

**Minutes of Special Meeting of Galway City Council
held on Monday 21st November, 2022, at 3:00p.m. in the Galmont Hotel,
Lough Atalia Road, Galway and online via zoom platform.**

**Consideration of the Draft Development Plan 2023-2029 and the Chief
Executive's Report on the Draft Development Plan Consultation Process
Meeting No. 1.**

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| Presiding: | Cllr. C. Higgins, Mayor of the City of Galway |
| Present: | Councillors: I. Byrne; A. Cheevers; J. Connolly; M.J. Crowe; E. Hoare; P. Keane; N. Larkin; D. McDonnell & N. Murphy |
| Present Virtually: | Councillors: C. Connolly; M. Cubbard; F. Fahy; O. Hanley; D. Lyons; N. McNelis, M. O'Connor & T. O'Flaherty. |
| In Attendance: | Mr. B. McGrath, Chief Executive Ms. P. Philbin, Director of Services Mr. B. Barrett, A/Director of Services Ms. C. Phelan, Senior Planner Ms. H. Coleman, Senior Executive Planner Ms. A. Rohan, Meetings Administrator Ms. S. King, Assistant Staff Officer Ms. A. Ni Chulain, Clerical Officer Mr. E. Purcell, Clerical Officer |
| In Attendance Virtually: | Ms. H. Kilroy, A/Director of Services Ms. N. Keane, Senior Staff Officer |

Mayor C. Higgins welcomed all to the meeting.

Ms. A. Rohan, Meetings Administrator commenced the meeting with a statement of intention to conduct the business of the meeting in line with Standing Orders.

A detailed presentation was then made with regards to Councillor's statutory obligations which included:

- Ethics Framework
- Disclosure at meetings
- Disclosure in advance of a meeting
- Planning legislation
- Code of Conduct
- Regulation of Lobbying
- Code of Conduct and Regulation of Lobbying information

Extract from the Code of Conduct for Councillors under the Local Government Act 2001: Key decisions on planning matters such as the making of development plans are vested in the elected Council as representatives of the local community acting in the interests of the common good and the proper planning and sustainable development of the area. The planning system is a very open one allowing for input by all parties. It is all the more important therefore that consideration of planning matter by Councillors is carried out in a transparent fashion; follows due process; and is

Minutes, Confirmed & Signed
Clodagh Higgins
Mayor
Shelagh Kelly
Mayor

based on what is relevant while ignoring that which is irrelevant within the requirements of the statutory planning framework. The same applies as regards input by individual Councillors in relation to planning applications, decisions on which vest in the executive. Extra care must therefore be observed in dealing with planning matters and in this context the provisions of this Code particularly as regards conflict of personal and public interest are very relevant.

Extract from Regulation of Lobbying; Guidelines on lobbying in relation to development and zoning of land from the Standards in Public Office Commission: When communicating with public officials or representatives regarding the zoning or development of land, individuals and groups who may not ordinarily regard themselves as carrying on lobbying activities, may find that the Act also applies to them. These guidelines deal specifically with lobbying in relation to zoning and development. When drawing up development plans or local area plans, local authorities engage in a formal consultation process. This means that the public may make a submission to the local authority setting out their views on the proposed plan. Making views known to a local authority as part of a formal public consultation process is not lobbying. Communication, however with a Designated Public Official outside the formal public consultation process about a development plan or local area plan or a proposal to zone or re-zone particular lands may be lobbying. For example contacting a local TD or County Councillor about a development plan or a proposal to zone or re-zone particular lands outside the formal public consultation process or a proposal to zone or re-zone particular lands outside the formal public consultation process.

Councillors were advised that they are individually responsible for being compliant and that it is an offence if you fail to comply with some sections of the Ethical Framework.

The Meetings Administrator advised Councillors that they will be requested to indicate if they are 'In Favour', 'Against' or wish to 'Abstain' when making a resolution by raising their hand. She advised that this will be done for each resolution taken at the meeting. This was noted by Council.

Mayor C. Higgins proposed that the Council adjourn for a break for 10 minutes at 16:20p.m., and from 5:30p.m. to 6.15p.m. This seconded by Cllr. Frank Fahy and agreed by Council.

Ms. H. Coleman, Senior Executive Planner explained the progress so far on the City Development Plan 2023 – 2029. Modifications to Material Alterations (MA) cannot be made unless they are minor in nature and have no implications for environmental assessments.

