes to support the recommendations outlined in a WordPress website entitled Gort River Walk LAP Observations which was linked in the submission. The submission particularly supports the proposals relating to, additional amenity linkages, dedicated Galway-Athlone Cycleway linkage, more support of Amenity network development, and protection from negatively impactful developments. A Screenshot of the website (<https://gortriverwalk.wordpress.com/gort-river-walk-lap-observations/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix B of this Report.

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Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 56 - Mairead McKnight

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 57 - Mairead McKnight

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

It is noted that the two documents referenced in the webpages are also attached to the submission.

Chief Executive’s Response

See Chief Executive’s Response to GLW-C136-26

Chief Executive’s Recommendation

See Chief Executive’s Recommendation to GLW-C136-26

GLW – C136- 58 - MARIE GREALISH

The submission wishes to support the inclusion of the ‘Gort Landfill Site and adjoining sites’ as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort’s natural environment.

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Chief Executive’s Response

See Chief Executive’s Response to GLW-C136-26

Chief Executive’s Recommendation

See Chief Executive’s Recommendation to GLW-C136-26

GLW – C136- 59 - BURREN LOWLANDS CLG (MEGAN FLYNN DIXON)

The submission wishes to support the inclusion of the ‘Gort Landfill Site and adjoining sites’ as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort’s natural environment.

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The contents of the webpage was appended to submission GLW-C136-26 in the document “South Galway Vision –Gort Eco Park & Amenity Hub” and is summarised thereunder.

It notes that Burrow Lowlands operate a Forgeworks, a Connected Hub facility as a social enterprise, in addition to supporting business networking efforts and a seasonal, volunteer run tourist office in the Gort Market Square.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Noted.

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 60 - LUCY O'HALLORAN

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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The submission also wishes to support the recommendations outlined in a WordPress website entitled Gort River Walk LAP Observations which was linked in the submission. The submission particularly supports the proposals relating to, additional amenity linkages, dedicated Galway-Athlone Cycleway linkage, more support of Amenity network development, and protection from negatively impactful developments. A Screenshot of the website (<https://gortriverwalk.wordpress.com/gort-river-walk-lap-observations/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix B of this Report.

The contents of the webpage was appended to submission GLW-C136-26 in the document and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 62 - TANYA STARES

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

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The submission also wishes to support the recommendations outlined in a WordPress website entitled Gort River Walk LAP Observations which was linked in the submission. The submission particularly supports the proposals relating to, additional amenity linkages, dedicated Galway-Athlone Cycleway linkage, more support of Amenity network development, and protection from negatively impactful developments. A Screenshot of the website (<https://gortriverwalk.wordpress.com/gort-river-walk-lap-observations/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix B of this Report.

The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 63 - JACINTA LEECH

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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Chief Executive’s Response

See Chief Executive’s Response to GLW-C136-26

Chief Executive’s Recommendation

See Chief Executive’s Recommendation to GLW-C136-26

GLW – C136- 68 - GERALDINE NOLAN

The submission wishes to support the inclusion of the ‘Gort Landfill Site and adjoining sites’ as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort’s natural environment.

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The contents of the webpage was appended to submission GLW-C136-26 in the document “South Galway Vision –Gort Eco Park & Amenity Hub” and is summarised thereunder.

Chief Executive’s Response

See Chief Executive’s Response to GLW-C136-26

Chief Executive’s Recommendation

See Chief Executive’s Recommendation to GLW-C136-26

GLW – C136- 77 - BRYAN BRENNAN

The submission wishes to support the inclusion of the ‘Gort Landfill Site and adjoining sites’ as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide

a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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The contents of the webpage was appended to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

The submission notes that this project could be an opportunity to create a major amenity for the county.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Noted.

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 78 - GAIE STEWART

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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(<https://gortriverwalk.wordpress.com/gort-river-walk-lap-observations/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix B of this Report.

The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 79 - TANYA STARES

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

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Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 82 - FLOR BURKE

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

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The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 83 - FLOR BURKE

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission.

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The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

Chief Executive’s Response

See Chief Executive’s Response to GLW-C136-26

Chief Executive’s Recommendation

See Chief Executive’s Recommendation to GLW-C136-26

GLW – C136- 84 - MARION EDLER SUBMITTED BY FLOR BURKE

The submission wishes to support the inclusion of the ‘Gort Landfill Site and adjoining sites’ as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission.

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

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The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 91 - DAVID MURRAY

The submission wishes to support the recommendations outlined in two documents attached to the submission entitled titled “Observations on Gort Draft LAP 2025 - 2031” and “South Galway Vision – Gort Eco park & Amenity Hub”. The same documents were included with submission GLW-C136-26 and are summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 92 - SEAN O'CONNOR

The submission wishes to support the inclusion of the ‘Gort Landfill Site and adjoining sites’ as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission.

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

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The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 93 - MARTIN AHERNE

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission.

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The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

The submission also highlights that there should be strict restriction to impactful heavy industry that is not part of the community's interest.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

The Planning Authority note that the Draft Gort LAP 2025-2031 identifies appropriately zoned land to accommodate 'Industrial' type development. Any specific development proposals will be considered on a case-by-case basis under the Development Management Process.

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26.

No Change.

GLW – C136- 103 - AGATA PRINII

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission.

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

The contents of the webpage was appended to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 108 - TONY KELLI

The submission includes a link to a webpage entitled Vision : Gort Eco Park Amenity Hub.

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

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Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 114 - FLOR BURKE

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission.

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

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The submission also wishes to support the recommendations outlined in a WordPress website entitled Gort River Walk LAP Observations which was linked in the submission. The submission particularly supports the proposals relating to, additional amenity linkages, dedicated Galway-Athlone Cycleway linkage, more support of Amenity network development, and protection from negatively impactful developments. A Screenshot of the website (<https://gortriverwalk.wordpress.com/gort-river-walk-lap-observations/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix B of this Report.

The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-26

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 120 - FLOR BURKE

The submission includes a link to a webpage e entitled Vision : Gort Eco Park Amenity Hub

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after

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The contents of the webpage was appended to submission GLW-C136-26 in the document “South Galway Vision –Gort Eco Park & Amenity Hub” and is summarised thereunder.

Chief Executive’s Response

See Chief Executive’s Response to GLW-C136-26

Chief Executive’s Recommendation

See Chief Executive’s Recommendation to GLW-C136-26

GLW – C136- 121 - JORY BERTLER

The submission wishes to support the inclusion of the ‘Gort Landfill Site and adjoining sites’ as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort’s natural environment.

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

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Chief Executive’s Response

See Chief Executive’s Response to GLW-C136-26

Chief Executive’s Recommendation

See Chief Executive’s Recommendation to GLW- C136-26

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Killilea and agreed by the Members.

IT WAS AGREED BY MEMBERS TO COLLECTIVELY DEAL WITH A NUMBER OF SUBMISSIONS THAT DEAL WITH GORT RIVER WALK AND OTHER ISSUES

**GLW-C136-33; GLW-C136-45; GLW-C136-47; GLW-C136-86; GLW-C136-95;
GLW-C136-107; GLW-C136-109; GLW-C136-116; GLW-C136-97; GLW-C136-100;
GLW-C136-105; GLW-C136-111; GLW-C136-117;**

GLW – C136- 33 - MICHAEL & ANNE O’HARA

The submission wishes to support the community proposed ‘Eco park & Amenity Hub Project’ . The submission lists a number of issues with the Draft Gort LAP including;

- The Plan lacks a clear cycling and pedestrian network that connects to the town centre.
- No dedicated, safe cycling route links Gort to the Galway-Athlone Cycleway.
- Old former landfill site is designated as “Amenity”, but there is no vision for how it will be developed into a community asset.
- Gort Railway Station is not leveraged as a key access point for rail-cycle tourism.
- The zoning of land north of Aldi is too restrictive and does not allow for key facilities such as a café, cycle hub, or remote working space

The submission supports the community proposed ‘Eco park & Amenity Hub Project’ and lists a number of the key features of the project including;

- Cycle hub
- Direct cycle link to the Galway-Athlone Cycleway
- Restoration of Flowervale House
- Outdoor community spaces
- hostel and remote working hub.

The submission provides reasoning why it considers the project would be an opportunity for Gort, including;

- Supports Active Travel & tourism
- Transforms landfill site
- Boosts the local economy
- Enhances Gort’s appeal as a destination.

The submission outlines 4 requests for changes to the Draft LAP, including;

1. Identify the subject lands as ‘Opportunity Site 5 Eco park & Amenity Hub’
2. Rezone land north of Aldi to allow for community facilities such as a café, cycle hub, hostel, and remote working space.

3. Include a dedicated Cycle and Pedestrian Bridge linking the Cycleway to Gort Town Centre.
4. Provide clear development plan for the landfill site.

Chief Executive's Response

Submission noted.

Noted.

Noted.

1. The Local Authority have duly considered the identification of 4 no. deliverable opportunity sites within the Draft Plan and are of the opinion that the lands subject to this submission would not warrant designation as an opportunity site at this time as result of the site constraints and overarching local planning policy objectives.

2. The Planning Authority consider that the proposed Open Space/ Recreation & amenity zoning in the Draft Gort LAP is appropriate in this location having regard to the receiving contextual environment, limited accessibility and the proper planning and sustainable development of the settlement. The Planning Authority consider the subject site to contribute to the green infrastructure network within the settlement creating a green corridor along the river. It is envisaged that this natural feature is a significant community asset to the town, which has the opportunity to deliver a range of recreational spaces for the community while also protecting the biodiversity and wider environment

3. Galway County Council welcome and actively encourage sustainable modes of travel, the Draft LTP sets out a clear strategy to facilitate improvements to the active travel network in Gort. The Planning Authority considers that WC15 proposed in the Draft LTP appropriately links the settlement of Gort with a future connection to the Galway – Athlone Cycleway. WC15 is proposed as a quietway which is defined in the Draft LTP as 'a low-trafficked street (typically <2,000 Annual Average Daily Traffic (AADT)) and low-speeds meaning cyclists can safely share the carriageway.' The Planning Authority notes that WC10 will provide a direct active travel route from Barrack St to Station Road, and furthermore provides connections to the wider cycling network such as the future Galway to Athlone Cycleway via the quietway proposed under WC15.

4. Having regard to regard to national, regional and local planning policies, the planning authority consider that the inclusion of a development plan for the 'landfill' site in the LAP would not be justified.

Chief Executive's Recommendation

No Change

GLW – C136- 45 - KAREN O'NEILL

A comprehensive submission entitled Observations on Gort LAP Draft by Gort River Walk Development Group. The following key points are discussed;

1. Mixed-Use Community & Amenity Hub at the Gort River Walk Entrance

The site subject to the submission considers that the currently zoned Open Space/ Recreation & Amenity in the Draft Gort LAP 2025-2031, is too restrictive and the submission requests for the lands to be rezoned Community & Mixed-Use.

It outlines a number of reasons why it considers the Community use to be an appropriate zoning including;

- Enhancing Economic Growth & Remote Work
- Celebrating Heritage & Tourism
- Restoring Flowervale House as a Key Cultural & Community Asset
- Supporting Active Travel & Cycling Infrastructure
- Creating an Integrated Community & Amenity Space

2. Amenity Networks

The submission outlines concerns with regard to cycleway proposals in the Draft Gort LTP, including;

- The changing of the 'quiet' Gort River Walk to a busy cyclist-dominated cycleway.
- The misalignment of Galway to Athlone cycleway policy of a segregated road for cyclists.
- The submission suggests that the LTP and the LAP must also consider Cycleway links to the north of the town (Along the Kinincha Road (Gort's Golden Mile).
- It notes that WC27 could be impacted by a proposed recycling centre.
- The submission requests additional linkages.

3. Protection of Existing Heritage

The submission request for the ACA to be extended to include the Cavalry Barracks and Gort Moat.

- Recognizing Cultural & Historical Significance
- Preventing Visual & Environmental Intrusions
- Supporting Sustainable & Appropriate Development
- The submission references a refused planning application for a telecommunications mast, with particular note of its visual impact on Gort.

4. Protection from negatively impactful developments close to the town

The submission raises concerns on how industrial developments (eg large biogas plant) could impact the river walk amenity including:

- Adverse Traffic impacts
- Ensuring Compatibility with Gort's Economic & Tourism Vision.
- It requests policy safeguard to ensure any external industrial developments do not negatively impact Gort's environment, traffic, or public health.

Chief Executive's Response

1. The submission requests for the lands proposed as Open Space/Recreation & Amenity in the Draft LAP to be rezoned Community Mixed Use.

It is noted that the Gort River Walk transverses the subject lands.

The Draft Gort LAP supports the sustainable management and use of amenity lands under policy objective GSST 19 Open Space, Recreation and Amenity and seeks to protect and enhance the River Walk, a specific policy objective GSST 22 The River Walk is included in this respect.

The Planning Authority consider that the proposed Open Space/ Recreation & amenity zoning in the Draft Gort LAP is appropriate in this location having regard to the receiving contextual environment, limited accessibility and the proper planning and sustainable development of the settlement. The Planning Authority consider the subject site to contribute to the green infrastructure network within the settlement creating a green corridor along the river. It is envisaged that this natural feature is a significant community asset to the town, which has the opportunity to deliver a range of recreational spaces for the community while also protecting the biodiversity and wider environment.

2. Galway County Council welcome and actively encourage sustainable modes of travel, the Draft LTP sets out a clear strategy to facilitate improvements to the active travel network in Gort and is supported by policy objectives in the Draft Gort LAP.

The Planning Authority considers that WC15 proposed in the Draft LTP appropriately links the settlement of Gort with a future connection to the Galway – Athlone Cycleway. WC15 is proposed as a quietway which is defined in the Draft LTP as 'a low-trafficked street (typically <2,000 Annual Average Daily Traffic (AADT)) and low-speeds meaning cyclists can safely share the carriageway.

The planning authority notes that WC10 will provide a direct active travel route from Barrack St to Station Road, and furthermore provides connections to the wider cycling network such as the future Galway to Athlone Cycleway via the quietway proposed under WC15.

The Planning Authority note that WC10 adjoins the lands previously utilised as a landfill which has a direct connection to WC15. The proposed WC10 route would provide for the most efficient connection to Barracks Street and the wider town centre and it is therefore considered that a deviation from the route shown would not be in the interests of the proper planning and sustainable development of this aspect of the plan. In addition, the Draft LTP recognises the opportunities for cycle tourism in the town and is supported by WC15 in this regard.

The Planning Authority note WC27 in the Draft LTP proposes traffic calming measures along Kinincha Road including footpaths.

3. Appendix 7: Architectural Conservation Areas in the Galway County Development Plan 2022 -2028 has identified the Gort ACA in accordance with Section 81 of the Planning and Development Act 2000 (as amended). The Planning Authority note that the Draft Gort LAP is required to be consistent with the contents of the Architectural Conservation Area as defined in Appendix 7 Architectural Conservation Areas in the GCDP 2022-2028.

4. In the interest of clarity, the Planning Authority highlight that the project referenced in the submission (large biogas plant) is outside of the boundary of the Gort Local Plan Area, and therefore would not fall under the scope of the Draft Gort LAP 2025-2031. It is noted that any specific project proposal will be considered on a case-by-case basis under the Development Management Process and must align with national, regional, and local planning policy.

Chief Executive's Recommendation

No change.

GLW – C136- 47 - KAREN O'NEILL

The submission includes a comprehensive document outlining an Opportunity Project - Gort Eco Park & Amenity Hub. The lands subject to the submission are currently zoned Open Space/ Recreation & Amenity in the Draft Gort LAP 2025-2031.

The Key Aspects of the suggested Ecopark project are illustrated in the diagram below, as included at page 4 of the submission:



The key features of the project include:

- Cycle Hub & Facilities
- Greenway & Connectivity
- Community & Recreational Spaces
- Sustainable Accommodation & Remote Working

- Heritage, Cultural & Environmental Features
- Strategic Transport Integration

The document considers that the community group proposed Eco park project would have many benefits for the Town including;

- Sustainable Tourism & Economic Growth – through Boosting Local Business & Employment and Enhancing Gort's Role as a Cycling Destination
- Climate Change Resilience & Sustainable Mobility – through Promoting Low-Carbon Travel, Green Energy & Low-Impact Infrastructure and Transforming a Former Landfill into Green Space
- Biodiversity & Environmental Enhancement – through Strengthening Local Ecosystems and Enhancing the Gort River Walk & Community Spaces
- Cultural & Heritage Promotion – through Restoring Flowervale House as a Heritage & Community Hub and Leveraging Nearby Attractions
- Community Well-Being & Recreation – through Providing Inclusive Recreational Spaces and Encouraging Social Interaction

The submission sets out a number of funding opportunities which could support the project concept, including;

- Urban & Rural Regeneration Funds
- Environmental & Circular Economy Grants
- EU & Climate Action Funds
- Greenway & Tourism-Related Funds

The submission considers that there is a missed opportunity to identify Opportunity Sites for Amenity focused development and suggests the project proposal provides an opportunity to establish an eco-park as part of landfill remediation to provide an amenity space to the community, that connects the town square to the emerging Galway-Dublin cycleway and promotes a remote-working environment for the community and visitors.

The submission sets out the following recommendations for the draft LAP;

- Include the site subject to the submission as 'Opportunity Site 5'
- Rezone the land north of Aldi from Open Space/Recreation & Amenity to Community Facilities or Town Centre

The submission concludes by reiterating the request for the site to be identified as Opportunity Site 5 in the LAP.

