

COMHAIRLE CHONTAE NA GAILLIMHE

Minutes of the Planning, & Community Strategic Policy Committee Meeting Held in G01 on Monday 4th December 2017

I LATHAIR

Baill: Cllr. James Charity (Chair)
Cllr. Tom Welby
Cllr. Frank Kearney.
Cllr, Shaun Cunniffe.
Cllr. Dermot Donnolly
Cllr. Aidan Donohue.
Cllr. Donal Burke.
Mr. Gus Mc Carthy.

Oifigh:

Alan Farrell A/ Director of Services.
Valerie Loughnane, Senior Planner.
Mairead O Malley, ASO,
Marie Mannion, Heritage Officer
Kieran Coyne, Rapid Co-ordinator
Sinead Monaghan, ASO.
Brendan Dunne, Assistant Planner.
James Russell, Executive Planner.
Hazel Fox, Assistant Planner,

The minutes of the Meeting held on 11th September were proposed by Cllr. Tom Welby and seconded by Cllr. Shaun Cunniffe.

Variation No. 2 to Galway County Development Plan (Bearna and Gaeltacht Plans)

B Dunne informed the meeting that the variations will be published on the 8th January 2018 regarding 2A and 2B (Bearna and the Gaeltacht Plan). A pre-draft seminar was held and issues were raised and these were taken on board. The Gaeltacht Area covers districts A to F and it was a new departure putting Claregalway into the Gaeltacht Plan. A Playground facility is required in Claregalway and the Council have identified a site on the R1 near the Arches Hotel. Flooding has been an issue in this area and the OPW are preparing a CFRAMS report. They have informed the Council that there is very

little difference between the draft report and the final report. Galway County Council is required to do an independent flood risk assessment and we have drawn up a conservative flood risk map for the three areas.

J. Russell informed the meeting regarding Variation 2A the Bearna Gaeltacht Plan. He stated that the significant changes have been made to the new plan and he felt it was fit for purpose. The Plan takes account of all Environment reports. One significant change made it is a focused plan and it has took out rural areas. Three sites have been picked and if development takes place on them it would have significant impact on the area. Currently there is a planning application for 130 houses in this area and community facilities would be required. A long term plan of a waste water treatment plant is been put in place as currently all our waste is going to Mutton Island. There is a lot of walking routes around Bearna and delivering a coastal amenity park is another long term goal of the Council.

Cllr. D. Connolly queried if we had any input with the Commissioner Teanga regarding the Gaeltacht Plan.

B. Dunne stated that the Language Plan is separate issue but the Council had met with Udaras on a number of occasions.

V. Loughanne stated that all language plans are very coordinated and consistent.

Cllr. Kearney raised his concerns about the playground development at the Arches Hotel and this whole area flooded in 2009. Lowering the Lough Corrib is still an issue.

Cllr. Welby remarked that in Spiddal R1 lands were identified and submissions were made to change areas from R2 to R1. Regarding the wording of vibrancy in the enurement clause he felt this should be changed as people interpreted it differently. In relation to Bearna it was a big challenge and it is expanding and people need to be made aware that land that has flooded in the past will never be zoned for residential use. If landowners were aware of this they may be willing to sell their land to the Council. He felt it was a good idea to bring this matter into the County Development Plan. Clare County Council has the zoning included in its plan and reviews it every 5 years.

B. Dunne responded in relation to flooding the Council look at the guidelines and Claregalway is outside the flood zone. An Spiddal and Crraroe were in the existing plan and we decided to include Claregalway in the new plan. Regarding Cllr. Welby's query on R1 lands 2 sites were zoned and we have swapped one piece of land for another. Regarding the Irish Language this is covered in Chapter 3 of the County Development Plan. This plan will be reviewed in 2019.

V. Loughnane commented regarding the wording vibrancy in the plan, if it is a vibrant Gaeltacht it is a living and a functional Gaeltacht and people will be contributing and enhancing the area and ensuring consistency and continuity of the Irish Language. A precedence has been set by An Board Planula and have legislated on that. Further out in an area vibrancy does not come into it.

