

MUNICIPAL DISTRICT OF BALLINASLOE

MINUTES OF MEETING OF MUNICIPAL DISTRICT OF BALLINASLOE HELD AT BALLINASLOE MUNICIPAL DISTRICT OFFICE, COUNCIL CHAMBER, BALLINASLOE, CO. GALWAY ON WEDNESDAY, 8th APRIL at 2.00 p.m.

CATHAOIRLEACH: Cllr. M. Connolly

I LATHAIR FREISIN:

Baill: Cllrs. D. Burke, D. Connolly, A. Donohue, M. Finnerty.

Oifigh: Ms. C. McConnell A/Director of Service, Mr. E. Molloy, Senior Engineer, Ms. A. Gardiner, Meetings Administrator, Mr. A. Headd, A/Senior Executive Engineer, Ms. S. Kennedy, Senior Executive Planner, Ms. E. O’Doherty, Executive Planner, Ms. M. Donohue, Senior Staff Officer, Mr. P. McLynn Graduate Engineer, Ms. A. Monaghan, Staff Officer.

CONFIRMATION OF MINUTES OF THE ORDINARY MEETING OF THE MUNICIPAL DISTRICT OF BALLINASLOE HELD ON WEDNESDAY, 11TH MARCH, 2015

MDB14059

The minutes of the Ordinary Meeting of the Municipal District of Ballinasloe held on the 11th March, 2015 were approved by the Municipal District Members and signed by the Cathaoirleach on the proposal of Cllr. Finnerty, seconded by Cllr. Donohue.

Matters arising from the Minutes

With regard to Minute No. MDB14055 Page 2, Cllr. Finnerty advised that the Deputation with Minister Simon Harris, T.D. which took place on the 12th March, 2015 was very productive and that a strong case was made by the Deputation to the Minister for additional funding for the 2 outstanding flood alleviation projects in Ballinasloe. In response to Cllr. Donohue, Mr. Headd advised that the CFRAM study would not be completed within the year. In response to Cllr. D. Burke, Mr. Headd advised that work at Deerpark is included under the Suck Drainage District and does not fall under the scope of the flooding projects in Ballinasloe.

In response to Cllr. D. Connolly and with reference to Minute No. MDB14058 Page 3, Mr. Molloy advised that the contract for the Ballinasloe Main Drainage Advance Scheme has been signed. Mr. Molloy also stated that the Contractor is in the process of obtaining Road Opening Licenses and that the works are due to commence within the next 4/6 weeks.

In response to Cllr. D. Connolly and with reference to Minute No. MDB14056 Page 1, Ms. McConnell advised that when estates are taken in charge the roads, footpaths and public lighting are maintained by the Council but she stated there is no funding available towards the provision of grass cutting in these estates.

In response to Cllr. M. Connolly and with reference to Minute No. MDB14055 Page 1 with regard to the members resolution inviting the I.D.A. to a future meeting of the Municipal District of Ballinasloe in order to outline what development and investment plans they have for Ballinasloe with a view to bringing employment to Ballinasloe, Ms. Gardiner advised that the IDA had accepted the invitation of the Municipal District of Ballinasloe to attend a meeting. Ms. Gardiner also advised that she is in consultation with the IDA and that as soon as confirmation is received from IDA of the date in which Ms. Catherina Blewitt will be available to attend, the members would be advised accordingly.

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

MDB14060

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

Esker Hills Estate, Dunlo, Ballinasloe, Co. Galway

1. Road commencing at its junction with the LT 86034 in the Townland of Dunlo and extending in a South Westerly direction for a distance of approximately 68 meters to house no. 12 in the Townland of Dunlo and extending in a circular shape for a total distance of 105 meters from outside house no. 12 to 18, 23, 31 and ending outside house no. 12 in the Townland of Dunlo. (Houses Nos. 12 to 31 (inclusive) – Point A to B on Taking in Charge Map)

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

Esker Hills Estate, Dunlo, Ballinasloe, Co. Galway

2. Road commencing at its junction with the above mentioned road (1.) in the Townland of Dunlo and extending in a South Easterly direction for a distance of approximately 61 meters in the Townland of Dunlo from house no. 10 and ending outside house no. 5 in the Townland of Dunlo. (Houses Nos. 10 to 5 (inclusive) – Point C to D on Taking in Charge Map)