Chief Executive's Response

The Planning Authority acknowledge the initiative taken by the community group in respect of the detail and design of an eco park and amenity hub for Gort, however it should be highlighted at this juncture that any project specific proposals would be considered on a case-by-case basis through the Development Management process. The Planning Authority welcome community-led initiatives by voluntary and community groups as supported by policy objective SCI5 of the Galway County Development Plan 2022.

The response to the submission is therefore limited to considering the overarching land use and plan-based issues which can be addressed through the Local Area Plan making process, as set out in the relevant guidance and legislation.

The CE Response considers the submission under the following;

- Land Use Zoning and Opportunity Sites

The submission requests for the lands proposed to be zoned Open Space/Recreation & Amenity in the Draft LAP to Community Mixed Use.

It is noted that the Gort River Walk transverses the subject lands.

The Draft Gort LAP supports the sustainable management and use of amenity lands under policy objective GSST 19 Open Space, Recreation and Amenity and seeks to protect and enhance the River Walk, a specific policy objective GSST 22 The River Walk is included in this respect.

The Local Authority have duly considered the identification of 4 no. deliverable opportunity sites and are of the opinion that the lands subject to this submission would not warrant designation as an opportunity site at this time as result of the site constraints and overarching local planning policies.

The Planning Authority consider that the proposed Open Space/ Recreation & amenity zoning in the Draft Gort LAP is appropriate in this location having regard to the receiving contextual environment, limited accessibility and the proper planning and sustainable development of the settlement. The Planning Authority consider the subject site to contribute to the green infrastructure network within the settlement creating a green corridor along the river. It is envisaged that this natural feature is a significant community asset to the town, which has the opportunity to deliver a range of recreational spaces for the community while also protecting the biodiversity and wider environment.

- Active travel

Galway County Council welcome and actively encourage sustainable modes of travel, the Draft LTP sets out a clear strategy to facilitate improvements to the active travel network in Gort and is supported by policy objectives in the Draft Gort LAP.

The Planning Authority considers that WC15 proposed in the Draft LTP appropriately links the settlement of Gort with a future connection to the Galway – Athlone Cycleway. WC15 is proposed as a quietway which is defined in the Draft LTP as 'a low-trafficked street (typically <2,000 Annual Average Daily Traffic (AADT)) and low-speeds meaning cyclists can safely share the carriageway.

The Planning Authority notes that WC10 will provide a direct active travel route from Barrack St to Station Road, and furthermore provides connections to the wider cycling network such as the future Galway to Athlone Cycleway via the quietway proposed under WC15.

- Funding

By ensuring good policy alignment with EU, national, and regional policy this plan can drive investment that is targeted towards identified priorities and leverage funding and partnership opportunities at a local level.

The Planning Authority highlight the following policy objectives contained in the overarching Galway County Development Plan 2022-2028 in respect of funding CC 7 Climate Action Fund and PM 2 Regeneration.

Chief Executive's Recommendation

No Change.

GLW – C136- 86 - PAULA STREET

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision: Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

The contents of the webpage was appended to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

The submission also wishes to support the recommendations outlined in a WordPress website entitled Gort River Walk LAP Observations which was linked in the submission. The submission particularly supports the proposals relating to, additional amenity linkages, dedicated Galway-Athlone Cycleway linkage, support of an amenity network within local planning and protection from negatively impactful developments. A Screenshot of the website (<https://gortriverwalk.wordpress.com/gort-river-walk-lap-observations/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix B of this Report.

The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

The submission also raises concerns regarding road safety at Gort national school on the tuber road.

Chief Executive's Response

Submission noted.

See Chief Executive's Response to GLW-C136-26

The Draft Gort LTP 2025-2031 highlights that improvements are required to create a safer environment for walking and cycling near the school entrances on R460/Tubber Road under section 6.2. 6 Gort Boys NS and Gaelscoil na Bhfilí (p67). The Strategy proposes several measures to create a safer walking environment along the Tubber Road, including WC35 which recommends traffic calming along Tubber Road from Church Street to Gort Boys National School, and WC36 which proposes a School Zone at entrance to School.

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-26

No Change

GLW – C136- 95 - GORT BIOGAS CONCERN GROUP CLG (CIARAN O'DONNELL)

A comprehensive submission which discusses several key points in relation to the Draft Gort LAP 2025-2031.

1. Background

The submission notes that community groups previously engaged with local councillors in 2023 regarding the development of a new LAP for Gort, this was followed by a community meeting held in January 2024. The submission considers that a pre-draft consultation with community groups would have been warranted and details the disappointment of community group regarding the limited consultation during the pre-draft stage of the plan making process.

2. Change in Classification

The submission notes that the classification of Gort within the Settlement Hierarchy has changed from Key Town in the 2013 Gort Lap to 'Self-Sustaining Town' in the Draft Gort LAP 2025-2031, the submission considers that a clear definition should be included in the type of business/industry type most suited to ensuring delivery of the LAP. The submission suggests that 'low impact/light industry and technology parks would be suitable for Gort, yet considers that large scale industrial developments would not fit the town.

3. Linkage to CDP and NDP

The submission considers that there should be additional clear links to the CDP and NDP goals and policies.

4. Architectural Conservation Area

The submission considers that the ACA needs to be extended to include all of the previous Gort Castle and Cavalry Barracks land. The submission includes a number of reasons to justify the extension of the boundary including, recognising the cultural

and historical significance, preventing visual and environmental intrusions and supporting sustainable and appropriate development.

5. The submission considers that the Draft LAP does not consider the wider catchment area outside of the town. It notes that large scale development outside of the town boundary could impact the delivery of the LAP, such as impact on traffic, economic growth and tourism potential. The submission suggests that the Draft Plan lacks strong policy protections for amenity spaces, biodiversity, and environmental resilience, leaving Gort vulnerable to the negative impacts of large-scale industrial development.

This submission requests for the following changes to be made to policy objectives in the Gort LAP;

- Revised wording of GSTT 9,10–replace “vitality and viability” with “vitality, viability and sustainability
- New objective - GSST 22-Protection of Gort River & Amenity Spaces - This plan will protect key amenity sites, including the Gort River Walk and prohibit the development of large-scale industrial facilities that can have an adverse impact on these facilities. This plan will ensure that any development within or adjacent to the Gort River Walk, Gort River, or associated floodplains is assessed for its environmental impact, recreational value, and compatibility with biodiversity objectives
- Revised Wording of GSST 18 Industrial - Promote the sustainable development of small scale industrial and industrial related uses, including manufacturing, processing of materials, warehousing and distribution on suitable lands, with adequate services and facilities and a high level of access to the major road networks and public transport facilities. (Bold is new wording)
- Inclusion of new wording under GSST 46 - For significant development along the R458 restricted regional road, the restrictions should include assessment of ‘essential needs’ against the Gort Town Centre First Plan, the referenced Needs and Justification report and the Gort LAP.

6. Amenity networks - Galway-Athlone Cycleway

The submission suggests that separate cycleway should be provided utilising the railway line, it requests for the following changes are made to the LTP;

- Include an WC option similar to WC15 of a direct and segregated link between the cycleway and Gort Town Centre/Cycle hub/Station.
- Modify WC10 route thorough old Gort Landfill and connect to WC15/new WC.

7. Gort Eco Park and Amenity Hub

The submission supports the community proposed Gort Eco Park and Amenity Hub project and request for the land to be rezoned from Open Space/Recreation and Amenity to Community & Mixed Use to allow for development of this land to the benefit of the community and meet the goals of the LAP.

Chief Executive's Response

Submission noted.

1. The Planning authority note that Elected Members were informed of the preparation of the Draft Gort LAP 2025-2031 by the Planning Authority in the Loughrea MD meeting on 25th November 2024.

It is highlighted that the Planning and Development Act sets out the following under Section 20(1) "A planning authority shall take whatever steps it considers necessary to consult the public before preparing, amending or revoking a local area plan". It is noted that the Planning Authority duly consider all submissions by community groups submitted during the statutory draft public consultation stage of the local area plan making process.

2. The Planning Authority note the Draft Gort LAP 2025-2031 land use zoning map clearly identifies lands that have been zoned to facilitate economic type developments including 'Business & Enterprise', 'Business & Technology' and 'Industrial'. The Land Use Zoning Matrix in Table 3 of the Plan clearly sets out type of development that would be 'permitted in principle', 'open to consideration' or 'not normally permitted' under each zoning.

3. The planning Authority highlight that the development strategy and planning policy objectives outlined in the Gort Local Area Plan 2025-2031 have been drafted to align with National, Regional and Local planning policies and which are referenced under the relevant headings where necessary.

4. Gort Architectural Conservation Area is set out and defined in Appendix 7 Architectural Conservation Areas of the GCDP 2022-2028. The Planning Authority is mindful that the ACA boundary in a Local Area Plan must be consistent with the County Development Plan, therefore it is considered that an extension of the ACA boundary would not be warranted at this stage.

5. The planning authority are supportive of developments with the principles of environment, biodiversity, and climate change at the forefront. The Draft LAP contains a suite of policy objectives that will work together to support the strategic aim to 'Protect and enhance the heritage and character of Gort, including the natural assets, environment, built heritage, public realm, local character, and amenity for the benefit of current and future generations'. These policy objectives include but are not limited to GSST 3, GSST 35, GSST 53, GSST 54, GSST 55, GSST 56, GSST 57, GSST58, GSST 59, GSST 60, GSST 61, GSST 62, GSST 63, GSST 64, GSST 65, GSST 66, GSST 67 and GSST 68 .

6. The planning authority notes that WC10 of the Draft LTP will provide a direct active travel route from Barrack St to Station Road, and furthermore provides connections to the wider cycling network such as the future Galway to Athlone Cycleway via the quietway proposed under WC15. The Planning Authority note that WC10 adjoins the lands previously utilised as a landfill which has a direct connection to WC15. The proposed WC10 route would provide for the most efficient connection to Barracks Street and the wider town centre and it is therefore considered that a

deviation from the route shown would not be in the interests of the proper planning and sustainable development of this aspect of the plan. In addition, the Draft LTP recognises the opportunities for cycle tourism in the town and is supported by WC15 in this regard.

7. *See Chief Executive's Response to GLW-C136-26*

Chief Executive's Recommendation

No Change

See Chief Executive's Recommendation to GLW-C136-26

GLW – C136- 107 - ELS WOODS (E.VAN HOUT)

The submission expresses support for the submission made by Gort Biogas Concern Group (GLW-C136-95). The submission iterates that the community is strongly opposed to a planning application under planning reference 19/1812. It considers a large industrial development like the one proposed under the application would have a huge impact on the town. The submission attached the same observation document that is included with submission GLW-C136-95 and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-95

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-95

GLW – C136- 109 - ELS WOODS (E.VAN HOUT)

It is noted that this submission contains the same information as GLW-C136-107.

The submission expresses support for the submission made by Gort Biogas Concern Group (GLW-C136-95). The submission iterates that the community is strongly opposed to a planning application under planning reference 19/1812. It considers a large industrial development like the one proposed under the application would have a huge impact on the town. The submission attached the same observation document that is included with submission GLW-C136-95 and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-95

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-95

GLW – C136- 116 - CIARAN O'DONNELL

The submission attached the same observation document that is included with submission GLW-C136-95 and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-95

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-95

GLW – C136- 97 - EDUCATION FOR SUSTAINABLE DEVELOPMENT TEAM AT GORT COMMUNITY SCHOOL (GCS)

- The submission outlines support for the proposal for Gort Eco Park & Amenity Hub (for clarity the planning authority consider that the proposal referenced is the project detailed under submission GLW-C136-26)
- It supports the submission by St. Coleman's Basketball club (GLW-C136-52)
- It supports the submission by Clara Blodau (GLW-C136-3)
- It supports the submission by Gort Resource Centre (GLW-C136-20)

The submission goes on to demonstrate how the community group proposed Gort Eco Park & Amenity Hub project would mirror the vision and values of Gort Community School (GCS) , highlighting;

GCS received recognition for its commitment to student well-being in 2022, when shortlisted in the top 10 for the "Supporting Healthy Lives" category of the "T4 World's Best School Prizes" global program and GCS received the WWGS Global Passport Special Award for excellence in Global Citizenship Education (GCE).

GCS is a leader in the Green-Schools Programme coordinated by An Taisce, achieving the following Green-Schools Flags since 2016

A project like the Gort Eco Park & Amenity Hub provides an opportunity for students and staff to engage in local sustainability actions.

The submission outlines how GCS currently engages with the river walk, noting that it is a valuable education space, for example

- Outdoor learning and ecology studies
- Hands-on biodiversity projects
- Creative arts initiatives
- Opportunities for active travel

The submission sets out a number of reasons on how community group proposed Gort Eco Park & Amenity Hub project would benefit the school by supporting activities such as biodiversity workshops, transition year programmes- eco-tourism initiatives, cycling, walking & other outdoor initiatives, creative arts projects, litter-picking & community clean-ups, citizen science & bio-surveys, work experience & youth employment and internships & volunteering. The submission outlines a number of grants that would be relevant to the proposal.

The submission concludes by reiterating support for the community group proposed Gort Eco Park & Amenity Hub.

Chief Executive's Response

Submission noted. The Planning Authority note that the Education for Sustainable Development Team at Gort Community School support the community group proposed Gort Eco Park & Amenity Hub project.

- *See Chief Executive's Response to GLW-C136-26.*
- *See Chief Executive's Response to GLW-C136-52*
- *See Chief Executive's Response to GLW-C136-3*
- *See Chief Executive's Response to GLW-C136-20*

Chief Executive's Recommendation

- *See Chief Executive's Recommendation to GLW-C136-26*
- *See Chief Executive's Recommendation to GLW-C136-52*
- *See Chief Executive's Recommendation to GLW-C136-3*
- *See Chief Executive's Recommendation to GLW-C136-20*

GLW – C136- 100 - PAVEL BAJITEANU

The submission raises concerns regarding the safety of the Tubber Road especially for school children, and references the submission made by Agata Prinni (GLW-C136-11) which raises the same concerns. The submission highlights a number of concerns including, speeding cars, lack of signage for the school and illegal parking on the road twice daily during the school term.

The submission raises concerns regarding a project for a Biogas Plant that has been previously refused planning permission. The submission considers that the town of Gort is unsuitable for such a development.

The submission also highlights an issue in relation to residential development, noting that it hopes that new builds do not consist of multiple minute flats or apartments to be rented.

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

The contents of the webpage was appended to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

Chief Executive's Response

- See *Chief Executive's Response to GLW-C136-11*
- In the interest of clarity, the Planning Authority highlight that the project site referenced in the submission is outside of the boundary of the Gort Local Plan Area, and therefore would not fall under the scope of the Draft Gort LAP 2025-2031. It is noted that any specific project proposal will be considered on a case-by-case basis under the Development Management Process and must align with national, regional, and local planning policy.
- The Planning Authority seek to promote the delivery of a mix of housing types and sizes to meet the needs of the whole community, this is supported through policy objective UL 3 – Housing Mix in the GCDP 2022-2028.
- See *Chief Executive's Response to GLW-C136-26*.

Chief Executive's Recommendation

- See *Chief Executive's Recommendation to GLW-C136-11*
- No change
- No change
- See *Chief Executive's Recommendation to GLW-C136-26*

GLW – C136- 105 - KATHLEEN COX

- The submission raises concerns regarding the safety of the Tubber Road especially for school children. The submission highlights a number of concerns including, speeding cars, lack of signage for the school and lack of safety measures in place such as traffic lights or speed bumps. The submission recognises that the plans for the new school include a range of proposals to make the road safer but requests that temporary measures are put in place in the meantime.
- The submission raises concerns regarding a project for a Biogas Plant that has been previously refused planning permission. The submission highlights concerns regarding the risks with the project noting that safety precautions that would need to be in place and stringently carried out at all times.
- The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission.

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

The contents of the webpage was appended to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

The submission also wishes to support the submission made by Gort Resource Centre GLW-C136-20.

Chief Executive's Response

Submission noted

- The Draft Gort LTP 2025-2031 highlights that improvements are required to create a safer environment for walking and cycling near the school entrances on R460/Tubber Road under section 6.2. 6Gort Boys NS and Gaelscoil na Bhfilí (p67). The Strategy proposes several measures to create a safer walking environment along the Tubber Road, including WC35 which recommends traffic calming along Tubber Road from Church Street to Gort Boys National School, and WC36 which proposes a School Zone at entrance to School.
- In the interest of clarity, the Planning Authority highlight that the project site referenced in the submission is outside of the boundary of the Gort Local Plan Area, and therefore would not fall under the scope of the Draft Gort LAP 2025-2031. It is noted that any specific project proposal will be considered on a case-by-case basis under the Development Management Process and must align with national, regional, and local planning policy.
- See *Chief Executive's Response to GLW-C136-26*
- See *Chief Executive's Response to GLW-C136-20*

Chief Executive's Recommendation

- No Change
- No Change
- See *Chief Executive's Recommendation to GLW-C136-26*
- See *Chief Executive's Recommendation to GLW-C136-20*

GLW – C136- 111 - JIM RICKS ON BEHALF OF GORT TIDY TOWN

The submission sets out 3 observations to be addressed;

1.The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report. The contents of the webpage was appended to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

2. The submission proposes a community garden project for Opportunity Site 3. The vision for the project includes a pocket woodland, community garden, composting system, water harvesting, dog park, gathering/workshop space, accessible pathways,

sensory garden areas, and more. The submission sets out 7 step delivery program for the project comprising,

1. Pre-project reporting,
2. Fencing to protect sensitive areas,
3. Plant fast growing pocket woodland,
4. Rotovate and sow cover crops with high phytoremediation potential,
5. Build up soil in Garden area,
6. Build tool shed, raised beds, water harvesting, greenhouse/polytunnel and compost area, and
7. Develop workshop + seeding/nursery area.