It was agreed to deal with the Office of the Planning Regulator Recommendations (OPR) and Observations first. Ms. C. Phelan, Senior Planner outlined the approach to submission GLWC-C5-77. A discussion took place in relation to the status of the OPR and their role in the Development Plan process. The complexity of the process was acknowledged.

Cllr. D. McDonnell proposed to reject OPR recommendation no.3. This was seconded by Cllr. N. Larkin. The reason stated for this was to zone land to develop family homes for individuals who need them. He raised the point that the Council is struggling to get housing in Galway city, and more lands need to be zoned for this purpose.

Cllr. T. O'Flaherty proposed a Roll Call Vote. This was supported by Cllr. F. Fahy and Cllr. D. Lyons.



Ms. A. Rohan, Meetings Administrator proceeded to take a Roll Call Vote as follows:

OPR MA Recommendation 3: Low Density Residential

Proposed by: Cllr. D. McDonnell **Seconded by:** Cllr. N. Larkin

To reject OPR Recommendation no. 3:

Having regard to NPO 3b and RPO 3.2, compact growth, to NPO 62, greenbelts and long-term expansion, and to the provisions of the Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) Guidelines for Planning Authorities (2009), the planning authority it required to make the Plan without the following material amendments:

- **A.1** Amend Table 11.1 - Land Use Zones and Zoning Objectives;
- **A.52** Delete text for Low Density Residential (LDR) Areas and replace with Residential 2 (R2) Areas;
- **A.53** Amend text in Policy 3.8 (1) and 3.8 (2) to change from Low Density Residential Areas to Residential 2 (R2) Areas;
- **A.161** Amend Section 11.2.8 Residential R and Low Density Residential LDR Land Use Zoning Objectives; and
- **A.162** Amend Section 11.2.8 Specific Development Objectives for a number of LDR R2 lands to omit small maps and delete text.

In Favour: Cllr. I. Byrne, Cllr. A. Cheevers, Cllr. J. Connolly, Cllr. M. Crowe, Cllr. M. Cubbard, Cllr. F. Fahy, Cllr. C. Higgins, Cllr. E. Hoare, Cllr. P. Keane, Cllr. N. Larkin, Cllr. D. Lyons, Cllr. D. McDonnell, Cllr. N. McNelis & Cllr. T. O’Flaherty

Against: Cllr. O. Hanley & Cllr. N. Murphy

In Favour: 14 Against: 2 Abstain: 0 Present: 16

Reason: To allow for the need for housing for individuals and families. To allow for zoning of sites that can be developed.

The Motion was approved by Council.

The Council took a break at 16:20p.m. for 10 minutes, as agreed at the beginning of the meeting. The meeting resumed at 16.30p.m.

It was agreed to consider the submissions related to OPR Recommendation no. 3 next.

Mayor C. Higgins referred Councillors to consider Material Alterations, commencing with A1.

Ms. C. Phelan, Senior Planner, advised that the Chief Executive’s Recommendation is to support the OPR Recommendation.

Councillors noted submission no. GLWC-C5-40.

Proposed by: Cllr. D. McDonnell **Seconded by:** Cllr. N. Larkin

A1. To reject the Chief Executive’s Recommendation and OPR Recommendation No. 3

The proposed Material Alteration is to include text below and remove text with a strikethrough on Table 11.1 - Land Use Zones and Zoning Objectives as follows:

LDR ~~To provide for low density residential development which will ensure the protection of existing residential amenity.~~

R2 To provide for sensitive residential infill where such infill will not have an impact on the environmental and visual sensitivities in the area, including those in particular the subject of Policy 5.2 and where such infill can be assimilated satisfactorily through design, layout and amenity impact in a manner that does not detract from the character of the area.

In Favour: 15 Against: 1 Abstain: 0 Present: 16

Reason: To support the need for housing for individuals and families. To allow for the zoning of sites that can be developed.

The Motion was approved by Council. The Plan is made with this Material Alteration.

Mayor C. Higgins referred Councillors to no. A52 and proposed to note submissions No. GLWC-C5-13, GLWC-C5-67 and GLWC-C5-40. This was seconded by Cllr. D. McDonnell and agreed by Council.