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

Esker Hills Estate, Dunlo, Ballinasloe, Co. Galway

3. Road commencing at its junction with the LT 86034 in the Townland of Dunlo and extending in a South Westerly direction for a distance of approximately 154 meters to house no. 43 in the Townland of Dunlo and extending in a circular shape for a total distance of 107 meters from outside house no. 43 to 70, 75, 84 and ending outside house no. 43 in the Townland of Dunlo. (Houses Nos. 32 to 84 (inclusive) – Point E to L on Taking in Charge Map)

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

Esker Hills Estate, Dunlo, Ballinasloe, Co. Galway

4. Road commencing at its junction with the above mentioned road (3.) in the Townland of Dunlo and extending in a South Easterly direction for a distance of approximately 47 meters in the Townland of Dunlo from house no. 4 and ending outside house no. 1 in the Townland of Dunlo. (Houses Nos. 4 to 1 (inclusive) – Point G to H on Taking in Charge Map)

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

Esker Hills Estate, Dunlo, Ballinasloe, Co. Galway

5. Road commencing at its junction with the above mentioned road (3.) in the Townland of Dunlo and extending in a semi circular shape for a total distance of 81 meters from outside house no. 96 to 92, 88 and ending outside house no. 85 in the Townland of Dunlo. (Houses Nos. 96 to 85 (inclusive) – Point J to K on Taking in Charge Map)

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

Esker Hills Estate, Dunlo, Ballinasloe, Co. Galway

6. Road commencing at its junction with the above mentioned road (3.) in the Townland of Dunlo and extending in a North Easterly direction for a distance of approximately 55 meters to house no. 47 in the Townland of Dunlo and extending in a circular shape for a total distance of 112 meters from outside house no. 47 to 53, 59, 66 and ending outside house no. 47 in the Townland of Dunlo. (Houses Nos. 45 to 66 (inclusive) – Point F to M on Taking in Charge Map)

DRAFT BALLINASLOE LOCAL AREA PLAN 2015 – 2021

MDB14061

Ms. Kennedy advised that the purpose of the Meeting was to preview the Draft Ballinasloe Local Area Plan that was currently on display until 14th May 2015.

Ms. Kennedy advised that the current Plan for Ballinasloe is the Ballinasloe Development Plan 2009-2015 which expires in November and said that following on from the Electoral, Local Government and Planning Act, 2013, the Development Plan is now to be replaced by a Local Area Plan. She advised that in preparing the Draft Local Area Plan for Ballinasloe, regard had been given to the Core Strategy and the Habitats and SEA Directives, which also applied to the current Plan and also the *Flood Risk Management Guidelines 2009*, the *Retail Planning Guidelines 2012* and all other relevant legislation and guidelines. She said that the Draft Plan was also accompanied by a Stage 2 Strategic Flood Risk Assessment, Strategic Environmental Assessment Report (which was prepared in-house) and a Natura Impact Report for Ballinasloe.

Ms. Kennedy advised the Meeting that the Draft Plan's public display period runs from Thursday 2nd April-Thursday 14th May 2015 and a Public consultation afternoon was being held in the Ballinasloe Regional Office on 23rd April from 2:30pm-8pm and planning officials will be in attendance to explain the Plan and assist with any queries. She said that it is expected that the Draft Ballinasloe Local Area Plan will be considered by the full Council at the July County Council Meeting. She said that it would be expected that the Final Ballinasloe Local Area Plan would be in place by Q4, 2015.

In respect of Flooding, Ms. Kennedy said that the 2009 *Flood Risk Management Guidelines* require a Stage 2 Flood Risk Assessment to be carried out for Local Area Plans and said this was a more detailed assessment to that carried out for the County Strategic Flood Risk Assessment. She explained that the *Guidelines* also require the identification of Flood zones A & B, which are high risk flood areas, in the Plan.

Ms. Kennedy said that Consultants (Arup) were employed to carry out the Stage 2 Flood Risk Assessment for Ballinasloe and to identify the Flood Zones within the town and that these flood zones informed the zoning of lands so that lands identified as being at risk of flooding were zoned appropriately. She said that undeveloped lands, within flood zones A and B, that **are not** located within a designated Natura site have been zoned Open Space/Recreation & Amenity (OS) and Undeveloped lands within Flood zones A and B, that **are** located within a designated Natura site have been zoned Environmental Management (EM). She advised that existing developments within Flood zones A and B have a Constrained Land Use zoning applied which allows consideration for future development of existing uses subject to certain requirements.

With regard to the Core Strategy, Ms. Kennedy advised that the Planning & Development (Amendment) Act 2011 introduced the Core Strategy which was included in the current Development Plan for Ballinasloe and is also part of the County Development Plan 2015-2021. She explained that the Core Strategy allocated a population allocation and land allocation to Ballinasloe.