The submission also includes bios of individuals who could lead the project. There is also a list of funding streams that could be utilised to deliver the project.

3. The submission raises road safety concerns along Bridge Street. The submission suggests making the following changes to Bridge St. and Georges St. safer, and without losing any parking.

- Widen area in front of Doctors entrance. Remove section of wall and expand entrance. It raises safety concerns regarding cars exiting and entering on a dangerous blind bend.
- Widen in non-parking spaces, add island, add STOP sign, make a proper zebra crossing.
- Widen foot path at corner in no parking area. Help reduce illegal parking making this blind turn safer.

Chief Executive's Response

1. See *Chief Executive's Response to GLW-C136-26*
2. The Planning Authority acknowledge the initiative of the community group to create a project proposal for the site. The Planning Authority highlight that the site is identified as 'Opportunity Site 3' with the supporting objective to "bring forward a sustainable, plan-led solution to integrate these undeveloped backlands as part of the town centre, with a mix of commercial and residential units". However, 'Recreational/Cultural Activities' are 'open for consideration' on Town Centre zoned lands under the Land Use Matrix Table in Table 3 of the Draft LAP. It is noted that any specific project proposals would be considered on a case-by-case basis under the Development Management Process.
3. The public realm enhancement works under Town Centre First Plan proposes carriageway narrowing to facilitate additional spill out space for located premises with parallel parking interjected by new vegetation.

Chief Executive's Recommendation

1. See Chief Executive's Recommendation to GLW-C136-26

2.No Change

3. No change

GLW – C136- 117 - GORT TOWN TEAM

A comprehensive submission which sets out a number of key points to be addressed including;

- Alignment with the Gort Town Centre First Plan (TCFP)
- Lack of a Funding Framework Chapter
- Land Provision & Acquisition Strategy
- Convent Redevelopment as a Priority Project
- Expanding Opportunity Site 4
- Stronger Protections Against Large-Scale Industrial Developments
- Support for Gort Eco Park & Amenity Hub
- Support for Gort River Walk

TCF Plan Objectives

- The submission considers that the objective supporting the TCFP is very generic. The submission notes that the Gort TCFP sets out proposals and timelines and considers that there are areas that the council could greatly assist the process in collaboration with different teams.

Funding Framework Strategy

- The submission highlights that the Gort TCFP sets out funding needs, yet the LAP doesn't reference funding or outline financial mechanisms to support development
- The submission suggests the inclusion of a Funding framework strategy to outline potential financial sources, ensuring that the objectives and projects proposed in the LAP are realistically achievable.

Land Provision Strategy

- The submission notes that many of the projects proposed in the Gort TCFP require land in order to be implemented, it sets out that funding schemes and grants are available but many of these require that land is secured before grants can be awarded. The submission considers that this is a key blocker to many of the Gort TCFP projects. The submission requests that there should be a specific objective to support land acquisition, through purchase, lease agreements, or land swaps

Convent as a Priority Project

- The submission outlines a number of keys steps to deliver the 'Convent Project' that is detailed in the Gort TCFP, including

- o Acquisition and Restoration- secure funding to purchase and restore main Convent building and School.
- o Proposed uses – A community hub, innovation and enterprise hub and a cultural space
- o Implementation and delivery - Short term – secure purchasing and funding; medium term – progress planning application and funding; long term – full scale development/ - The submission outlines concerns regarding the Convent development, including
- o Lack of specific redevelopment plans – the submission notes that the LAP does not set out a commitment to innovation hubs, arts spaces or social services integration as per the Gort TCFP.
- o No funding strategy
- o No land acquisition strategy
- o Weak social services integration
- o Access restrictions
- o Additional facilities.

The submission considers that additional community facilities should be identified for Opportunity site 4 including healthcare centres, sports facilities, swimming pool, community garden etc.

Protection of Gort from Large Scale Industrial Developments

- The submission considers that the Gort LAP must incorporate a stronger policy protections for biodiversity, safeguard amenity spaces, and regulate industrial development that impact sensitive areas such as the Gort River and town centre and should include development outside of the Gort LAP boundary. The submission references the Biogas project that is addressed under the Gort TCFP 'Threats – Biogas'. The submission suggests that 'needs' for development should be assessed against the GTCFP and the related needs and justification report.

Gort Eco-Hub

- The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission.
- The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.
- A Screenshot of the website was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public

Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

- The contents of the webpage was appended to submission GLW-C136-26 in the document “South Galway Vision –Gort Eco Park & Amenity Hub” and is summarised thereunder.

Gort River Walk Support

- The submission wishes to support the recommendations outlined in a WordPress website entitled Gort River Walk LAP Observations which was linked in the submission.
- A Screenshot of the website was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix B of this Report.
- The contents of the webpage was appended to submission GLW-C136-26 in the document and is summarised thereunder.

Recommendations

The submission sets out a number of recommendations to be included in the Draft Gort LAP 2025-2031;

- Inclusion of a funding framework strategy and a funding objective – “Work in partnership with community groups for the regeneration and revitalisation of Gort, and to actively seek and secure funding and investment under available national and regional investment and funding programmes in line with the development strategy as set out.”
- Reword GSST 11 – “Galway County Council shall support the delivery of the key Gort Inse Guaire Town Centre First Plan proposals within the proposed timeframes and helping securing funding sources, resources and land provision for relevant projects.”
- Inclusion of an objective to commit to proactive land provision /acquisition.
- Update Opportunity Site 4 to increase the scope of potential community services
- Support Gort River Walk proposal
- Support Gort Eco Park and Community hub proposals
- Update LAP to emphasise that large-scale developments should be assessed to the ‘essential needs’ of Town and reference the LAP, the Gort Town Centre First plan and related ‘Needs and justification report’
- Inclusion of a new objective ‘GSST XX - Sustainable Restoration & Repurposing of Gort Convent’

Chief Executive’s Response

Submission noted.

Alignment with the Gort TCFP

- The Planning Authority highlight that the Gort Local Area Plan is the Statutory Land Use Plan for the settlement of Gort, which sets out clear land use zonings with supporting planning policy objectives.
- The Planning Authority considers that the objective GSST 11 in the draft Gort LAP 2025-20231 effectively supports the implementation and delivery of the Gort TCFP.

Funding and Land Provision Strategy

- The Planning Authority consider that by ensuring good policy alignment with EU, national, and regional policy this plan can be used to drive investment that is targeted towards identified priorities and leverage funding and partnership opportunities at a local level.
- The Planning Authority highlight the following policy objectives contained in the overarching Galway County Development Plan 2022-2028 in respect of funding, CC 7 Climate Action Fund and PM 2 Regeneration.
- The Planning Authority consider the inclusion of a specific policy objective relating to land acquisition would not be justified having regard to existing provisions in the legislation and national, regional and local planning policy.

Convent As a Priority Project

- The Planning Authority acknowledge the commitment of the community group in seeking to deliver the 'Convent Project' as outlined in the Gort TCFP. The Planning Authority highlight that the site is identified as 'Opportunity Site 4' with the supporting opportunity to "support the redevelopment and consolidation of important historical buildings and lands in the heart of Gort Town Centre to provide for social, cultural and community needs" in the Draft Gort LAP 2025-2031. Furthermore, the site has been zoned 'Community' in the Draft LAP and the uses proposed in the project would be 'permitted in principle' under this zoning application as per the Land Use Zoning Matrix.

Protection of Gort from Large Scale Industrial Developments

- The Planning Authority recognise the concerns raised in the submission, however it is an objective of the LAP to support the sustainable development of industrial and industrial related uses on appropriately zoned land under policy objective GSST 18.

Gort Eco-Hub

- See *Chief Executive's Response to GLW-C136-26*

Gort River Walk Support

- See *Chief Executive's Response to GLW-C136-26*

Recommendations

- The Planning Authority note the request for the inclusion of a number of policy objectives in the LAP under the 'recommendations' section of the submission, however having regard to the suite of policy objectives within the existing CDP and Draft LAP, the existing provisions in legislation, national and regional policy their inclusion is not considered to be justified.

Chief Executive's Recommendation

No change

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Finnerty and agreed by the Members.

IT WAS AGREED TO GO BACK TO DEAL WITH GLW-C136-32 – 1ST PART RE: GORT ECO PARK & AMENITY HUB

GLW – C136- 32 – GORT CYCLE TRAILS (KATLEEN BONJEAN)

Mr. Corcoran went through submission received from Gort Cycle Trails and read CE Response and Recommendation.

The submission wishes to support the inclusion of the 'Gort Landfill Site and adjoining sites' as an opportunity site as outlined in a WordPress website entitled Vision : Gort Eco Park Amenity Hub which was linked in the submission. The submission outlines details of a Gort Ecopark & Amenity Hub project which seeks to create a community, recreation, and tourism asset. The submission considers that the project would provide a recreational area for residents and visitors, supporting sustainable tourism and active travel, remote working while enhancing Gort's natural environment.

A Screenshot of the website (<https://southgalwayvision.wordpress.com/2025/02/18/vision-gort-eco-park-amenity-hub/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix A of this Report.

The contents of the webpage was appended to submission GLW-C136-26 in the document "South Galway Vision –Gort Eco Park & Amenity Hub" and is summarised thereunder.

The submission also wishes to support the recommendations outlined in a WordPress website entitled Gort River Walk LAP Observations which was linked in the submission. The submission particularly supports the proposals relating to, additional amenity linkages, dedicated Galway-Athlone Cycleway linkage, support of an amenity network and protection from negatively impactful developments. A Screenshot of the website (<https://gortriverwalk.wordpress.com/gort-river-walk-lap-observations/>) was taken by Galway County Council at 4.01pm on 20th of February 2024 after the closing

date and time for submissions on the Public Consultation of the Draft Gort LAP 2025-2031. This screenshot is included in Appendix B of this Report.

The contents of the webpage was appended to submission GLW-C136-26 and is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response for GLW-C136-26

Chief Executive's Recommendation

- *See Chief Executive's Recommendation for GLW-C136-26*

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

GENERAL SUBMISSIONS

GLW – C136- 4 – BRYAN BRENNAN

Ms. Loughnane went through submission received from Bryan Brennan and read CE Response and Recommendation.

The submission relates to community and education facilities.

In terms of community facilities, the submission requests that reference to 'Gort rugby pitches' is changed to St Colemans Park as the facility is open to different sporting activities.

In terms of education facilities, the submission advises that the Gort National School has a second location along Queen Street in addition to its location on the Tubber Road which is referenced in the Draft LTP. The submission notes that planning was granted in 2023 for a new school on the Tubber Road which would merge the two sites into one, and requests further investigation into why no progress has been made in building the new school.

Chief Executive's Response

Submission noted.

Amend section 2.4 of the LAP by to Gort Rugby Pitches Gort Rugby Football Club/Saint Colmans Park

Submission noted.

Specific details pertaining to the new school are dealt with by the Department of Education as a specific project which does not form part of the plan making process.

Chief Executive's Recommendation

Amend section 2.4 of the LAP to ~~Gort Rugby Pitches~~ **Gort Rugby Football Club/Saint Colmans Park**

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 5 – EAMONN O’HARA

The Members were advised that this submission was withdrawn.

GLW – C136- 6 – EAMONN O’HARA

Ms. Loughnane went through submission received from Eamon O’Hara and read CE Response and Recommendation.

The submission relates to a number of queries set out below;

- Can a site which is subject to enforcement be proposed for rezoning?
- With regards to development in locations vulnerable to flooding, is drainage to soakaways an acceptable practice if subsoil is karst limestone?
- Submission states soakaways are not recommended in soils without clay, especially on Burren karst lands, with vulnerable water tables. The submission requests the LAP to address this issue, site by site, with recommendations or qualifying zoning provisions as per climate change laws.

Submission states that sewage lines in Gort are vulnerable to flooding specifically along Crowe Street and highlights part of Gort town are not serviced by stormwater drainage systems, and request this to be addressed in the LAP.

Chief Executive’s Response

The Planning Authority note that there are no provisions in the Planning & Development Act 2000 (as amended) to exclude any sites from the zoning process within a Local Area Plan under Section 19 of the Act.

The Planning Authority note that any site-specific development proposals would be considered on a case-by-case basis under the Development Management Process. Planning applications in areas at elevated risk of flooding, are required to undertake a Site-Specific Flood Risk Assessment (FRA) under policy objective “FL 8 Flood Risk Assessment for Planning Applications and CFRAMS” in the GCDP 2022-2028. It is noted that all development proposals are also to be accompanied by comprehensive SuDS assessment including run-off quantity, run off quality and impacts on habitat and water quality under policy objective “WW 7 Sustainable Drainage Systems” in the GCDP 2022-2028. Having regard to national, regional and local planning policy, the Planning Authority consider addressing the issues raised in the submission ‘site by site’ is not justified. Each site would be dealt with at specific project level to determine which solution works best for the site in question.

Uisce Éireann have provided a comprehensive submission with respect to waste water and water supply infrastructure. The OPW have also made a detailed submission on the Draft Plan. The Draft Plan seeks to 'Maintain and enhance as appropriate the existing surface water drainage system in Gort as required by Policy Objective GSST 61.

Chief Executive's Recommendation

No change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 14 – HUGH O'DONNELL

Ms. Loughnane went through submission received from Hugh O'Donnell and read CE Response and Recommendation.

The submission requests for a private bus drop off and pick up point at Market Square to increase footfall. The submission also requests for the number of trees in the Market Square to be reduced, and for the following buildings to be more lit up, the church, the town hall, the courthouse, the old tech and the statue of Christ the King.

Chief Executive's Response

Submission noted.

The Draft Gort LAP 2025-2031 supports the provision of essential transport infrastructure, including bus stops under policy objective GSST 45 Transportation Infrastructure. The Planning Authority note that the Draft LAP supports the protection of trees and biodiversity under GSST 56 Trees, Parkland/Woodland and Hedgerows and GSST 57Biodiversity.

Chief Executive's Recommendation

No Change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 22 – ELS WOODS (E. VAN HOUT)

Ms. Loughnane went through submission received from Els Woods and read CE Response and Recommendation.

A comprehensive submission which raises four key points detailed below.

1. Extension of the ACA Boundary

The submission requests for the ACA Boundary to be extended to include all of the previous Gort

Castle and Cavalry Barracks land, to guide appropriate development on those lands, recognising cultural significance of intact walls etc.

The submission notes that extending the boundary will provide many benefits to the town including, supporting the Conservation Management Plan for the Cavalry Barracks and Stables included in the Gort Town Centre First plan; Protect the lands adjoining present ACA boundaries but presently not included in ACA and Protect the Eir Exchange Site from any future applications for new telecommunication masts or any other development that will negatively impact the heritage heart of Gort / ACA.

2. Appoint the wider area of the historical Barracks/Castle/Cavalry stables an Archaeological Notification Status.

The submission requests for the LAP to give the wider Barracks area a special archaeological conservation protection because of historical and archaeological national importance.

And that any plans for development, groundwork and foundation works in this wider Barracks area will need archaeological assessment

3. Requests to extend the Local Area Plan Boundary with lands of both sides of the Golden Mile, with destinations: amenity, tourism, protection of biodiversity and conservation of traditional farming.

The submission considers that extending the boundary of the plan area protect Gort town and it's delicate environment, the river etc., from large scale industrial development at the edge of Gort town, including the biogas plant which is currently under consideration by ABP.

4. The submission requests for infill sites nearest to the Town Centre to be designated for residential development for older persons and for people with special needs.

The submission considers designating sites for residential development for elderly and people with special needs can guarantee that these houses will be built in the town centre.

Chief Executive's Response

Submission noted.

1. Gort Architectural Conservation Area is defined in Appendix 7 Architectural Conservation Areas in the GCDP 2022-2028. The Planning Authority is mindful that the ACA boundary in a Local Area Plan must be consistent with the County Development Plan, therefore it is considered that an extension of the ACA boundary would not be warranted at this stage.
2. Zones of notification are identified by the National Monuments Service. Recorded monuments and places surrounded by a zone. The zones do not define the exact extent of the monuments but rather are intended to identify them for the purposes of notification under Section 12 of the National Monuments Act (1930-2004): each is referred to as a "zone of notification". Extending the boundary of a zone of notification would therefore be out of the scope of the Local Area Plan Process. The planning Authority note that planning applications for proposed development on, or in the vicinity of a known archaeological monument (whether or not protected under the National Monuments Acts) is likely to be referred to the

Department of Housing, Local Government and Heritage. Also, proposals for large-scale development, even if not impacting on a known archaeological site or monument, are likely to be referred.

3. The Draft Local Area Plan is guided by National, Regional and Local Policy, the Planning Authority note that promoting sustainable compact growth of urban settlements a key priority throughout the tiered hierarchy of plans and this is supported by objective GSST 4 Compact Growth in the Draft Gort LAP. Extending the boundary of the plan would be contrary to national policy objective NPO 3, Regional Policy Objective RPO 3.7.2 and GCDP 2022-2028 policy objective CS2 Compact Growth.
4. The Draft Local Area Plan is guided by National, Regional and Local Policy, the Planning Authority note that promoting sustainable compact growth of urban settlements a key priority throughout the tiered hierarchy of plans and this is supported by objective GSST 4 Compact Growth in the Draft Gort LAP. Extending the boundary of the plan would be contrary to national policy objective NPO 3, Regional Policy Objective RPO 3.7.2 and GCDP 2022-2028 policy objective CS2 Compact Growth.