Proposed by: Cllr. D. McDonnell **Seconded by:** Cllr. N. Larkin

A52. To reject the Chief Executive's Recommendation and OPR Recommendation No. 3

The proposed Material Alteration is to delete text for Low Density Residential (LDR) Areas and replace with Residential 2 (R2) Areas as follows:

Section 3.8 Low Density Residential Areas

~~Low Density Residential areas (LDR) are areas of the city, which have been zoned for residential development at a lower density than other lands zoned residential. The prescribed residential densities in these areas are considered appropriate due to environmental sensitivity, deficiency in service provision, established residential pattern and significance of landscape. Given the diverse, unique and sensitive characteristics of these areas, each area requires specific development objectives which are outlined in Chapter 11.~~

Section 3.8 Residential 2 (R2) Areas

Residential 2 (R2) areas are areas generally on the periphery of the city with legacies of clustered patterns of low density development, which evolved over time from historic, more dispersed forms of settlement owing to deficiencies in service provision, deficiencies in the road network and also due to environmental, visual and built heritage sensitivities. Many of these can be considered as having a defined character, sensitive environments from an historical, architectural, archaeological and or natural heritage perspective. Although they don't reflect the best form of sustainable development, having evolved over time and prior to current national and regional policy direction they still have potential within their nodal settings for sensitive infill and consolidation that can contribute somewhat to compact growth. This will be determined by the planning authority on relevant suitable sites, subject to full assessment, where the impact on the environmental and visual sensitivities in the area, including those in particular the subject of Policy 5.2 are integral part of any assessment for suitability.

Reason: To support the need for housing for individuals and families. To allow for the zoning of sites that can be developed.

In Favour: 15 Against: 1 Abstain: 0 Present: 16

The Motion was approved by Council. The Plan is made with this Material Alteration.

Cllr. C. Higgins referred Councillors to no. A53 and proposed to note submissions No. GLWC-C5-13, GLWC-C5-40. This was seconded by Cllr. N. Larkin and agreed by Council.

Proposed by: Cllr. D. McDonnell **Seconded by:** Cllr. N. Larkin

A53. To reject the Chief Executive’s Recommendation and OPR Recommendation No. 3.

The proposed Material Alteration is to delete policy for Low Density Residential (LDR) Areas and replace with Residential 2 (R2) Areas as follows:

| Policy 3.8 Low Density Residential Areas Residential 2 (R2) Areas | |
|---|---|
| 1 | Protect Low Density Residential Areas by reason of their character, environmental vulnerability and limited services capacity, and ensure new development has regard to the prevailing pattern, form and density of these areas. Facilitate sustainable infill but only where such development can be provided having regard to any environmental vulnerability, services capacities, and where development can be assimilated satisfactorily through design, layout and amenity impact in a manner that does not detract from the character of the area. |
| 2 | Protect the characteristics of these areas through development standards and guidelines. Ensure assessment of any developments complies with Policy 5.2 in relation to the protection of sites of European, National, and Local Ecological Importance. |

Reason: To support the need for housing for individuals and families. To allow for the zoning of sites that can be developed.

In Favour: 13 **Against:** 1 **Abstain:** 2 **Present:** 16

The Motion was approved by Council. The Plan is made with this Material Alteration.

Cllr. C. Higgins proposed to note submissions GLWC-C5-101, GLWC-C5-51, GLWC-C5-53, GLWC-C5-65, GLWC-C5-76, GLWC-C5-82, GLWC-C5-103, GLWC-C5-104, GLWC-C5-86, GLWC-C5-107. This was seconded by Cllr. N. Larkin and agreed by Council.

Proposed by: Cllr. D. McDonnell **Seconded by:** Cllr. N. Larkin

A161. To reject the Chief Executive’s Recommendation and OPR Recommendation No. 3.

The proposed Material Alteration is to amend Section 11.2.8 Residential R and Low Density Residential LDR Land Use Zoning Objectives as follows:

Remove each instance of LDR and replace with R2.

~~To provide for low density residential development which will ensure the protection of existing residential amenity.~~

To provide for sensitive residential infill where such infill will not have an impact on the environmental and visual sensitivities in the area, including those in particular the subject of Policy 5.2 and where such infill can be assimilated satisfactorily through design, layout and amenity impact in a manner that does not detract from the character of the area.

Reason: To support the need for housing for individuals and families. To allow for the zoning of sites that can be developed.

In Favour: 12 **Against:** 1 **Abstain:** 2 **Present:** 15

The Motion was approved by Council. The Plan is made with this Material Alteration.

It was decided by Council to take each amendment in A162 as a separate vote. Mayor C. Higgins proposed to note submissions GLWC-C5-13, GLWC-C5-21, GLWC-C5-29, GLWC-C5-6, GLWC-C5-88, GLWC-C5-93, GLWC-C5-94, GLWC-C5-10, GLWC-C5-41, GLWC-C5-48. This was agreed by Council.