Cllr. Welby stated that in the natural Gaeltacht there is a better community spirit and people get to know each other and contribute to the community.

V. Loughnane informed the meeting that was the purpose of the policy.

Cllr. Charity questioned if the plans would be put before the Municipal District. V Loughnane stated that when the plans were published and put on public display they would be put before the Municipal District for approval.

Draft Tuam Local Area Plan 2018-2014.

Hazel Fox stated that the plan was been prepared at the moment and it would be put on public display from the 18th January to the 1st March. We have written to the Councillors about our proposal and asked them to address any issues they have on the matter. The plan will also be brought to the Municipal District in January for their input, the aim of the plan is to make it more focused, development for the town centre and improve sites in it. We will also look at the zoning and see what has been delivered from previous plans. There are 52 hectares of R1 lands to be zoned. We are working with the Area Engineer who has local interest and will be able to feed into the plan.

Cllr. Cuniffie queried how many submissions has been received and Hazel informed him between 12 and 15. He stated that the Motorway and the Bypass had a significant impact on the town and it would be good for the people in Tuam to view the plan. He was delighted to see we were focusing on the town centre as there was competing developing needs. Regarding pedestristation he queried if it was possible to link Tuam Shopping Centre with Shop Street. There was a huge amount of parking space at the shopping centre and it was not been used.

V. Loughnane stated that we were Town Planners and when the plan goes on public display we will have meeting sin Tuam. People can come in and view the plan and make submissions. There is no redraft of the Tuam Plan as in Bearna as the timeframe in longer in Tuam. We have taken a different approach we have looked at it in a number of different ways and met with the Area Engineer.

James Russell also stated that we have looked at the Tidy Towns proposal and they have carried out a health check on the Town Centre. The main streets are in good condition but the Multi Story Carpark is not been used. When the plan is on display people will have a chance to respond.

H. Fox informed the meeting regarding pedistrtration it is hoped to have a town movement plan in place.

Cllr. Cunniffe stated that all the Primary and Secondary schools are located in the same area of the town and this causes huge congestion morning and evening. He stated there was no children cycling to school and asked could facilities be put in place to allow them do so.

G. Mc Carthy stated that in relation to Housing Delivery we would have to work within the restraints the demand for housing is there but there is less land zoned for housing.

A. Farrell stated he was very conscious of the need to deliver housing and to ensure greater links to the community. He suggested that we discuss how we can manage the process withering the SPC over the coming year. We are conscious of zoning and have to have a planned approach to meet the needs.

Draft National Planning Framework & NWRA Regional Spatial & Economic Strategy (issues Paper Attached).

V. Loughnane stated that we had made a submission to NPF and we have taken on board comments and a copy of the submission is available. We received a number of issues and we will meet with Regional Authority to coordinate going forward. There is work to be done on NPS and we are working with the Area Engineer and with the Regional Authority to see where we want the County go in the future.

Cllr. Connolly stated that after a meeting with the North and West Regional Assembly one thing emerged was how the County Town can develop and what we can deliver. The whole west region could be at a deficit regarding funding available. The aim of the plan is to support the imbalance and deal with the deficit.

Cllr. Cunniffe stated that he was shocked that Tuam or no other town in County Galway was on the list considering it had a large population and a motorway.

V. Loughnane stated that we are looking for clarity on the matter from the regional Authority. Galway City is nominated as one of the key growth areas and then it filters down into the county,

Cllr. Kearney stated that he agreed with Cllr. Cunniffe Valeo is a huge employer in Tuam. Athenry and Ballinasloe also were easily accessible with the Motorway and funding should be made available to these areas. There is a huge onus on the Councillors to solve this we see the congestion getting in and out of Galway City every day and industry needs to be encouraged in these areas that are easily accessible.

Cllr. Donohue informed the meeting that was s in Dublin recently at a meeting with The IDA and they have left out the towns of Tuam and Athenry for future development.