Chief Executive's Recommendation

No change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 42 – KAREN O'NEILL

Ms. Loughnane went through submission received from Karen O'Neill and read CE Response and Recommendation.

The submission attached the same document that was included with submission GLW-C136-22 and is summarised thereunder.

Chief Executive's Response

See Chief Executive's response to GLW-C136-22

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-22

The Chief Executive Recommendation was proposed by Cllr. Donoghue seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 70 – PEARSE AND NOELLE PIGGOTT

Ms. Loughnane went through submission received from Pearse and Noelle Piggott and read CE Response and Recommendation.

The submission raises objections to any cell tower mast applications and specifically references planning reference 20/2010. The submission strongly objects the erection of any further cellular towers in the vicinity of their properties.

The submission also includes the same document that was attached to submission number GLW-C136-22.

Chief Executive's Response

Submission noted.

The Planning Authority note that the GCDP 2022-2028 sets out a several policy objectives regarding telecommunication antennae infrastructure (ICT 3-ICT6) and include DM Standard 42- Telecommunication Masts. Any planning application for telecommunication masts will be considered on a case-by-case basis and will have to be consistent with the policy objectives and development standards set outlined the GCDP.

See Chief Executive's Response to GLW-C136-22

Chief Executive's Recommendation

No Change

See Chief Executive's Recommendation to GLW-C136-22

The Chief Executive Recommendation was proposed by Cllr. Donoghue, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 71 – MARY-ANNE JACOBS

Ms. Loughnane went through submission received from Mary-Anne Jacobs and read CE Response and Recommendation.

The submission raises objections to any cell tower mast applications and specifically references planning reference 20/2010. The submission strongly objects the erection of any further cellular towers in the vicinity of their properties.

The submission also includes the same document that was attached to submission number GLW-C136-22.

Chief Executive's Response

See Chief Executive's Response to GLW-C136-70

See Chief Executive's Response to GLW-C136-22

Chief Executive's Recommendation

See Chief Executive's Recommendation to GLW-C136-70

See Chief Executive's Recommendation to GLW-C136-22

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Donohue and agreed by the Members.

GLW – C136- 23 – KEVIN HEERY

Ms. Loughnane went through submission received from Kevin Heery and read CE Response and Recommendation.

A comprehensive submission was received which provides observations under six headings.

1. Housing and infrastructure

The submission requests for the inclusion of specific zoning for affordable, well - located rental housing for essential workers and to designate centrally located sites near train stations, medical facilities, and social amenities for accessible housing for older people and people with special needs.

2. Zoning Changes and Transparency

The submission requests for all zoning changes to include a detailed analysis of planning, environmental and infrastructural impacts and evidence that changes align with national, regional and local policies. It requests for consultations to be had with landowners when rezoning land from Town Centre to Green Zoning, and to engage with landowners during the preparation of the Draft Local Area Plan.

3. Alignment with the Town Centre First Policy

The submission requests further alignment with the Gort TCF policy, including zoning of underutilized brownfield sites, provision of incentives for town centre revitalization projects that align with TCF principles including affordable and accessible housing, and designate centrally located housing with proximity to train, medical, and walking facilities to cater to senior citizens and individuals with challenges.

4. Transport and Accessibility

The submission requests that Gort Walk is retrofitted to include disability access features, such as wheelchair accessible paths and rest areas.

The submission also requests for cycling routes to connect to the train station which should be supported by infrastructure including bike parking facilities. It also suggests that the role of the Park-and-Ride facility could be enhanced by improving access and providing amenities for commuters.

5. Environmental Sustainability and Flood Mitigation

The submission requests for a robust stormwater management plan to be developed, incorporating nature based solutions and assess and upgrade sewage and stormwater infrastructure to prevent flooding in critical locations

6. Public Engagement and Legislative Compliance

The submission requests for all proposed policies and changes to be evidenced based, and for enhanced engagement with stakeholders, including landowners, community groups, and

accessibility advocates, to foster meaningful and inclusive participation.

Chief Executive's Response

Submission noted.

1. The Draft Gort LAP 2025-2031 has zoned 12.9ha of Residential Phase 1 lands to accommodate the housing needs for all stages of the life cycle, including but not limited to essential workers and older people and people with special needs. The Planning Authority supports the provision of housing for older people and people with special needs. Policy Objective SH4 Adaptable Housing in Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy in the GCDP 2022-2028 sets out the following *"Promote and support the development of sustainable housing for older people and those with disabilities or learning disabilities, the concept of independent living will also be promoted."*
2. The Draft LAP has been prepared with regard to National, Regional and Local Planning policies and has been informed by the accompanying SFRA, SEA and LTP. The public consultation on the Draft Gort LAP ran for 6 weeks which provided landowners and members of the public with the opportunity to make observations regarding the zoning of land.
3. The Gort Town Centre First Plan sets out a number of objectives to support the regeneration of the town centre. It is noted that any planning scheme which is prepared as a result of the Gort TCF Plan must undergo the planning application process and will be assessed with regard to National, Regional and Local Planning policy.
4. Alteration of access and changes to the Gort River walk design would be considered on a case-by-case basis through the Development Management process. The Draft Gort LTP recommends a Quietway along Station Road/Pound Road under measure WC 15, to allow cyclists to safely share the carriageway.
5. The Draft Gort LAP has been informed by the Strategic Flood Risk Assessment (SFRA) included with Section 2 of the Plan. The SFRA has informed zoning and policy objectives in the plan. The Planning Authority note that flooding and stormwater drainage would be considered on a case-by-case basis through the Development Management process.
6. Noted

Chief Executive's Recommendation

No change.

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Finnerty and agreed by the Members.

GLW – C136- 28 – EAMONN O'HARA

Ms. Loughnane went through submission received from Eamonn O'Hara and read CE Response and Recommendation.

The submission relates to the historic landfill in Gort. The submission queries why there is no reference to the landfill or its remediation in the Draft LAP, it notes that remediation effects and post remediation effects need to be considered, including their effects on neighbouring lands.

The submission sets out the following objectives to be included in the Gort LAP.

- *To Remediate Gort historic land, operated by GCC, and owned by GCC, as a priority item, immediately, and to be completed within the lifetime of this Plan, as required under the EU 1996 Waste Directive.*
- *To identify and zone the Landfill site, as appropriate to environmental laws and proper planning, including the land areas effected by this Landfill, and what restrictions for development are relevant on neighbouring lands.*
- *To identify the effects of remediation, including the importation of capping materials along the restrictive Station Rd/Pound rd., including the effects on Gort River Walk, and potential link to the Galway to Athlone to Dublin greenway.*
- *To compensate the parties directly affected by this Historic Landfill, while under the ownership and operation by GCC as an unregulated or unmanaged landfill*

Chief Executive's Response

The Planning Authority note that it is the role of the Environmental Protection Agency (EPA) to process applications from local authorities in relation to historic landfills in accordance with the Waste Management (Certification of Historic Unlicensed Waste Disposal and Recovery Activity) Regulations, 2008. An application has been made to the EPA by Galway County Council in this regard for Gort Historic Landfill.

Under the Development Management process any project proposal pertaining to contaminated land would be required to have regard to policy objective SQ 3 Soil Protection, Contamination and Remediation in the GCDP 2022-2028 and prepare an application accordingly. This would be considered on a case by case basis.

The Planning Authority note the request for the inclusion of several policy objectives in the LAP, however having regard to existing provisions in the legislation and national, regional and local planning policy its inclusion is not considered to be justified.

Chief Executive's Recommendation

No Change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 30 – KEVIN HEERY

Ms. Loughnane advised that the submission contains the same observations that are detailed in submission GLW-C136-28 which is summarised thereunder.

Chief Executive's Response

See Chief Executive's Response GLW-C136-28

Chief Executive's Recommendation

See Chief Executive's Recommendation GLW-C136-28

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 75 – EAMONN O'HARA

Ms. Loughnane went through submission received from Eamonn O'Hara and read CE Response and Recommendation.

The submission requests that the lands to the west of the Gort river, stretching from Lidl to the Waste Water treatment plant and adjoining Gort River be considered as tertiary/reed bed waste water/brown water treatment lands. The submission notes that reedbed systems would be used to treat the leachate coming from the Landfill, now and when remediated. The submission highlights that leachate should not be directed to the Gort River. The submission suggests that the reedbed systems could cater for much of Gort's brown water runoff.

Chief Executive's Response

The Planning Authority support the incorporation of Sustainable Drainage Systems in development proposals under policy objective GSST 61 Surface Water Drainage and Sustainable Drainage Systems (SuDs) in the Draft Gort LAP 2025-2031. Any specific development proposal, i.e. for a reed bed wastewater treatment system, would be considered on a case by case basis under the Development Management Process and regard would be given to the aforementioned policy objective.

Chief Executive's Recommendation

No Change

Cllr. Donohue queried whether, as such proposals would be examined on a case-by-case basis, would the Planning Authority be favourable to such an application and queried whether the policy objectives were of any use if such review was subject to case-by-case determination. Ms. Loughnane explained that policy objectives in the CDP could support such a proposal in principle, but that the DM process would still be applied to applications/proposals on a case-by-case basis.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 76 – HOWARD KONICK

Ms. Loughnane went through submission received from Howard Konick and read CE Response and Recommendation.

The submission makes a number of comments on the Draft Gort LAP 2025-2031

1. The town boundary does not include the site of proposed methane digester. The submission suggests that this site would provide an opportunity for residential development.
2. Gort has become a centre of music and provision should be made for a music venue that would be large enough to accommodate the Coole Music School, Gort student and adult choirs. The submission suggests that this could be located on original Georgian house at Coole, or the former convent on the river in the centre of town.
3. The present one way traffic routing and car parking in the town square work well as they exist. The submission suggests the inclusion of a landscaped area every 10-15 parking spaces. The present one way traffic movement system works well, and provides a far safer situation for vehicles reversing out into the moving traffic lanes.
4. The submission presents that there is an opportunity to provide underground car parking below Cannon Quin Park.
5. The submission considers that the train stop should be relocated to opposite the convent, this would mean passengers would have direct access to Georges Street.

Chief Executive's Response

Submission noted

1. The Draft Local Area Plan is guided by National, Regional and Local Policy, the Planning Authority note that promoting sustainable compact growth of urban settlements a key priority throughout the tiered hierarchy of plans and this is supported by objective GSST 4 Compact Growth in the Draft Gort LAP. Extending the boundary of the plan to include the site reference under point 1 of the submission, would be contrary to national policy objective NPO 3, Regional Policy Objective RPO 3.7.2 and GCDP 2022-2028 objective CS2 Compact Growth.
2. The Draft Gort LAP 2025-2031 includes a number of sites zoned for 'Community' use, including the Former Convent site which has been identified as Opportunity Site 4 in the Plan, and it is considered by the planning authority that these lands could accommodate a range of community uses, including a music venue. The Planning Authority highlight that any specific development proposals would be considered on a case-by-case basis under the Development Management Process.
3. Noted. The Draft LAP supports the delivery of green infrastructure in the town under policy objective GSST 35 Green Infrastructure in the Draft Gort LAP

2025-2031, however it is noted that any specific development proposals would be considered on a case-by-case basis under the Development Management Process.

4. The Planning Authority note that any specific development proposals would be considered on a case-by-case basis under the Development Management Process, however it should be highlighted that car park developments on land zoned for 'Open Space/ Recreation and Amenity' are Not Normally Permitted (N) under the Land Use Zoning Matrix in Table 3 (page 16) of the Draft Gort Local area Plan 2025-2031.
5. The planning authority consider that the current location of the train station is acceptable in Gort due to its close proximity to the town centre, the Draft Gort LTP includes the measure PTRB07, "To improve the cycling and walking connection from George's Street along Station Road, enabling users to better access the station via the dedicated off-road walkway linking Station Road to the rail station." It is considered that these active travel measures will further enhance the connectivity between the train station and the town centre.

Chief Executive's Recommendation

No Change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 96 – ELS WOODS

Ms. Loughnane went through submission received from Els Woods and read CE Response and Recommendation.

The submission expresses support for submission GLW-C136-75 and considers that this aligns with the Heritage Council's submission (GLW-C136-66) regarding opportunities for ecological restoration of flood plains. The submission considers that reedbeds could enhance the River Walk experience and could provide an alternative to traditional wastewater systems.

The submission includes the extract proposal from submission GLW-C136-75 and a section of text under 'Schedule of Maps' from page 8 of the Heritage Council's submission (GLW-C136-66).

Chief Executive's Response

Submission noted.

See Chief Executive's Response to GLW-C136-75

See Chief Executive's Response to GLW-C136-66

Chief Executive's Recommendation.

See Chief Executive's Recommendation to GLW-C136-75

See Chief Executive's Recommendation to GLW-C136-66

The Chief Executive Recommendation was proposed by Cllr. Donohue, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 104 – SWIFTS LOCAL NETWORK:SWIFTS AND PLANNING GROUP (MICHAEL PRIAULX)

Ms. Loughnane went through submission received from Swifts Local Network and read CE Response and Recommendation.

The submission welcomes the inclusion of Policy objective GSST 57 Biodiversity & Ecological Networks; however, it notes that there are 'building dependent' wildlife including red-listed bird species that inhabit buildings in Gort. The submission requests for 'buildings' to be added to the list of elements of the ecological network under GSST 57.

The submission also requests for the following to be added to the text in the Draft Gort LAP 2025-2031,

"Swift bricks are a universal nest brick for small bird species and should be installed in new developments including extensions in accordance with best-practice guidance. Artificial next cups for house martins may be installed instead of swift bricks were recommended by an ecologist."

And

"Existing nest sites for building-dependent species such as swifts and house martins should be protected, as these endangered red-listed species which are present but declining in Gort, return annually to traditional nest sites. Mitigation should be provided if these nest sites cannot be protected".

The submission includes reference material describing 'swift bricks' and their benefits.

Chief Executive's Response

Submission noted.

It is considered that the suite of policy objectives and supporting text relating to biodiversity and ecology in the County Development Plan are sufficiently robust such that additional wording to Policy Objective GSST 57 in this local area plan is not merited in this instance. Any additional biodiversity steps to be taken to protect and enhance biodiversity would be assessed and considered on a case by case basis through the DM process.

Chief Executive's Recommendation

No Change

The Chief Executive Recommendation was proposed by Cllr. Donohue, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 106 – JIM RICKS

Ms. Loughnane went through submission received from Jim Ricks and read CE Response and Recommendation.

The submission is set out under the following headings as described below;

1. Executive Summary

The submission sets out a project proposal for the development of Opportunity Site 4 in the Draft Gort LAP 2025-2031.

The proposal for the site includes;

- Construction of residential units that harmonise with the existing architecture
- Creation of workshop spaces to support small business
- Development of a riverside walkway with a modern art sculpture park
- Conversion of the derelict school building to apartments
- Expansion of the cemetery with a new mausoleum.

2. Addressing Flood Risk

The submission notes that the subject lands last flooded more than 3 decades ago and since then it has been straightened and widened downstream.

The submission suggests that the current flood zone classification is not appropriate and a detailed flood risk assessment, utilising the most up-to-date data and modelling techniques, should be conducted to determine the precise current risk of the potential extent and severity of any flooding. The submission considers that it would likely produce a reclassification to Flood Zone C. The submission lists several potential flood mitigation measures for the project including raised floor levels, flood defences, sustainable drainage systems (SuDS), and the use of flood-resistant material.

3. Housing Development

The submission considers that the development proposed would increase housing supply in a sustainable manner, suggesting that houses will be designed to complement the existing architecture. The submission suggests that such a development would contribute to meeting the housing needs of Gort, provide homes for families and individuals and the design would prioritise modern living standards while respecting the towns heritage.

4. Workshop Spaces

The submission considers that workshop spaces for small businesses and start-ups will foster entrepreneurship and create local jobs. It highlights that this could benefit artisan's, craftspeople, tradesmen, designers and small manufacturers.

5. Riverside Walkway and Sculpture Park

The submission proposes a riverside walkway and sculpture park which it considers will create a valuable public amenity, providing a space for recreation, relaxation, and cultural engagement. The open space will be accessible to all members of the community, promoting social interaction and well-being. The modern art sculpture park will add a unique cultural dimension, showcasing contemporary art in a beautiful natural setting.

6. Former School Redevelopment

The submission proposes to redevelop the former school building to loft apartments which it considers would revitalise the site and create much needed housing. The submission also notes that improved road access would enhance connectivity and accessibility to this area, creating an attractive and convenient place to live.

7. Cemetery Expansion

The submission considers that an extension of the existing cemetery to include a new mausoleum will address the long term needs of the community for burial spaces and a space for ashes of cremated loved ones. The submission notes that the cemetery is nearly full and this would provide an opportunity to meet the needs of Gort's community.

8. Alignment with the Local Area Plan

The submission outlines a number of reasons why it considers that the proposed project would align with the Gort LAP.

- Regeneration of the town centre
- Provision of a range of housing types
- Provision of economic development by supporting small businesses
- Enhancement of public realm
- Protection of architectural heritage.

A weblink has also been provided with this submission.

Chief Executive's Response

Submission noted.