Proposed by: Cllr. D. McDonnell **Seconded by:** Cllr. F. Fahy

A162. To reject the Chief Executives Recommendation and OPR Recommendation No. 3.

The proposed Material Alteration is to amend Section 11.2.8 Specific Development Objectives for a number of LDR R2 lands to omit small maps and delete text:

- ~~LDR Residential R2~~ lands at Coolagh Road, opposite Crestwood. Development shall be limited to one house only.

Reason: To support the need for housing for individuals and families. To allow for the zoning of sites that can be developed.

In Favour: 15 **Against:** 1 **Abstain:** 0 **Present:** 16

The Motion was approved by Council. The Plan is made with this Material Alteration.

Proposed by: Cllr. D. McDonnell **Seconded by:** Cllr. N. Larkin

A162. To reject the Chief Executives Recommendation and OPR Recommendation no. 3.

The proposed Material Alteration is to amend Section 11.2.8 Specific Development Objectives for a number of LDR R2 lands to omit small maps and delete text as follows:

~~LDR Residential R2~~ lands at the junction of Gention Hill. ~~Development on these lands shall not exceed a density of 13 houses per hectare and shall be restricted to single storey dwellings~~ **One house only shall be open to consideration on the remainder of the undeveloped lands. The design of the development shall have a low profile ridge line which shall not exceed the ridge height of the adjoining development to the east.**

Reason: To support the need for housing for individuals and families. To allow for the zoning of sites that can be developed.

In Favour: 15 **Against:** 1 **Abstain:** 0 **Present:** 16

The Motion was approved by Council. The Plan is made with this Material Alteration.

Proposed by: Cllr. F. Fahy **Seconded by:** Cllr. D. McDonnell

A162. To reject the Chief Executives Recommendation and OPR Recommendation no. 3.

The proposed Material Alteration is to amend Section 11.2.8 Specific Development Objectives for a number of LDR R2 lands to omit small maps and delete text as follows:

~~LDR Residential R2~~ lands comprising of approximately 0.47 hectares at Quarry Road, Menlo north of Menlo village end. Development shall be limited to one house only.

Reason: To support the need for housing for individuals and families. To allow for the zoning of sites that can be developed.

In Favour: 15 Against: 1 Abstain: 0 Present: 16

The Motion was approved by Council. The Plan is made with this Proposed Material Alteration.

Proposed by: Cllr. D. McDonnell Seconded by: Cllr. N. Larkin

A162. To reject the Chief Executives Recommendation and OPR Recommendation no. 3.

The proposed Material Alteration is to insert a specific development objective as follows:

Residential R2 Roscam Pitch & Putt and adjacent lands /Rosshill House and adjacent lands. The maximum plot ratio density of 0.2:1 shall only be considered following agreement on an overall layout of the area. The layout will have regard to the sylvan character of the site and where appropriate the protection of the existing trees and Roscam Folly. Development will be phased in accordance with Irish Water capacity and program for investment.

Reason: To support the need for housing for individuals and families. To allow for the zoning of sites that can be developed.

In Favour: 12 Against: 1 Abstain: 3 Present: 16

The Motion was approved by Council. The Plan is made with this Material Alteration.

Proposed by: Cllr. M.J. Crowe Seconded by: Cllr. I. Byrne

A162. To reject the Chief Executives Recommendation and OPR Recommendation no. 3.

The proposed Material Alteration is to insert a specific development objective as follows:

Residential R2 lands at Ballindoooley - Council owned property. A portion (0.29 ha) shall be reserved for the provision of community, recreational, educational and heritage facilities and car parking relating to these facilities.

Reason: To allow for the zoning of sites that can be developed.

In Favour: 15 Against: 1 Abstain: 0 Present: 16

The Motion was approved by Council. The Plan is made with this Material Alteration.

Following advice from Ms. H. Coleman, it was agreed by Council to defer *Residential R2 lands at Roscam, south of the Coast Road* until consideration of OPR Recommendation 5.

Proposed by: Cllr. D. McDonnell Seconded by: Cllr. F. Fahy

A162. To reject the Chief Executives Recommendation and OPR Recommendation no. 3.

The proposed Material Alteration is to amend the specific development objective as follows:

- ***R2 lands at Coolagh.*** Development shall generally have a maximum density of 2.5 houses to the hectare.
- ***Protect the Masspath including the original pre famine stone boundary walls and integrate this masspath into any development layout while preserving its historical integrity.***

Reason: To support the need for housing for individuals and families. To allow for the zoning of sites that can be developed.