She said that Ballinasloe's target population up to 2021 under the Core Strategy is set out as of 1540 persons and this equates to 35.81ha of land. She explained that this was almost identical to the 35.53 ha assigned under the current plan and there has been no reduction in the amount of land zoned for Phase 1 residential development. She explained that residential lands are phased as R1 (Residential Phase 1) and R2 (Residential Phase 2), with R2 lands not generally developable within the lifetime of the plan save where 50% of Phase 1 lands are committed to development. She also said that rezoning where necessary was undertaken i.e. areas that were vulnerable to flood risk and also the plan boundary was rationalised to provide for a more consolidated town centre. She advised also that Ballinasloe now has the title of County Town in the County Settlement hierarchy.

Ms. Kennedy advised that the findings of the retail survey are included in the Local Area Plan. She said that the Forward Planning Department had undertaken a retail survey of all the local area plan towns in the County with a view to producing a Retail Strategy for the County within three years. She said that the draft Local Area Plan for Ballinasloe contains a strongly worded objective on Retail Development (ED4) and an objective on Town Centre Viability, Vitality and Vacancy (ED12 – the focus of which is to revitalize Dunlo Street, Market Square, Society Street and Main Street). She said that Ballinasloe had a retail vacancy rate of 21%, with a vacancy rate on Main Street of 19%, or 31 of the total 163 units surveyed.

In reply to Cllr. M. Connolly, Ms. McConnell said that amount of zone land is based on 50% over-zoning to take account of choice and non-availability of lands.

Cllr. M. Connolly referred to the Strategic Vision in the Draft plan (Page 10) and said that he hoped that the IDA would have the same vision for Ballinasloe and consider it for investment and encourage industry to the town as it is vital that Ballinasloe gets investment. He said that Ballinasloe had excellent road and rail access and the town is open for business and said that further IDA investment would help to enhance economic activity within the town.

In reply to Cllr. M. Connolly's query if there was sufficient land zoned for business development within the Plan, Ms. McConnell said that there was a variety of commercial/industry zonings within the Plan to include Commercial /Mixed Use, Business and Enterprise, Business and Technology and Industrial and these were at a range of locations and these can be seen on the Land Use Zoning Maps 1A and 1B. She also said that the land zoned Agriculture could be considered for development as per the Land Use Zoning Matrix.

Cllr. D. Connolly asked that the Ballinasloe Fair be included in the Local Area Plan as a standalone item as it is a significant week long event for the town of Ballinasloe and its hinterland. In reply, Ms. Kennedy said that the Ballinasloe Fair is referenced throughout the Plan but this request could be considered under the Tourism section of the plan.

In reply to Cllr. Connolly, Ms. Kennedy said that lands within Flood zones A and B, that **are** located within a designated Natura site have been zoned Environmental Management (EM) and

development on these lands would be restricted. She referred to the Land Use Zoning Matrix on Pages 23-25 of the Local Area Plan which indicates the types of land uses that are Permitted in Principle (P), Open for Consideration (O) and Not Normally Permitted (N), for the designated EM land use zone.

Cllr. D. Connolly said that agriculture plays a major role in the economic activity of Ballinasloe and said that both the Ballinasloe Mart and animal supplies outlets within the town serve play a major role in meeting the agricultural needs of the town and hinterland and said that the Council needs to be supportive of these industries as they are finding it difficult to operate in the current economic environment.

Cllr. D. Connolly said that the Municipal District should make a submission reflective of supporting agriculture and ancillary development which is still a vibrant and competitive industry and the Council needs to recognise that.

Cllr. D. Connolly welcomed any efforts to increase business into the town centre. He said, however, that the valuations applied to business for the calculation of rates were affecting the businesses. He said that he would support the restriction of large multiples coming into the town centre but allow smaller shops and businesses into the town centre are important. He also welcomed that Ballinasloe was referred to in both the County Development Plan 2015-2021 and the Draft Local Area Plan as the County Town.

Cllr. D. Connolly asked if there was sufficient land zoned for local authority housing dependent on resources / funding being available. In reply, Ms. McConnell said that the Housing Section would have to have regard to the land zoning and housing objectives within the Local Area Plan but explained that the Local Area Plan process operates independently to the Housing Department and its requirements and specific proposals are not included.

In reply to Cllr. Burke, Ms. Kennedy said that the retail vacancy rate in Ballinasloe was similar somewhat to other towns.

Cllr. Donoghue welcomed the title of County Town for Ballinasloe and said that the town centre needs business. He welcomed the purchase of the old Tesco site by a local businessman and said that the opening of the new Library for Ballinasloe would also enhance the town.