1. The Planning Authority acknowledge the initiative taken in respect of the detail and design of the project proposal for Opportunity Site 4, however it should be highlighted at this juncture that any project specific proposals would be considered on a case-by-case basis through the Development Management process. The response to the submission is therefore limited to considering the overarching land use and plan-based issues which can be addressed through the Local Area Plan process, as set out in the relevant guidance and legislation.
2. The Planning Authority highlight that a Stage 2 Strategic Flood Risk Assessment has been undertaken as part of the plan preparation process for the Draft Gort LAP 2025-2031. This level of assessment is considered appropriate and has informed the land use zoning and written provisions contained in the Plan. Therefore, the Flood Zone classifications on the site are justified and appropriate.

3. The Planning Authority recognise that the subject lands have historically been used as community facilities including a former religious institution and school, it considers that the 'Community' zoning in the Draft LAP will support regeneration of the site to be utilised for community benefit once more. The Draft Gort LAP has identified these lands as 'Opportunity Site 4' and it is a policy objective to "support the redevelopment and consolidation of important historical buildings and lands in the heart of Gort Town Centre to provide for social, cultural and community needs." The Planning Authority consider that there is a sufficient quantum of land zoned to accommodate residential development elsewhere within the Plan area.
4. The Draft Gort LAP 2025-2031 includes lands that are zoned for 'Business & Enterprise' 'Business and Technology' and 'Industrial' which could potentially accommodate workshop developments and support economic development, it is noted that any specific proposals would be considered on a case by case basis under the Development Management Process.
5. The Draft Gort LAP 2025-2031 supports the sustainable development of community facilities and recreational spaces under policy objective GSST 14.
6. See response to item 3.
7. The Planning Authority note that the GCDP supports the development of new burial ground and extension of existing cemeteries at appropriate locations under policy objective PWB 2 Burial Grounds. Any specific project proposals for this type of development would be considered on a case-by-case basis under the Development Management Process.
8. Noted

Chief Executive's Recommendation

No Change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Donohue and agreed by the Members.

GLW – C136- 112 – ELS WOOD (E. VAN HOUT)

Mr. Corcoran advised that the submission expresses support for the following submissions; GLW-C136-2, GLW-C136-3, GLW-C136-10, GLW-C136-11, GLW-C136-12, GLW-C136-30, GLW-C136-31, GLW- C136-33, GLW-C136-67, GLW-C136-70, GLW-C136-71, GLW-C136-6, GLW-C136-7, GLW- C-136-28, GLW-C136-75, GLW-C136-76, GLW-C136-4, GLW-C136-74, GLW-C136-77, GLW-C136-85.

Chief Executive's Response

See Chief Executive's Response for GLW-C136-2, GLW-C136-3, GLW-C136-10, GLW-C136-11, GLW-C136-12, GLW-C136-30, GLW-C136-31, GLW- C136-33, GLW-C136-67, GLW-C136-70, GLW-C136-71, GLW-C136-6, GLW-C136-7, GLW- C-136-28, GLW-C136-75, GLW-C136-76, GLW-C136-4, GLW-C136-74, GLW-C136-77, GLW-C136-85.

Chief Executive's Recommendation

See Chief Executive's Recommendation for GLW-C136-2, GLW-C136-3, GLW-C136-10, GLW-C136-11, GLW-C136-12, GLW-C136-30, GLW-C136-31, GLW-C136-33, GLW-C136-67, GLW-C136-70, GLW-C136-71, GLW-C136-6, GLW-C136-7, GLW-C136-28, GLW-C136-75, GLW-C136-76, GLW-C136-4, GLW-C136-74, GLW-C136-77, GLW-C136-85.

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Finnerty and agreed by the Members.

GLW – C136- 119 – FLOR BURKE

The Members were advised that this was a blank submission.

Noted by the Members.

REZONING REQUESTS

GLW – C136- 7 – EAMONN O'HARA

Ms. Loughnane went through submission received from Eamonn O'Hara and read CE Response and Recommendation.

A comprehensive submission relating to the lands off Station Road, which currently support part of the Gort River Walk route. The submission requests for the lands to be zoned Town Centre to allow for a mix of uses including residential, commercial and community.

The submission notes that the Gort River Walk requires disability access which the owner of the site could provide and highlights that the new TCF footbridge proposed for Gort town Centre proposes using this site for access and development.

The submission makes reference to a proposed mixed-use development for the site to include;

- Residential housing
- Rental accommodation
- Tourism accommodation
- A water source district heating system
- Integration with key amenities.

The submission sets out the following key requests;

- Prioritisation of residential infill development, and support infill as a sustainable alternative over greenfield expansion.
- Reinforce Town Centre zoning to allow for compact, high density housing developments that optimise landuse, and support the redevelopment of vacant,

derelict or underutilised sites

- Notes that the site subject to the submission is located in the town centre, referenced in the Gort Town Centre First Plan, and strategically located to integrate with active travel and public transport routes.
- Request that water, wastewater, and road infrastructure investment in town centre is prioritized.
- Requests a dedicated objective in the LAP to enhance accessibility on Station Road.
- To include objectives which support infill development and compact growth.
- Reinforce Town Centre Zoning objective to allow for mix of residential, commercial, and community uses
- Include policies to support mix of housing types and support rental housing for essential workers
- Include objectives which support sustainability and climate resilient residential development

The submission requests the inclusion of the following policies in the Gort LAP that;

- Prioritise residential infill and redevelopment of underutilised sites in the town centre.
- Ensure timely servicing of strategically zoned lands
- Enhance multi-modal access along Station Road to support connectivity and accessibility.

Chief Executive's Response

Submission noted.

The submission requests for the lands proposed as Open Space/Recreation & Amenity in the Draft LAP to be rezoned Town Centre to allow for a mix of residential, commercial and community uses. It is noted that the Gort River Walk transverses the subject lands.

- The Draft Gort LAP supports the sustainable management and use of amenity lands under policy objective GSST 19 Open Space, Recreation and Amenity and seeks to protect and enhance the River Walk, a specific policy objective GSST 22 The River Walk is included in this respect. The Planning Authority consider that the proposed Open Space/ Recreation & amenity zoning in the Draft Gort LAP is appropriate in this location having regard to the receiving contextual environment, limited accessibility and the proper planning and sustainable development of the settlement. The Planning Authority consider the subject site to contribute to the green infrastructure network within the settlement creating a green corridor along the river. It is envisaged that this natural feature is a significant community asset to the town, which has the opportunity to deliver a range of recreational spaces for the community while also protecting the biodiversity and wider environment.
- The Planning Authority note that policy objective GSST 4 Compact Growth in the Draft Gort LAP supports infill development as an alternative to greenfield expansion.
- Policy Objective GSST 9 in the Draft Gort LAP support the sustainable compact

development of the town centre and seeks to ensure that it remains the primary retail, commercial and mixed use centre of Gort.

- Noted.

The Planning Authority note that measure PTRB07 in the Draft Gort LTP seeks to improve the cycling and walking connection from George's Street along Station Road to enhance accessibility between the town and the train station.

Policy objectives GSST 4 Compact Growth and GSST7 Residential Infill Development in the Draft Gort LAP support infill development and compact growth.

The Draft Gort LAP 2025-2031 has zoned 12.9ha of Residential Phase 1 lands to accommodate the housing needs for all stages of the life cycle, including but not limited to essential works and older people and people with special needs. This is supported by policy objective GSST 6 in the Draft Gort LAP.

Chief Executive's Recommendation

No Change

Cllr. Finnerty advised that this site was not in a flood zone, had a planning history on it and queried about rezoning it to Town Centre.

Ms. Loughnane advised that site was currently zoned Open Space and whilst the site was not subject to flooding, there was an issue in relation to access.

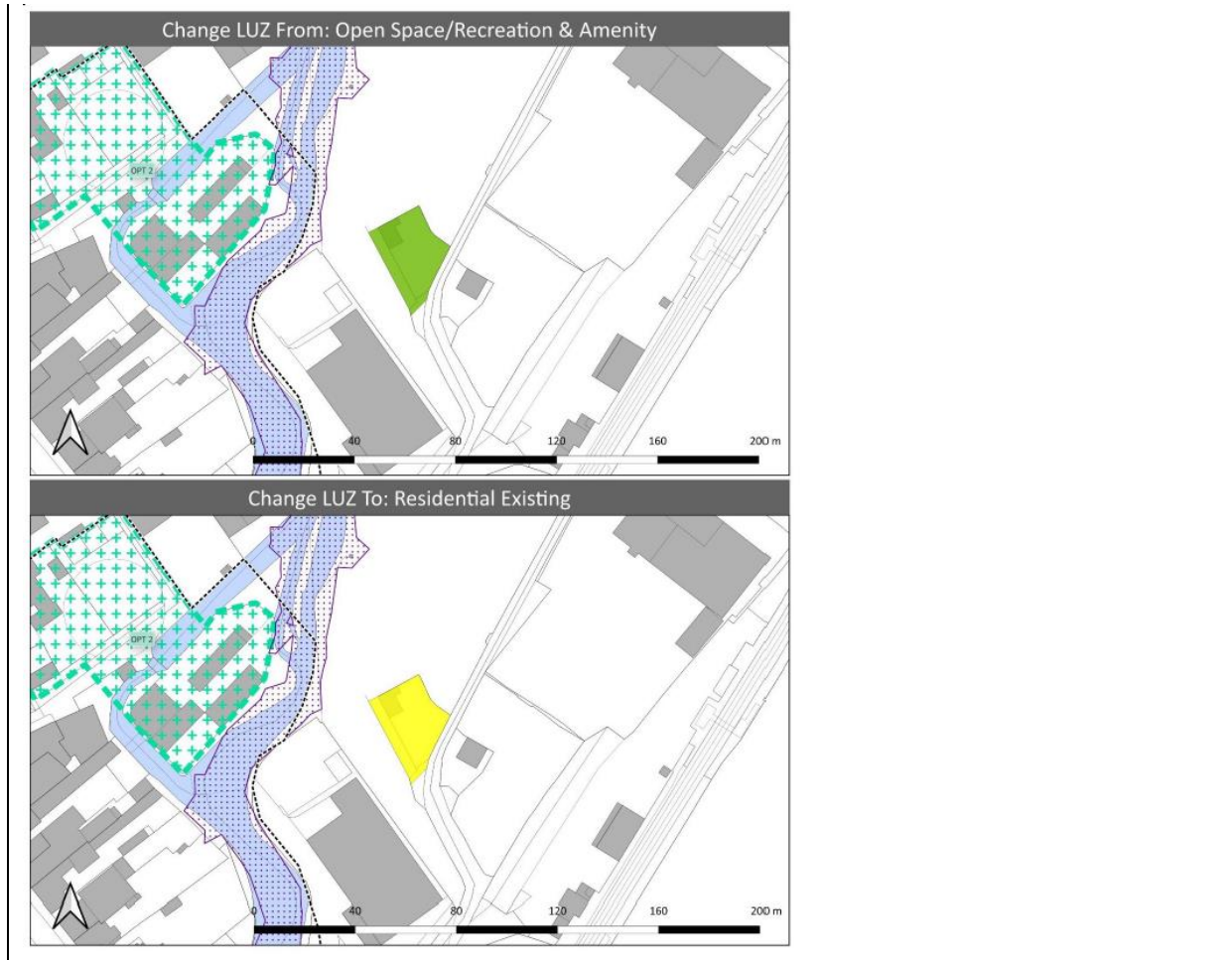
In response to Cllr. Finnerty's query on partially zoning the site, Ms. Loughnane advised that the tract of land was stand-alone and had limited access to it. She advised that if it were to be zoned as suggested, it would result in zoning of lands away from town centre and informed the Members that the building in-situ was completely derelict. Referring to the proposed development of the River Walk, Ms. Loughnane advised that extra lands may be required, such as this location, to do that. She advised that Galway County Council would not be recommending changing the zoning from Open Space to Town Centre.

Cllr. Donohue queried if the tract of land could be partially zoned and stated that she believed the location was ideal for what was being proposed.

The Meeting adjourned for five minutes so as Cllr. Finnerty could submit a Motion.

The following Motion with accompanying map was submitted by Cllr. Finnerty:

I propose to reject the Chief Executive Recommendation and propose to make the ruins of Flower Vale House as Existing Residential as per attached map.



The Motion was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

IT WAS AGREED BY THE MEMBERS TO DEFER DECISION ON GLW-C136-15 & GLW-C136-17 UNTIL LATER IN MEETING.

IT WAS AGREED TO DEAL WITH GLW-C136-118 (WHICH WAS DEFERRED EARLIER IN MEETING) IN CONJUNCTION WITH GLW-C136-43

GLW – C136- 43 – MKO ON BEHALF OF GORT HOMES DEVELOPMENTS LIMITED

Ms. Loughnane went through submission received from MKO on behalf of Gort Homes Developments Limited and read CE Response and Recommendation.

The submission relates to lands zoned Residential Phase 1 in the Draft Gort LAP, and outlines a number of items to be addressed in the submission including;

1. Rezoning of subject lands from 'C1-Town Centre/Commercial' and 'R-Residential (Phase 1)' in the Gort Local Area Plan 2013-2023 to Residential Phase 1 in the Draft Gort LAP.
 2. Planning history of the site.
 3. The need to increase residential density
 4. The suitability of the site to accommodate a greater quantum of residential development.
 5. Concern regarding the reservation of land in the absence of clarity on the timeline and design of the proposed future link road.
-
1. Rezoning of subject lands from 'C1-Town Centre/Commercial' and 'R-Residential (Phase 1)' in the Gort Local Area Plan 2013-2023 to Residential Phase 1 in the Draft Gort LAP.

The submission fully supports the rezoning for the land to Residential Phase 1 in the Draft Gort LAP and respectfully requests for this zoning to be adopted. The submission considers that the site could accommodate an increased quantum of residential development. The submission considers that the Core Strategy in the GCDP 2022-2028 is outdated and will need to be amended to reflect the national and regional population projections.



2. Planning history of the site.

The submission sets out a detailed planning history for the site, which was recently granted permission 24/60115 for a mixed use development including 220 no. residential units. It provides details of the application including pre-planning meetings with GCC. The submission considers that additional residential units could be accommodated on site. The submission suggests that residential development on the site with a mix of uses provided on Opportunity site 1 would create *“lively and active town centre by locating retail and services in close proximity to where people live”*.

3. The need to increase residential density

The submission references the two different approaches set out in the expired Gort LAP 2013-20218 (as extended) and the Draft Gort LAP 2025-2031, with regard to density standards. The expired Gort LAP considers a hierarchical approach to density whereas the Draft Gort LAP applies a 25 dwellings per hectare standard to Gort as a Self-Sustaining Town in the GCDP 2022-2028. The submission argues that a hierarchical approach to density is required to ensure appropriate sites can accommodate high levels of density, and considers that the density of 25 units per

hectare is contrary to the overarching GCDP. The submission also suggests that the proposed density standard is contrary to national policy on compact growth, including The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024, which recommends a density range of 25-40 units per hectare for towns with a population between 1,500 and 5,000. The submission highlights that within the context of the subject site planning permission was granted at a density of approximately 28 dwellings per hectare under Pl. Ref. 24/60115, and considers that the site has the potential to accommodate a higher density.

4. The suitability of the site to accommodate a greater quantum of residential development.

The submission reiterates that the zoning of the site as Residential Phase 1 offers the opportunity to increase the quantum of residential development on the site. It notes that the subject site is consistent with the sequential approach given the close proximity to Gort Town Centre, Gort Railway Station and the M18. The submission highlights the opportunity to increase the quantum of residential development and achieve a higher density on the subject site.

5. Concern regarding the reservation of land in the absence of clarity on the timeline and design of the proposed future link road.

The submission notes the Draft Local Transport Plan seeks to reserve land in order to provide a corridor link from the Loughrea Road to the R458, and highlights that route has been relocated further east compared to the expired Gort LAP 2013-2018 (as extended). The submission references that residential units were required to be omitted from the 24/60115 planning application to accommodate the link road which was indicatively located along at the edge of the subject site in the expired Gort LAP. The submission welcomes the additional set back of the proposed road in the Draft LAP, however, raises concerns regarding the need to reserve land for the proposed road when there is no detailed design or indication of the required setbacks. The submission requests further detail of the proposed road to be included in the Draft Gort LAP.

The submission concludes with a summary of the points raised within the submission.

Chief Executive's Response

Submission noted.

1. The Planning Authority confirm that the provisions of the Draft Gort Local Areas must be consistent with the GCDP 2022-2028. The Core Strategy Table in the GCDP 2022-2028 sets out the density standard of 25 units per hectare in Self Sustaining Towns and this is considered acceptable, and is in accordance with National and Regional Policy.
2. The planning history for the site is noted.
3. It is noted planning permission was granted at a density of c. 28 units per hectare for the subject site under reference 24/60115. Having regard to the receiving environment and density standard set out in the GCDP 2022-2028 for Gort as a Self-Sustaining Town, this is considered an acceptable density by the Planning Authority.
4. Noted

5. Submission noted. The indicative route for the road has been altered in the Draft Plan. The delivery of this piece of infrastructure is subject to further consent and funding as appropriate. Therefore, the timeline with respect to its delivery is unclear.

Chief Executive's Recommendation

No Change

GLW – C136- 118 – CLLR GERRY FINNERTY

Ms. Loughnane went through submission received from Cllr. Finnerty and read CE Response and Recommendation.

Submission requests that site on Loughrea road which has a live planning all in as R1 lands revert back to town centre as in original plan for the town.

Can the town boundary remain as was in the old plan.