Cllr. Charity commented on one section of the report regarding broadband and stated that there was a lack of proper broadband infrastructure in the County. EIR is currently installing broadband around the County but is not providing it in remote rural areas and this is creating a two tier system. He queried when the National Broadband Plan would be implemented. Regarding the former Airport in Galway he would be disappointed if the infrastructure was removed from it as he felt it may be required in future with the upturn in the economy. Regarding the Apple issue in Athenry he felt it should be conveyed to the public that the delay in this development was not the fault of Galway County Council as it only took four months to make its decision. An Bord Planeala took twenty two Months to make a decision but it was the Courts system were the problem lies.

G. Mc Carthy highlighted that the new Housing Legislation had confined An Bord Pleanla to make a decision within 17 weeks and this needs to implemented across planning and Roads. Clare County Council have invited expressions of interest for Data Centres and have identified 7 sites. Most of the Data Centres are located in Dublin and the grid cannot accommodate anymore.

A. Farrell stated that we have to see how the region will grow and how the long term plan for the Ccounty can be facilitated. We will have to engage further with the IDA regarding development in Tuam, Athenry and Ballinasloe. Regarding the Airport site he did not see it been used as an Airport in the future. In the next year a plan will be made for the development of the site.

Cllr. Connolly stated that the Airport did benefit the area and it was a big loss to the area and he would not like to see it lost in the long term.

Farrell stated that a feasibility study was made and it stated that a subvention would be required for the airport.

WWTP and Residential Developments Update.

A special meeting was held on 29th May 2017 regarding this matter and it was shown we are constrained by inadequate treatment facilities. Previously we used to provide private treatment plants on site but we don't facility them any more for large scale developments. It is planned to get a small working group to get a solution to this matter.

Cllr. Charity queried if it would be like the Joint Policing Committee with sub groups.

A Farrell stated that it was not set up yet and we are trying to get feedback from all involved stakeholders.

G. Mc Carthy informed the meeting that he was happy to contribute to this group. We need a solution that will work and safeguard Council and Residents.

Cllr. Welby stated that this was a serious situation contributing to the housing crisis and needs to be addressed.

Cllr. Connolly welcomed the proposal to address this issue.

Cllr. Donohue stated that rural towns were experiencing depopulation and there was a large drop in the number of pupils in schools and members of GAA Clubs. With the motorway in place these areas are easily accessible and people can have a good quality of life in these areas.

Cllr. Burke agreed with the previous speakers in this matter and stated that the rural landscape is been destroyed with ribbon development.

Cllr. Kearney also welcomed this development and it would be a huge benefit to areas where the population is dwindling and room for these areas to develop further.

V. Loughnane informed the meeting that we will endeavour to get the subcommittee going ahead and invited members to join this committee. Cllr Connolly proposed Cllr. Burke and Cllr. Charity proposed Cllr. Welby.

A. Farrell stated that we need to get a solution that is agreeable to all partners and we will discuss the matter at the next SPC Meeting.

Flemish Decree.

V. Loughnane informed the meeting that not a lot of progress had happened with this issue and it is still with the department and we are hoping for a reply from them early next year.

RAPID (Revitalising Areas by Planning, Investment and Development) National Capital Grants Programme 2017.

A Farrell stated that Galway County Council had received €64,000 funding from this scheme. However the timeframe for spending the funding was very short. The funding would be distributed between Tuam, Ballinasloe, Loughrea and Gort and used for Capital Projects. 12 applications have been received and these are been reviewed by the Community & Enterprise Section.

Cllr. Connolly commented that the timeframe was very short and queried should we write to the Department about the timescale in the future.

Cllr Charity remarked should the secretary of the SPC send a letter to the department regarding this issue.

A Farrell stated that the LCDC have already sent a letter stating their dissatisfaction with the timeframe

Work Programme and Schedule of Meetings 2018.

The Meetings for 2018 were agreed as follows:

5th March at 10.00 a.m.

11th June at 10.00 a.m.

10th September at 10.00 a.m.

3rd December at 10.00 a.m.

The Meeting concluded and Cllr. Charity thanked everyone for their attendance.