Cllr. Burke referred to DM Guideline FL 2 – Structural and Non-Structural Risk Management Measures in Flood Vulnerable Zones , Page 60 of the plan, and queried the position with existing development. In reply, Ms. McConnell said that *Flood Risk Management Guidelines* 2009 would apply and in those flood risk zones, a development only accessible through this high flood risk area would not be permitted. She said that a development could have a secondary/emergency access through the flood risk zone.

In reply to Cllr. Finnerty, Ms. McConnell said that the Local Area Plan process is not the forum for pay-parking but advised the Meeting that this item will be addressed by the Roads & Transportation SPC.

In reply to Cllr. M. Connolly, Ms. McConnell advised that the Local Area Plan could be altered/varied at any point in time if it was deemed necessary. She explained that a Material Contravention could be considered in response to a planning application in the event where the development has merit but the Local Area Plan needed to be 'contravened' and this is a Reserved function of the Council.

Ms. McConnell advised that Submissions can be made in writing to the Forward Planning Department by 14th May or the Submission can be made by the Elected Members at the full Council Meeting in July. She explained that submissions to the Draft Plan would be considered and agreed by the Elected members at the July Council Meeting.

MUNICIPAL DISTRICT OF BALLINASLOE DIRECTOR'S BUSINESS

MDB14062

Following discussion, on the proposal of Cllr. D. Connolly which was seconded by Cllr. Finnerty It was agreed to consider the matter of Reviewing Standing Order Nos' 1 and 51 at the May, 2015 Monthly Meeting of Municipal District of Ballinalsoe. At this meeting consideration will be given to including the following additional clause in both of the Standing Orders " or order of the Cathaoirleach following consultation with the Meetings Administrator". Ms. McConnell stated that the inclusion of this additional clause would bring the Standing Orders for Municipal District of Ballinasloe into line with the other Municipal District Standing Orders.

Ms. McConnell advised that the Cathaoirleach of the Municipal District of Ballinasloe and an Official had been invited on the 23rd and 24th May, 2015 to the 56th Fete des Cins d'Anjor by Stella DUPONT, Conseiller Général de Maine et Loire, Maire de CHALONNES SUR LOIRE. On the proposal of Cllr. Finnerty which was seconded by Cllr. Donoghue it was agreed that the Cathaoirleach and an official would accept the invitation to attend.

MUNICIPAL DISTRICT OF BALLINASLOE CATHAOIRLEACH'S BUSINESS

MDB14063

Following discussion, on the proposal of Cllr. M. Connolly, seconded by Cllr. Burke the following was agreed: " This Municipal District Council proposes that we write to the Minister for Health, Leo Varadkar and the HSE West requesting when Consultants are to be appointed to seek planning and design and build the 50 Ward 100 bed Unit at Portiuncula Hospital . We request that the HSE and the Minister act now on tenders sought to appoint a design team. Tenders have been received for some time by the HSE and they have not been advanced by the Minister or the HSE. Failure to the this is failing to keep the Hospital at Portiuncula properly resourced for patient care".

Following discussion, on the proposal of Cllr. M. Connolly, seconded by Cllr. Finnerty it was agreed to receive a Deputation from Representatives of the Clontuskert Heritage Committee in relation to conversion of old school into a Community Centre at Clontuskert at 1.15 p.m. in advance of the commencement of the May Monthly Meeting of the Municipal District of Ballinasloe.

ANY OTHER BUSINESS

MDB14064

In response to Cllr. D. Connolly, Ms. McConnell advised that the Council is considering options with regard to possible site locations for the Ballinasloe Tennis Club.

In response to Cllr. Donohue, Mr. Headd advised that the bad bend at Whitepark, Ballymacward can be assessed and progressed under the Low Cost Safety Scheme.

In response to Cllr. M. Connolly, Mr. Headd advised that the proposed roadworks at Creagh National School would lessen the impact of the ramps on this road.

In response to Cllr. Burke, Mr. Molloy advised that issues in relation to parking at schools was the responsibility of each individual school.

In response to Cllr. D. Connolly, Mr. Headd advised that the provision of double yellow lines at the Railway Station would have to be considered under the Ballinasloe Traffic Management Plan. Mr. Molloy advised that such a process is lengthy and that he will discuss same further with Mr. Headd.

CHRIOCHNAIGH AN CRUINNIU ANSIN

Submitted, Approved and Signed

(Cathaoirleach to sign here)

_____ **(Date)**