Can plot removed from R1 at Crowe Street across from Corrib oil revert to R1. And a plot on Circular road at Rindifin revert to R1.

Chief Executive's Response

The Town Centre zoning and plan boundary for Gort have been carefully considered for the Draft Plan and are considered to be appropriate in this instance.

Residential Phase 1 lands have been identified in line with the requirements of the Core Strategy as per the requirements of the CDP.

Chief Executive's Recommendation

No Change

Ms. Loughnane advised that there was a motion in from Cllr. Finnerty.

The following Motion with accompanying map was submitted by Cllr. Finnerty:

I propose to reject CE Recommendation and go from Existing Residential to Town Centre as per map attached, and then going from R1 to Town Centre.





The Motion was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

Ms. Loughnane advised that this rezoning had resulted in 2.7 acres of lands being available for zoning as R1.

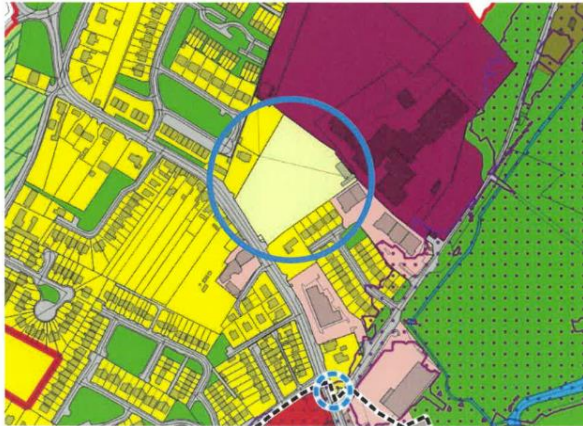
IT WAS AGREED BY MEMBERS TO GO BACK TO GLW-C136-15 & 17

GLW – C136- 15 – GREALISH GLYNN & ASSOCIATES ON BEHALF OF RITA LUNDON

Ms. Loughnane went through submission received from Grealish Glynn & Associates on behalf of Rita Lundon and read CE Response and Recommendation.

The submission relates to a parcel of land along Crowe Street. The submission requests for the land to be rezoned from Residential Phase 2 to Residential Phase 1.

The submission highlights that the site is suitable for residential development as it is within 400m of the Town Centre and is serviced by water and public sewer.



Chief Executive's Response

The Draft Gort LAP 2025 – 2031 was prepared in accordance with the Core Strategy of the GCDP 2022 – 2028. As part of the review of the Local Area Plan, the quantum of Residential Phase 1 was examined. There is a requirement of 12.9ha of Residential Phase 1 lands and the Planning Authority has zoned accordingly. It is considered that the lands should be retained as Residential Phase 2 per the Draft Gort LAP 2025–2031.

Chief Executive's Recommendation

No Change

Ms. Loughnane advised that there was a motion in from Cllr. Finnerty.

The following Motion with accompanying map was submitted by Cllr. Finnerty:

I propose to reject CE Recommendation and revert back to R1 (as per map attached).



The Motion was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 17 – JOE ROCHE ON BEHALF OF THE ROCHE FAMILY

Ms. Loughnane went through submission received from Joe Roche on behalf of the Roche Family and read CE Response and Recommendation.

The submission relates to a parcel of land along the Ennis Road. The submission requests for the land to be rezoned from Residential Phase 2 to Residential Phase 1.



Chief Executive's Response

The Draft Gort LAP 2025 – 2031 was prepared in accordance with the Core Strategy of the GCDP 2022 – 2028. As part of the review of the Local Area Plan, the quantum of Residential Phase 1 was examined. There is a requirement of 12.9ha of Residential Phase 1 lands and the Planning Authority has zoned accordingly. It is considered that the lands should be retained as Residential Phase 2 per the Draft Gort LAP 2025–2031.

Chief Executive's Recommendation

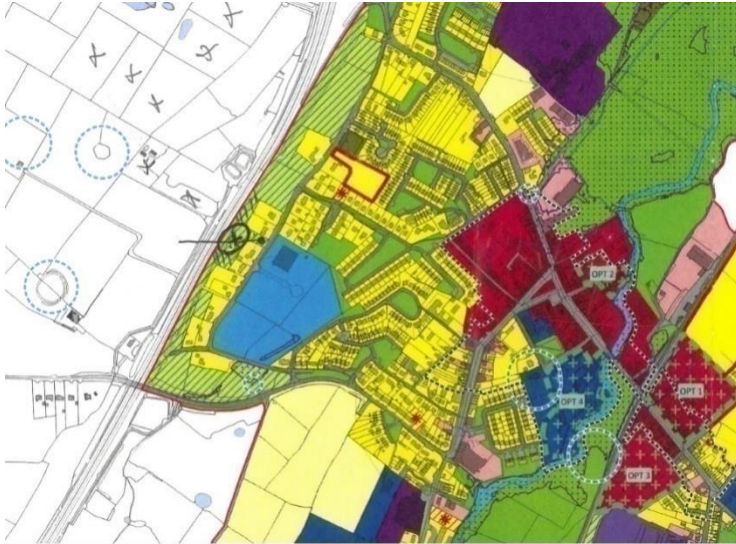
No Change

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Finnerty and agreed by the Members.

GLW – C136- 46 – LIAM FAHEY

Ms. Loughnane went through submission received from Liam Fahey and read CE Response and Recommendation.

The submission requests for lands zoned Agriculture in the Draft Gort LAP 2025-2031 to be rezoned to Residential Infill. The submission notes that the site will be used for residential development for a family member who will be taking over farming of adjoining agricultural lands.



Chief Executive's Response

Submission noted.

The Planning Authority note that under DM Standard 29: Building Lines in the GCDP 2022-2028, residential developments must be set back 90 metres from motorways, in the interest of residential amenity, rural amenity, public safety and to allow for any future road widening or realignment. The planning authority has measured the distance from the M18 motorway to the western boundary residential units which adjoin the subject lands to the north and south, and they are between 67m and 70m set back from the motorway which is significantly under the 90m required under DM standard 29. Having regard to the proximity of the site to the M18 Motorway, Agricultural zoning is considered to be most appropriate at this location.

Chief Executive's Recommendation

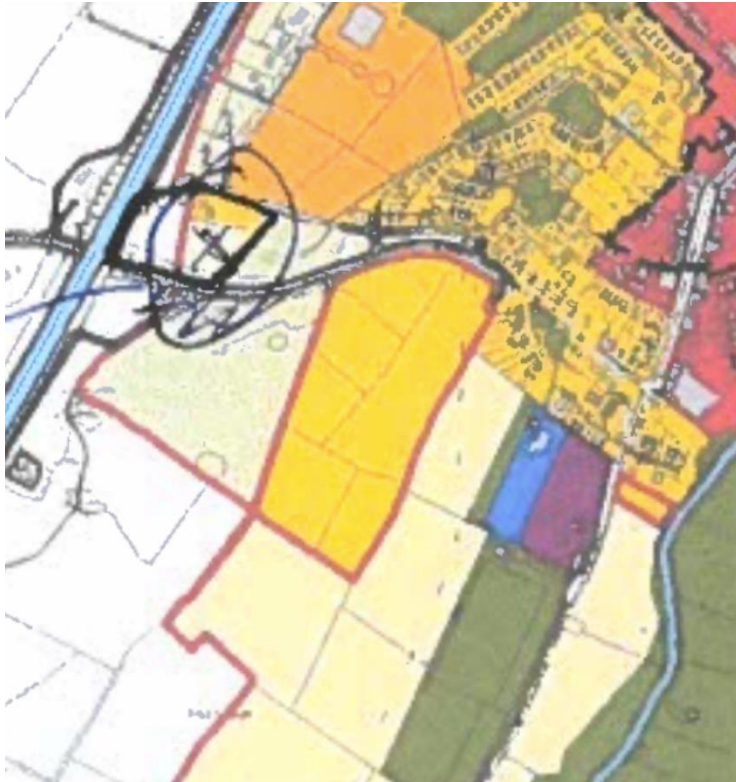
No Change

The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Finnerty and agreed by the Members.

GLW – C136- 65 – COLMAN ROCHE

Ms. Loughnane went through submission received from Colman Roche and read CE Response and Recommendation.

The submission requests for lands zoned Agriculture in the Draft Gort LAP 2025-2031 to be zoned Residential. The submission notes that the site was zoned Residential in the expired Gort LAP 2013-2018 (as extended), and references that there was previously planning permission granted on the site for residential units under planning reference 12/69.



Chief Executive's Response

Submission noted.

In the interest of clarity, the Planning Authority note that the site subject to the submission was zoned Residential Phase 2 in the expired Gort LAP 2013-2018 (as extended). The Draft Gort LAP 2025 – 2031 was prepared in accordance with the Core Strategy of the GCDP 2022 – 2028. As part of the review of the Local Area Plan, the quantum of Residential Phase 2 land was examined, and has been zoned accordingly, having regard to several factors including promoting sequential development, connections to infrastructure and access to existing and planned services. The list of factors considered are set out under Section 2.1 Residential Development of the Draft LAP. Having regard to the location of the subject lands, it is considered that the lands should be retained as Agricultural per the Draft Gort LAP 2025– 2031.

Chief Executive's Recommendation

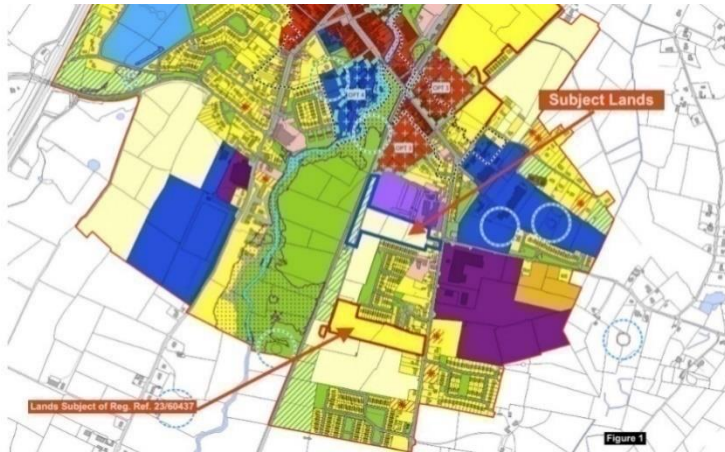
No Change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 69 – DIANNE MCDONAGH, TOWN & COUNTRY RESOURCES LIMITED ON BEHALF OF RALPH KEANE

Ms. Loughnane went through submission received from Dianne McDonagh, Town & Country Resources Limited on behalf of Ralph Keane and read CE Response and Recommendation.

The submission relates to lands zoned 'Existing Residential', 'Residential Phase 2' and 'Agricultural' in the Draft Gort LAP 2025-2031. The submission includes a map 'Figure 1' included below which shows the subject site.



The submission also draws attention to lands zoned Residential Phase 1 in the Draft LAP, and notes that planning permission was granted on this parcel of land in 2024 under planning reference 23/60437, this site is also illustrated in the map. The submission considers that development is set to commence on this site.

The submission requests for the subject lands to be rezoned from Residential Phase 2 to Residential Phase 1, noting that the site is in close proximity to the town centre, education and community resources. A residential feasibility analysis was carried out as part of the submission and considers that the lands could accommodate up to 50 residential units at a density of 30/ha. The submission considers that the lands present an opportunity to provide for compact growth, in line with Objective GSST 8 Sequential Development of the Draft LAP.

The submission concludes by reiterating the request to change the zoning of the lands from Residential Phase 2 to Residential Phase 1.

Chief Executive's Response

Submission noted.

The Draft Gort LAP 2025 – 2031 was prepared in accordance with the Core Strategy of the GCDP 2022 – 2028. As part of the review of the Local Area Plan, the quantum of Residential Phase 1 was examined. There is a requirement of 12.9ha of Residential Phase 1 lands and the Planning Authority has zoned accordingly. It is considered that the lands should be retained as Residential Phase 2 per the Draft Gort LAP 2025– 2031.

The Planning Authority acknowledge that the submission considers that development is set to commence on the land granted planning permission under reference

23/60437, however, at this time no commencement notice has been received and the site remains to be greenfield.

Chief Executive's Recommendation

No Change

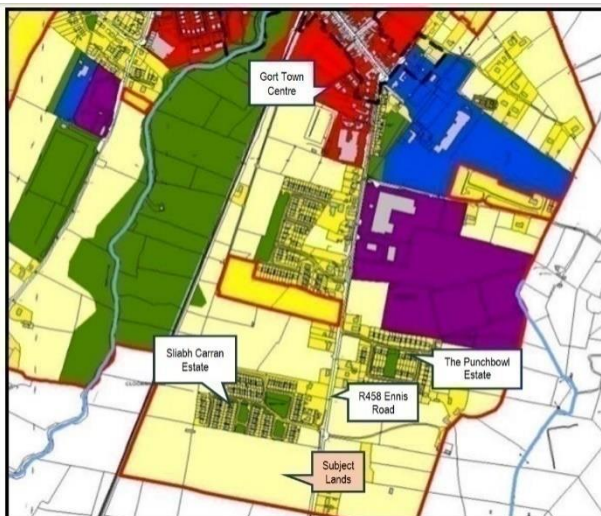
The Chief Executive Recommendation was proposed by Cllr. Maher, seconded by Cllr. Finnerty and agreed by the Members.

GLW – C136- 89 – ENVIROPLAN ON BEHALF OF PAT MALONE

Ms. Loughnane went through submission received from Enviroplan on behalf of Pat Malone and read CE Response and Recommendation.

A comprehensive submission which sets out two rezoning requests;

1. Re-instate c.7.3ha of land within the Plan Boundary as per the 2013-2023LAP at Ennis Road, Cloonnahaha, Gort.
2. Re-instate c.7.3ha of land zoned “R-Residential (Phase 2)” as per the 2013-2023LAP at Ennis Road, Cloonnahaha, Gort.



Zoning in Expired Gort Lap 2013-2018 (as extended)

The submission provides a detailed description of the site location and context of the subject lands, including;

- Site is located adjacent to an established residential area to the south of the town.
- The subject lands are bounded to the north by the “Sliabh Carran” housing estate
- Public mains water supply and the public foul sewer network is located within close proximity along the Ennis Road
- Existing footpath could be extended to the site.

The submission sets out a number of ‘locational advantages’ of the subject lands to cater for residential development, including;

- Lands were previously zoned Residential Phase 2 in the expired Gort Local Area Plan 2013-2018 (as extended).
- Lands are serviceable by public mains, public sewage infrastructure, footpaths and public lighting, which can be extended to serve the lands for future development
- Site is within walking distance to town centre and other amenities
- Notes that planning permission was previously granted for residential development on the site.
- No environmental or flood risk designations on the site

The submission highlights that all of the subject lands are within the 2022 CSO Census Boundary and notes that whilst the Gort town boundary has been reduced the site is within the “Built Up Area” for Gort Town. It then submits that the requested “R-Residential (Phase 2) zoning” is consistent with the principles of consolidated urban development.

The submission provides a planning history of the site, to illustrate that the principle of residential development is established on the site;

- Pl. Ref. No. 05/4142: Permission granted for 124 no. residential units.
- P I. Ref. No. 11/22: Extension of duration of planning permission granted under Pl. Ref. No. 05/4142.

The submission highlights that there is a limited availability of Residential Phase 1 lands as a majority of the R1 lands have the benefit of planning permission. It also considers that there is a need to identify suitable “R-Residential (Phase 2 ”zoned lands to cater for demand in the future in advance of the review of the Core Strategy.

The submission considers that rezoning of the lands to Residential Phase 2 would be in line with national, regional and local policy objectives, including;

- National – NPO3a, NPO 4, NPO 6, NPO 11 and NPO 36.
- Regional – RPO 7.17 and RPO 7.20
- Local – The submission considers that proposed zoning would not affect the zoned land allocation outlined in Table 2.11 of the GCDP 2022-2028 and it will not affect the “Quantum of Greenfield Land Required for Residential Development as this refers to Residential Phase 1 land only.

Chief Executive’s Response

The Draft Local Area Plan is guided by National, Regional and Local Policy, the Planning Authority note that promoting sustainable compact growth of urban settlements a key priority throughout the tiered hierarchy of plans and this is supported by objective GSST 4 Compact Growth in the Draft Gort LAP. At this time, the Planning Authority consider that extending the boundary of the plan to include the site referenced in the submission, would be contrary to National Policy Objective NPO 3, Regional Policy Objective RPO 3.7.2 and GCDP 2022-2028 Policy Objective CS2 Compact Growth.

The Draft Gort LAP 2025 – 2031 was prepared in accordance with the Core Strategy of the GCDP 2022 – 2028. As part of the review of the Local Area Plan, the quantum of Residential Phase 2 land was examined, and has been zoned accordingly, having regard to several of factors including promoting sequential development, connections to infrastructure and access to existing and planned services.

Having regard to the location of the subject lands, the Planning Authority consider that zoning the lands Residential Phase 2 is not justified at this time.