In Favour: 15 Against: 1 Abstain: 0 Present: 16

The Motion was approved by Council. The Plan is made with this Proposed Material Alteration.

Proposed by: Cllr. D. McDonnell **Seconded by:** Cllr. N. Larkin

A162. To reject the Chief Executives recommendation and OPR Recommendation no. 3

The proposed Material Alteration is to accept the amendment to the specific development objective as follows:

R2 lands East of Castlegar NS. Development shall generally have a maximum density of ~~2.5~~ 5 houses to the hectare. Any development shall be consistent with the N6 GCRR Strategic Road.

Reason: To support the need for housing for individuals and families. To allow for the zoning of sites that can be developed.

In Favour: 14 Against: 2 Abstain: 1 Present: 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

Proposed by: Cllr. N. Larkin **Seconded by:** Cllr. D. McDonnell

A162. To reject the Chief Executive's Recommendation and OPR Recommendation no. 3.

The proposed Material Alteration is to amend the specific development objective as follows:

Residential R2 lands at Castlegar to the north west of Castlegar NS. Development shall be restricted to ~~three~~ five houses only, reserved for the use of immediate family members of the landowner. Any development shall be consistent with the N6 GCRR Strategic Road.

Reason: To support the need for housing for individuals and families. To allow for the zoning of sites that can be developed.

In Favour: 15 Against: 2 Abstain: 0 Present: 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

Proposed by: Cllr. D. McDonnell **Seconded by:** Cllr. F. Fahy

A162. To reject the Chief Executive's Recommendation and OPR Recommendation no. 3.

The proposed Material Alteration is to amend the specific development objective as follows:

Residential R2 lands east of Quarry Road, Menlo. Development shall be restricted to one houses only, reserved for the use of immediate family members of the landowner.

Reason: To support the need for housing for individuals and families. To allow for the zoning of sites that can be developed.

In Favour: 16 Against: 1 Abstain: 0 Present: 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

Proposed by: Cllr. D. McDonnell **Seconded by:** Cllr. N. Larkin

A162. To reject the Chief Executive's recommendation and OPR Recommendation no. 3.

The proposed Material Alteration is to amend the specific development objective as follows:

- **Residential R2 lands at Roscam Village. Family lands defined as site A and site B in details submitted in planning application reference 18/44.** Development on each site outlined in red shall be restricted to two houses only, reserved for the use of immediate family members of the landowner.
- **Residential R2 lands at Roscam Village. Lands defined by planning application reference 20/345 and the adjoining Residential R2 lands to the north.** Development on each site shall be restricted to two houses only, reserved for the use of immediate family members of the landowner.

Reason: To support the need for housing for individuals and families. To allow for the zoning of sites that can be developed.

In Favour: 15 **Against:** 1 **Abstain:** 1 **Present:** 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

Proposed by: Cllr. N. Larkin **Seconded by:** Cllr. F. Fahy

A162. To reject the Chief Executive's Recommendation and OPR Recommendation no. 3.

The proposed Material Alteration is to amend the specific development objective as follows:

Residential R2 lands west of Coolagh Road opposite Carraig Ban. Development shall be restricted to one houses only, reserved for the use of immediate family members of the landowner.

Reason: To support the need for housing for individuals and families. To allow for the zoning of sites that can be developed.

In Favour: 16 **Against:** 1 **Abstain:** 0 **Present:** 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

OPR Observation 1: Core Strategy Table and Settlement Hierarchy

Proposed by: Cllr. D. McDonnell **Seconded by:** Cllr. E. Hoare

To reject the Chief Executive's Recommendation and OPR Observation 1.

The proposed Material Alteration is to amend table 1.8 to include for R2 zoned lands (This is included in the proposed Material Alteration A37).

Table 1.8 Settlement Capacity Audit

| Zoning | Potential Development Yield Cumulative | Tier 1 / Yield | Tier 2 /Yield | Strategic Reserve |
|---|---|-----------------------|----------------------|--------------------------|
| R – Residential Zoned lands | 5080 | 4120 | 440 | 520 |
| Regeneration /Opportunity/infill | 1590 | 1390 | 200 | 1,820 |

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|---|-------------|-----------|------------|-------------|
| Ardaun Phase 1 | 500 | | 500 | 1480 |
| Ardaun Phase 2 | 2660 | | | 2660 |
| R2 – Residential 2 zoned lands low density | 60 | 60 | | |

In Favour: 17 Against: 0 Abstain: 0 Present: 17

The Motion was approved by Council. The Plan is made with this Proposed Material Alteration.