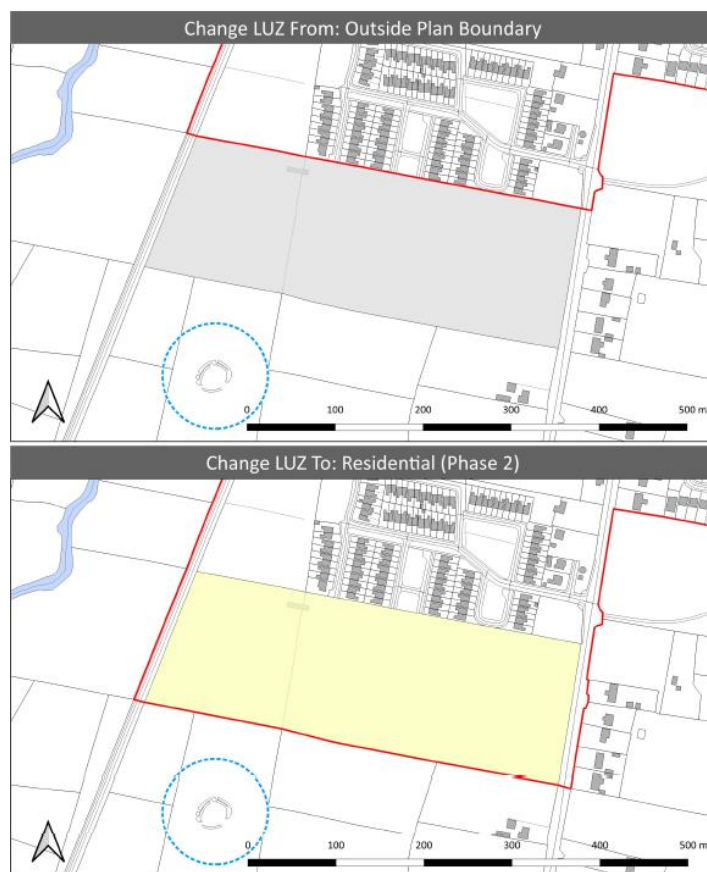
Chief Executive's Recommendation

No change

Ms. Loughnane advised that there was a Motion from Cllr. Killilea on this.

The following Motion with accompanying map was submitted by Cllr. Killilea:

I propose to reject CE Recommendation for Submission No. GLW-C139-89. I propose the town boundary be extended and to zone the lands in question to R2 – map attached



Ms. Loughnane stated that the Council had kept R2 lands in place despite the OPR's recommendation for reduction of same. She further advised that these lands were previously considered for RZLT but won't incur RZLT because lands were not fully serviced.

Ms. Loughnane advised that motion would increase the amount of R2 lands zoned and advised the Members that the CE would not be in favour of this proposal.

Ms. Loughnane outlined to the Members if they continue to over-zone R2 lands they may leave the OPR in a difficult position given the content of OPR submission on Draft Plan with respect to R2 zoned lands.

She stated that the motion outlines land and extends boundary but doesn't extend it along public road. Members agreed to have map amended to include road in submission.

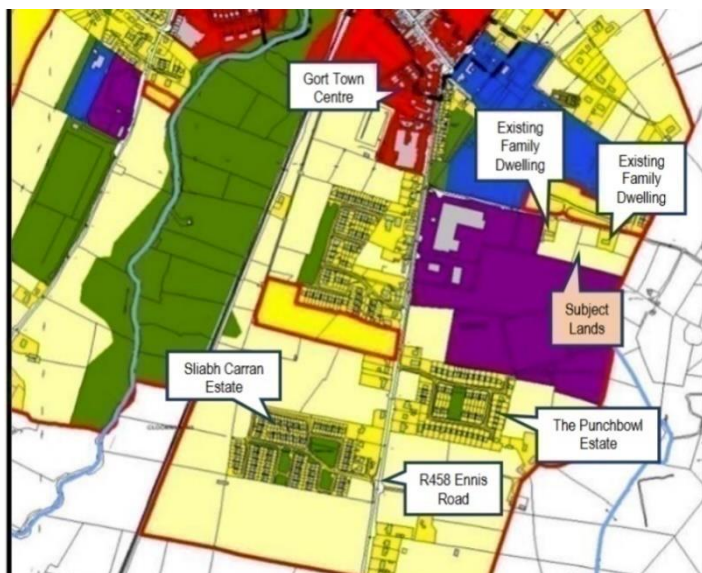
The Motion was proposed by Cllr. Killilea, seconded by Cllr. Finnerty and agreed by the Members.

GLW – C136- 90 – ENVIROPLAN ON BEHALF OF SEAN RUANE

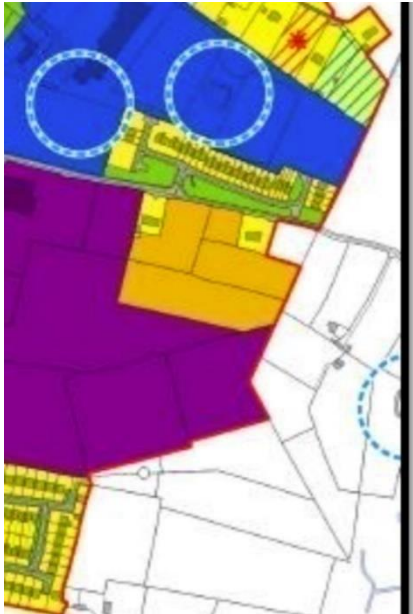
Ms. Loughnane went through submission received from Enviroplan on behalf of Sean Ruane and read CE Response and Recommendation.

A comprehensive submission which sets out two rezoning requests

1. Rezone 1.2ha of land from “BE-Business & Enterprise “to “R-Residential (Phase 2)”, as per the 2013-2023 LAP, at Circular Road, Rindifin, Gort.
2. Include c.0.2ha of land within the Plan boundary and zone as “R-Residential (Phase 2)”, as per the 2013-2023 LAP, at Circular Road, Rindifin, Gort



Zoning in expired Gort LAP 2013-2018 (as extended)



Zoning in 2025 Draft Gort LAP 2025-2031

The submission provides a detailed description of the site location and context of the subject lands, including;

- site is located adjacent to an established residential area to the east of the town
- Public mains water supply and the public foul sewer network is located within close proximity along Circular Road.
- Connections to the existing footpath across the road can also be readily extended in the future to serve the subject lands.

The submission sets out a number of ‘locational advantages’ of the subject lands to cater for residential development, including;

- Lands were previously zoned Residential Phase 2 in the expired Gort Local Area Plan 2013-2018 (as extended).
- Lands are serviceable public mains, public sewage infrastructure, footpaths and public lighting, which can be extended to serve the lands for future development
- Site is within walking distance to town centre and other amenities
- Site is adjacent to the 60kmph urban speed limit, where adequate sightlines are achievable in each direction
- No environmental or flood risk designations on the site

The submission highlights that all of the subject lands are within the 2022 CSO Census Boundary and notes that whilst the Gort town boundary has been reduced the site is within the “Built Up Area” for Gort Town. It then submits that the requested “R-Residential (Phase 2) zoning” is consistent with the principles of consolidated urban development.

The submission then discusses the ‘unsuitability’ of the subject lands for ‘Business & Enterprise’ Development and objects to this proposed zoning.

The submission highlights that the development along Circular Road is primarily residential. Circular road currently consists of a county road, and it would be unsuitable to zone intervening lands for “Business and Enterprise” uses.

The submission highlights that there is a limited availability of Residential Phase 1 lands as a majority of the R1 lands have the benefit of planning permission. It also considers that there is a need to identify suitable “R-Residential (Phase 2)” zoned lands to cater for demand in the future in advance of the review of the Core Strategy

The submission considers that rezoning of the lands to Residential Phase 2 would be in line with national, regional and local policy objectives, including;

- National – NPO3a, NPO 4, NPO 6, NPO 11 and NPO 36.
- Regional – RPO 7.17 and RPO 7.20
- Local – The submission considers that proposed zoning would not affect the zoned land allocation outlined in Table 2.11 of the GCDP 2022-2028 and it will not affect the “Quantum of Greenfield Land Required for Residential Development as this refers to Residential Phase 1 land only.

Chief Executive’s Response

The Draft Gort LAP 2025 – 2031 was prepared in accordance with the Core Strategy of the GCDP 2022 – 2028. As part of the review of the Local Area Plan, the quantum of Residential Phase 2 land was examined, and has been zoned accordingly, having regard to several of factors including promoting sequential, compact growth, connections to infrastructure and access to existing and planned services.

Having regard to the strategic function of Gort as a Self Sustaining Town, the location of the subject lands, which adjoins ‘Industrial’ zoned lands to the south, it is considered appropriate that the lands should be retained as Business & Enterprise and the settlement boundary should remain as per the Draft Gort LAP 2025– 2031.

Chief Executive’s Recommendation

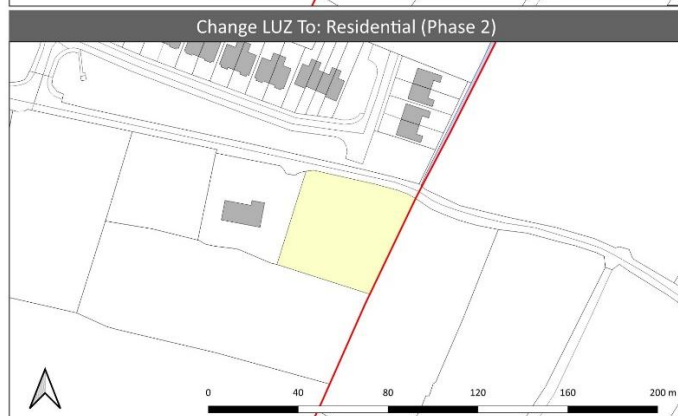
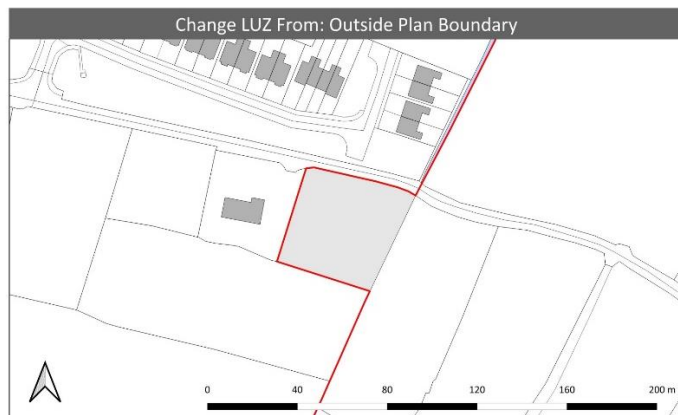
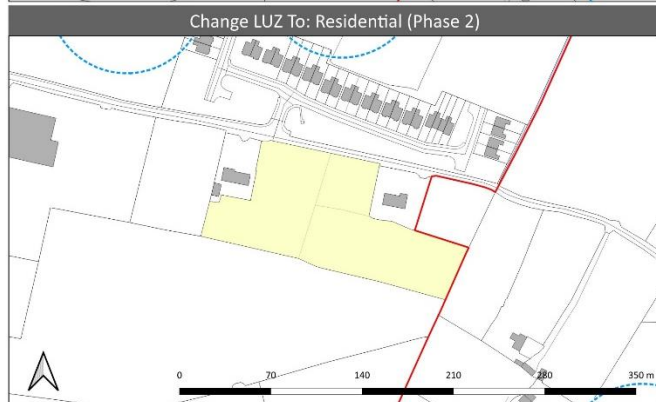
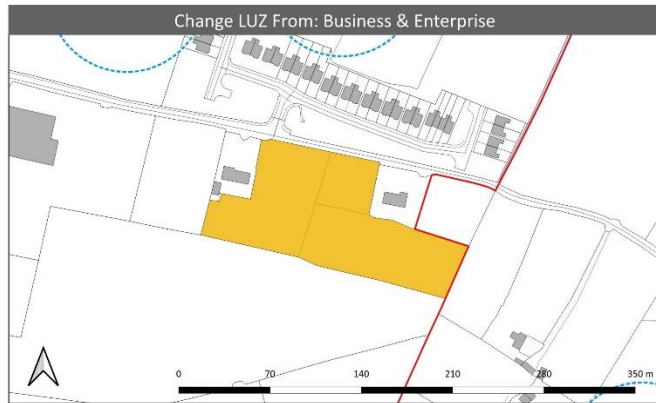
No change

Ms. Loughnane advised that there was a Motion from Cllr. Finnerty on this.

The following Motion with accompanying map was submitted by Cllr. Finnerty:

I propose to reject CE Recommendation for Submission No. GLW-C139-90. I propose to rezone c.1.2ha of land from BE-Business & Enterprise to R-Residential (Phase 2) as per the 2013-2023 LAP, at Circular Road, Rindifin, Gort

I propose to include c.0.2ha of land within the Plan boundary and zone as R-Residential (Phase 2), as per the 2013-2023 LAP, at Circular Road, Rindifin, Gort.



Ms. Loughnane again advised the Members that motion would increase the amount of R2 lands zoned and reduce the amount of BE – Business & Enterprise lands and advised the Members that the CE would not be in favour of this proposal.

She advised the Members that this was the second extension of the Plan Boundary and reminded them of the OPR position with respect to R2 lands in their submission to the Draft Plan. She also raised concerns regarding the reduction of B & E lands in a town that was designated a Self-Sustaining Town. She also raised an issue that the B & E lands would become isolated with the only access through existing industrial lands.

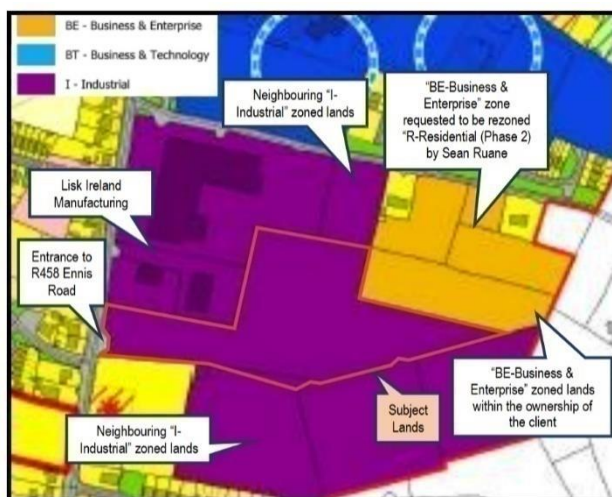
The Motion was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 98 – ENVIROPLAN ON BEHALF OF RIVERSIDE FOODS LIMITED

Ms. Loughnane went through submission received from Enviroplan on behalf of Riverside Foods Limited and read CE Response and Recommendation.

A comprehensive submission which sets out the following rezoning request

- 1) Rezonec.3haof land from “I-Industrial “to “BE-Business & Enterprise” at Rindifin, Gort.



The submission provides a detailed description of the site location and context of the subject lands, including;

- Subject site is located adjacent to an established commercial/industrial area to the south-east of the town
- Subject lands are bounded by the "Lisk Ireland Manufacturing" site to the north-west, low density residential development along Circular road to the north-east, undeveloped lands to the east and south east
- Public mains water supply network and public foul sewer network is available

along the Ennis Road

The submission sets out a number of ‘locational advantages’ of the subject lands to cater for Business & Enterprise development, including;

- Lands have the benefit of a permitted access onto the R458 Ennis Road
- Lands are serviceable public mains, public sewage infrastructure, footpaths and public lighting along the Ennis Road
- Site is within walking distance to town centre and other amenities
- The submission considers that there is not a “significant difference” between the range of uses which are allowable within the “I-Industrial” and the range of uses allowable within the “BE-Business & Enterprise” zone.
- The submission iterates that the subject lands have the ability accommodate “BE-Business & Enterprise” development in the short term and consider that the rezoning request from Industrial to Business & Enterprise is justifiable

The submission highlights that all of the subject lands are within the 2022 CSO Census Boundary and notes that whilst the Gort town boundary has been reduced the site is within the “Built Up Area” for Gort Town. It then submits that the requested “BE-Business & Enterprise zoning” is consistent with the principles of consolidated urban development.

The submission then discusses the ‘suitability’ of the subject lands for ‘Business & Enterprise’ Development.

The submission highlights that the site has access onto the Ennis Road, is served by public infrastructure, and has no environmental/flood risk designations. It considers that the site is readily developable in the near future. It notes that the requested Business & Enterprise zoning is proposed in lieu of the of land which is zoned BE-Business & Enterprise along the Circular Road in the Draft LAP. The submission considers that the requested rezoning of the subject lands from Industrial to Business & Enterprise would compensate for the loss of Business & Enterprise zoning along Circular Road, it also notes that the proposed rezoning request will not result in a shortfall of Industrial zoned lands within the Plan area.

The submission provides a planning history of the site, outlining applications on the site, including;

- Pl. Ref. No. 23/61429 – permission granted for 2 no. Warehouse Units with entrance via existing site entrance onto the Ennis Road R458 and all associated site works.
- Pl. Ref. No. 07/3857: - permission granted for 8 no. industrial buildings of various sizes and all associated site works
- Pl. Ref. No. 12/1089 – Extension of Duration granted for development granted under Pl. Ref. No. 07/385

The submission considers that the principle for commercial development is established on the site.

The submission considers that rezoning of the lands to Business & Enterprise would be in line with national, regional and local policy objectives, including;

- National – NPO6, NPO 7 and NPO 11
- Regional – RPO 6.26
- Local – The submission considers that proposed zoning would be consistent with the facilitation of sustainable growth within the town and expansion of the employment base, as envisaged under Section 2.4.8 of the GCDP 2022-2028.

Chief Executive's Response

The Draft Gort LAP 2025 – 2031 was prepared in accordance with the Core Strategy of the GCDP 2022 – 2028. As part of the review of the Local Area Plan, the quantum of Business & Enterprise land was examined, and has been zoned accordingly, having regard to several of factors including promoting sequential development, connections to infrastructure and access to existing and planned services.

Having regard to the location of the subject lands, the planning authority highlight that if rezoned to "Business and Enterprise" the 'Industrial' zoned lands to the south of the site would be inaccessible from the road network, and this is not considered to be appropriate.

The Planning Authority consider that the lands should be retained as Industrial per the Draft Gort LAP 2025– 2031.

Chief Executive's Recommendation

No Change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 102 – MKO ON BEHALF OF ELIOSHA LYDON OF LYDON DEVELOPMENTS

Ms. Loughnane went through submission received from MKO on behalf of Eliosha Lydon of Lydon Developments and read CE Response and Recommendation.

The submission relates to rezoning requests for two parcels of lands, for clarity the parcels of land are defined as the following;

- School Site: Lands to the northwest of Gort River currently comprising the unused secondary school.
- Railway Site: Lands immediately east of Gort River bounded to the east by the rail line.

The submission makes the following rezoning requests;

1. Rezone the School site from 'Community' to Town Centre
2. Rezone the Railway Site from Open Space/ Recreation & Amenity to Town Centre

The submission wishes to submit rationale and justification for rezoning of the site to Town Centre and intends to address more specifically the feasibility for;

1. Regeneration of the vacant school building on the School Site in the context of residential adaptation;
2. Examination of development potential for the Railway Site against each of their current zoning configurations.



Figure 1: Google Maps Aerial View of subject lands outlined in red (School and Railway Site)

The submission provides a detailed description of the site location and context of the subject lands, including;

- Total site area (School site + Railway Site) is 8.5 acres
- pedestrian bridge over the Cannahowna River facilitates linkage between the two sites
- The School Site accommodates a vacant school building (last occupied in the early 1990's) comprising an overall footprint of approximately 1115 m².

The submission discusses the impacts of the Draft Gort LAP 2025-2031 zoning designations on the subject lands

- Impact on the School Site

The submission considers that the Community Facilities zoning renders the lands and building limited in terms of compact urban settlement and regeneration. It also submits that the zoning will restrict development to that of cultural / recreational / religious or educational.

- Impact on Railway Site

The submission considers that the Open Space/Recreation & Amenity zoning places considerable restriction on this town centre location and suggests that there would be no potential for future development.

The submission goes on to discuss future development potential for the sites.

- It is submitted that the owner of the site is examining the regeneration of the School Site under the zoning of Town Centre which facilitates residential development. It notes that a range of uses are 'permitted in principle' or 'open for consideration' under town centre zoning, such as community uses including;
 - Community Facility (Permitted)
 - Cultural Recreational Building (Permitted)
 - Library (Permitted)
 - Leisure (Permitted)
 - Education (Permitted)
 - Recreational / Cultural Facilities (Open for Consideration)
- The submission notes that subject landholding does not extend to the adjacent historical convent building and submits that the adaptation of 'historical buildings' in terms of the objectives for Community Facilities would not apply to our owner's national school building, it then reiterates the request for the lands to be zoned town centre.
- In terms of the Railway Site, the Submission highlights that there is a substantial amount of open space in the town centre, and submits that the provision of additional Open Space within the town centre would be contrary to national, regional and local policies.
- The submission acknowledges that a large portion of the Railway site is located in Flood Zones B and C and notes that residential use can be permitted in these zones. The submission proposes that commercial and mixed-use developments can be applied to the ground floor of Flood Zone B with residential over and considers that a justification Test would be passed for such a development.
- The submission considers that Town Centre zoning of the Railway site has the potential to create a development that in a mirrored configuration with the School Site, would encase the natural open space around the river.

The submission references National, Regional and Local planning policy which it considers supports the change of zoning to Town Centre;

- NPF – The submission highlights that the NPF supports compact urban growth and acknowledges the impact that dispersal of settlements is having on the population which ultimately contributes to the 'social, economic and physical decline' of towns like Gort.
- RSES The submission highlights the RSES target to deliver 30% of all new homes in urban areas with a population of at least 1500.
- - GCDP 2022-2028 – The submission references that the GCDP supports residential units on appropriately zoned land, most particularly 'encouraging sequential and compact growth in the town' and highlights that the 'reuse of existing buildings for residential use is also encouraged.

The submission concludes by reiterating the request to rezone:

1. Rezone the School site from 'Community' to Town Centre
2. Rezone the Railway Site from Open Space/ Recreation & Amenity to Town Centre

Chief Executive's Response:

Submission noted.

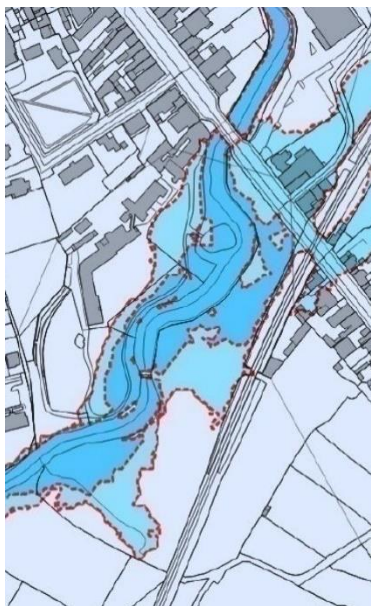
The Planning Authority have considered the rezoning request for the two parcels of land subject to the submission (School Site and Railway Site).

In terms of the School Site, the Draft Gort LAP has identified these lands as 'Opportunity Site 4' and it is an objective to "support the redevelopment and consolidation of important historical buildings and lands in the heart of Gort Town Centre to provide for social, cultural and community needs." The Planning Authority recognise that these lands have historically been used as community facilities including a former religious institution and school, it considers that the Community Facilities zoning in the Draft LAP will support regeneration of the site to be utilised for community benefit once more.

The Planning Authority consider that the lands should be retained as Community Facilities as per the Draft Gort LAP 2025– 2031.

In terms of the Railway Site, the Planning Authority is mindful that the majority of these lands are located within Flood Zones A & B and have been identified as Constrained Land Use in the Draft Gort LAP 2025-2031 which is supported by policy objective GSST 25.

Given the extent of the flood zone within the site and access issues, the Planning Authority consider that the lands should remain zoned as Open Space/Recreation & amenity as per the Draft Gort LAP 2025-2031.



Chief Executive's Recommendation

No Change

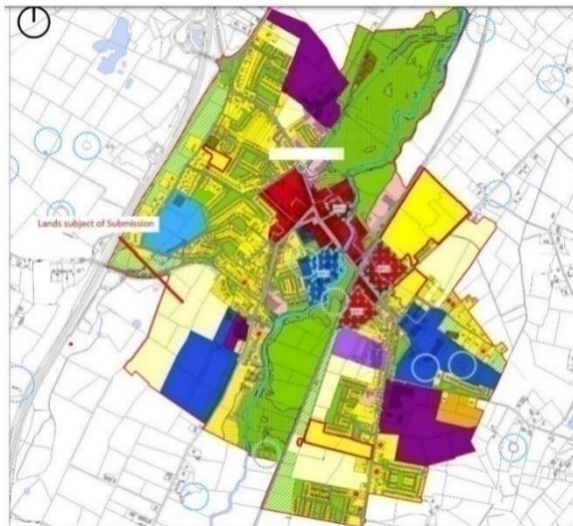
Cllr. Donohue raised a query about Parcel 2. In response, Ms. Loughnane clarified that this was the site opposite with a constrained land use. Cllr. Finnerty stated that 80% of this site was in a flood zone. He then enquired as to whether Galway County Council, would consider purchasing it, as it could potentially facilitate a land-swap with a private developer who may have more attractive land to Galway County Council. He advised that it would be raised at next Plenary Meeting.

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Donohue and agreed by the Members.

GLW – C136- 115 – DECLAN HAYES SUBMITTED VIA BRENDAN SLEVIN & ASSOCIATES

Ms. Loughnane went through submission received from Declan Hayes submitted via Brendan Slevin & Associates and read CE Response and Recommendation.

A comprehensive submission which relates to lands comprising approximating 6.7 hectares situated on the northwestern fringe of Gort town along the R460. The submission requests for the lands to be rezoned from Residential Phase 2 to Residential Phase 1 in the Draft Gort LAP 2025-2031.



The submission considers that a majority of the residential Phase 1 lands have been granted planning permission and 'will soon be brownfield'. The submission highlights that a portion of the lands allocated Residential Phase 1 on the Loughrea Road already have been granted planning under Town Centre Zoning, and notes that commercial development is contained within the application. The submission considers that there has been a mis calculation on this site in terms of what is permitted under residential development.

In terms of the subject lands, the submission notes that it is served by a newly realigned regional road. It highlights that the owner of the subject lands has control over adjoining lands to the south and could facilitate the extension of the public footpath. It states that the lands are served by water infrastructure and that provision has been left for a future Wastewater connection to the Irish Water Network via the Gort Na Ri Estate.

The submission concludes by reiterating the request to rezone the lands to Residential Phase 1.

Chief Executive's Response

Submission noted.

The Draft Gort LAP 2025 – 2031 was prepared in accordance with the Core Strategy of the GCDP 2022 – 2028. As part of the review of the Local Area Plan, the quantum of Residential Phase 1 was examined. There is a requirement of 12.9ha of Residential Phase 1 lands and the Planning Authority has zoned accordingly. It is considered that the lands should be retained as Residential Phase 2 per the Draft Gort LAP 2025–2031.

Chief Executive's Recommendation

No Change

The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Maher and agreed by the Members.

GLW – C136- 9 – GREALISH GLYNN & ASSOCIATES ON BEHALF OF PADDY AND MAURA GREALISH

Ms. Loughnane went through submission received from Grealish Glynn & Associates on behalf of Paddy and Maura Grealish and read CE Response and Recommendation.

The submission refers to a parcel of land within the Punchbowl Estate. The submission requests for the land that is re-zoned from Open Space / Recreation and Amenity to Residential Infill.



Chief Executive's Response

Following a review of the planning history of the subject lands it is noted that a parcel of land at the south of the site was identified for 'Civic Amenity' in the site layout plan which was granted planning permission under reference 99/5447. The remainder of the site appears to be within the bounds of the B1 residential dwelling in the same site layout plan. Given the legacy zoning of the site as Existing Residential, it is considered to amend the zoning of the Draft Plan to Existing Residential.

Chief Executive's Recommendation

Rezone lands in question from Open Space/Recreation and Amenity to Existing Residential.



The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 13 – O’NEILL O’MALLEY LTD ON BEHALF OF ALAN AND OLIVIA O’GRADY

Ms. Loughnane went through submission received from O’Neill O’Malley Ltd on behalf of Alan and Olivia O’Grady and read CE Response and Recommendation.

The submission refers to a parcel of land along the Ennis Road. The submission requests for the land to be rezoned from Commercial/Mixed Use to Existing Residential.



Chief Executive's Response

Following a review of the lands subject to the submission, the Planning Authority consider that the unit behind the commercial unit fronting onto the Ennis Road is in residential use, therefore land should be rezoned to Existing Residential.

Chief Executive's Recommendation

Rezone lands in question from Commercial/Mixed Use to Existing Residential.



The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 73 – MKO ON BEHALF OF RIVERSIDE FOODS LIMITED

Ms. Loughnane went through submission received from MKO on behalf of Riverside Foods Limited and read CE Response and Recommendation.

The submission provides a preamble and a detailed site location and context description prior to raising the queries to be addressed in the submission.

The submission makes two requests with regard to the Draft Gort LAP 2025-2031, discussed below;

1. Provision of Industrial Zoning on the full extent of the owner's landholding



Figure 4 - Proposed alteration to the Industrial zoning of the subject site

The submission highlights that the full extent of the owner's landholding was zoned 'Industrial' in the expired Gort LAP 2013-2018 (as extended), whereas the Draft Gort LAP 2025-2031 de-zoned 1.6 acres with 2.2 acres remaining as 'Industrial' zoned land. The submission also notes that the Draft Gort LTP proposes the provision of a road corridor / safeguard zone which goes through the subject lands, illustrated on Figure 6-13 of the LTP, and suggests that Any future development proposal on the subject lands would be required to provide a development buffer around the link road alignment or alternatively, deliver a section of the proposed link road. The submission raises concerns that the development potential of the retained lands, in the scenario described above, would be significantly impacted. The submission considers that the owner's landholding at this location is a strategic opportunity site at the confluence of the R458 and the future link road, as well as being located in immediate proximity to the M18 interchange.

The submission requests for the provision of Industrial land use zoning on the full extent of our client's landholding in the Adopted Gort LAP 2025-2031.

2. Inclusion of a specific objective which designates the subject site as the preferred location for a new 'off-line' service area.

The submission discusses the subject lands potential for future development for an 'Off-Line Service Area' which would in effect serve traffic flow entering and egressing from the M18 Motorway. It is considered that the proposal would also potentially incorporate ancillary food / retail outlet services typically encountered in

developments of this type, noting that two pre-planning meetings have been held with Galway County Council to discuss the project proposal.

The submission raises the point that a proposed offline service area would be feasible if the landowner can avail of the full extent of the site of 3.79 acres to meet the development standards set out under TII Guidelines. The guidelines relate to sufficient car parking, rest stop areas and adequate capacity for HCV's.

The submission suggests that the inclusion of a site specific objective to develop an off-line service on the subject lands "will act to improve traffic flow through Gort by acting as a diversionary service, thereby preventing excessive traffic entering the town centre." It considers that including this objective will in tandem act as a collaborative and integrative objective with EU, GCDP and TII policies in that it will serve to enhance road safety along a national corridor.

The submission sets out national, regional and local policies which it considers to provide a justified rationale to support the development proposed for the subject lands, including;

- **Spatial Planning and National Roads Guidelines 2012**

The guidelines state the following in respect of Service Areas; Off-line Motorway Service Areas at National Road Junctions 'In the preparation of their plans, planning authorities may consider policies for the provision of off-line motorway service area facilities with reference to the requirements and advice included in the most up to-date NRA guidance on the location and layout of the NRA's service areas and also similar type existing or planned privately promoted service facilities within existing towns / settlements and located in the general environs of the relevant road corridor'.

- **Transport Infrastructure Ireland 2023-Service Area Policy**

Section 3.2 of the TII Service Area Policy document defines 'Off-Line' Service Areas as follows; 'Off-line service areas are located adjacent to the mainline carriageway but accessed via a junction Motorway / dual carriageway. The provision of off-line service areas is subject to local development plan policies and the requirements of national planning policy stated in the Spatial Planning and National Road Guidelines for Planning Authorities (Department of Environment, Community and Local Government) 2012."

Offline services can provide extensive services including;

- Parking for cars and HCDs
- Convenience to Motorway Junctions with national and regional roads
- Remain open 24hrs per day, 7 days a week
- Permit commercial vehicles to park for longer periods
- Provide safety and security equipment and appropriate facilities

The submission highlights that the guidelines specifically reference that the M17/M18 corridor has been identified as having no service area in place.

- **GCDP 2022-2028**

The submission considers that the GCDP aligns with national development and transport policy, around service areas, through the inclusion of Objective GCTPS 7: Improvements to Road Network - 'The County will manage and maintain the

efficient and safe operation of the road network under its control, and will work with TII and NTA to identify locations on the national network where targeted improvements may be required to address specific issues’.

Chief Executive’s Response

Submission noted.

Following a review of the lands subject to the submission, the Planning Authority consider that the remaining extent of the lands subject to the submission should be zoned ‘Industrial’.

The Planning Authority note the request for the inclusion of a specific policy objective supporting the provision of an off-Line Service Area on the subject lands, however having regard to existing provisions in the legislation and national, regional and local planning policy its inclusion is not considered to be justified.

Noted.

Chief Executive’s Recommendation

Zone remaining extent of lands illustrated in the submission to ‘Industrial’.



The Chief Executive Recommendation was proposed by Cllr. Finnerty, seconded by Cllr. Killilea and agreed by the Members.

GLW – C136- 87 – PATRICK BRADY

Ms. Loughnane went through submission received from Patrick Brady and read CE Response and Recommendation.

The submission requests for lands zoned ‘Residential Phase 2’ in the Draft Gort LAP 2025-2031 to be rezoned to Agriculture.



Chief Executive’s Response

Following a consideration of the submission, the planning Authority consider it appropriate to rezone the lands in question from Residential Phase 2 to Agriculture.

Chief Executive’s Recommendation

Rezone lands from Residential Phase 2 to Agriculture.



The Chief Executive Recommendation was proposed by Cllr. Donohue, seconded by Cllr. Finnerty and agreed by the Members.

The Members were advised that all submissions had been considered.

Ms. Loughnane advised that the SEA and AA determinations on Material Alterations/changes would be submitted to the Consultants in the next few days. The Material Alterations and changes to Infrastructure Assessment will be published within 3 weeks from today and will be advertised in Connacht Tribune. She advised that the public consultation period is for a period of four weeks and a further CE Report will be prepared and issued to Members for their consideration in due course, possibly July 2025.

To adopt Chief Executive's Report on the submissions in the Draft Gort Local Area Plan 2025-2031/Local Transport Plan & all associated Documents with Elected Members Amendments which were all passed by resolution.

This was proposed by Cllr. Maher, seconded by Cllr. Finnerty and agreed by the Members.

Cllr. Kinane thanked the Forward Planning Team and her fellow Council Members. She complimented the people of Gort on the comprehensive submissions made on the Draft Gort LAP. She stated that the Forward Planning Team were always available to give advice and from an Elected Members' point of view, that was so beneficial to them.

Ms. Loughnane thanked everybody for participating in the process and all the Forward Planning Team.

The Meeting ended.