OPR MA Recommendation 1– Core Strategy and zoning for residential use

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| <p>Proposed by: Cllr. D. Lyons Seconded by: Cllr. N. Murphy</p> <p>To accept the Chief Executive’s Recommendation in relation to Recommendation 1 from OPR: It is not recommended that any changes are warranted as it is considered that sufficient details exist in Chapter 1 of the Draft City Plan with respect to the recommendation and more specifically complies with NPO 72. It is considered that it is not acceptable at this stage in the statutory process to add an additional policy.</p> <p>In Favour: 17 Against: 0 Abstain: 0 Present: 17</p> <p>The Motion was approved by Council. The Plan is made with this Material Alteration.</p> |
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The Council took a break at 17:35p.m. for 45 minutes. The meeting resumed at 18:18 p.m.

Cllr. D. McDonnell proposed to accept the Chief Executive’s Recommendation in relation to A37 to amend text and tables excluding the modification already approved in relation to Table 1.8. This was agreed by Council.

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| <p>Proposed by: Cllr. D. McDonnell Seconded by: Cllr. E. Hoare</p> <p>A37. To accept the Chief Executive’s Recommendation regarding A37: to amend text, tables and figure in Chapter 1: Introduction, Strategic Context & Core Strategy (excluding the modification already approved in relation to Table 1.8.)</p> <p>In Favour: 17 Against: 0 Abstain: 0 Present: 17</p> <p>The Motion was approved by Council. The Plan is made with this Material Alteration to include the minor amendment (excluding the modification already approved regarding table 1.8).</p> |
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OPR MA Recommendation 2: Residential Land Use Zonings

Mayor C. Higgins proposed to note submissions GLWC-C5-13, GLWC-C5-41, GLWC-C5-45, GLWC-C5-40, GLWC-C5-79. This was seconded by Cllr. N. Larkin and agreed by Council.

Proposed by: Cllr. D. McDonnell **Seconded by:** Cllr. F. Fahy

OPR Rec 2. To reject the OPR Recommendation and the Chief Executive's Recommendation in relation to A6 to A23 inclusive, defer A24 and A27 to be considered with OPR Recommendation no. 5 at a later stage, and to accept Material Alteration no. A29 (OPR recommended to reject A29 and the Chief Executive's recommended to accept A29).

Decisions in relation to OPR MA Recommendation No. 2

It was agreed and approved by the Elected Members to make the plan with all material alterations as set out above, to reject OPR MA Recommendation No. 2, to reject the Chief Executive's Recommendation in relation to A.6, A.11, A.15, A. 16, A.17, A.18, A.19, A.20, A.21, A.23, and to defer consideration of A.24 and A27 with OPR Recommendation no. 5 and to accept the Chief Executive's Recommendation in relation to A.29.

Reason: The need for housing for individuals and families. To allow for the zoning of sites that can be developed.

In Favour: 13 Against: 3 Abstain: 1 Present: 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

It was agreed by Council to vote on each individual Material Amendment.

Cllr. D. Lyons sought clarification regarding zoning.

H. Coleman responded to queries.

Cllr. N. Murphy raised the point that he intends to support the OPRs recommendations, and believes they represent good planning practice. Car dependant homes would be built on the land under discussion, and would contravene good transport development in future development meetings. Some of the land would contribute to urban sprawl and includes floodplains. By hoarding land, it signals to investors that purchasing these lands and waiting for rezoning to increase the property value is a viable strategy. Cllr. Murphy realises that individual families are involved in the reasons for the Council's rejection of OPR recommendation, but he believes the OPR represents good planning practice.

Mayor C. Higgins proposed to note submissions GLWC-C5-81, GLWC-C5-105, GLWC-C5-4, GLWC-C5-41 and GLWC-C5-44. This was agreed by Council.

Cllr. N. Murphy proposed to accept the Chief Executive's Recommendation. This was seconded by Cllr. M. O'Connor.

Cllr. D. McDonnell proposed an Amendment and the Amendment is considered first.

Proposed by: Cllr. D. McDonnell **Seconded by:** Cllr. P. Keane

A6. To reject the Chief Executive's Recommendation regarding A6: Rezone A to R2 (2.2842 ha) Ragoon.

Reason: Need additional land zoned for more housing to meet the NPF growth projections

In Favour: 14 Against: 3 Abstain: 0 Present: 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

The Senior Planners made comments in relation to A11: Dublin Road and the related Chief Executive's Recommendation.

Cllr. D. McDonnell asked why one piece of land which was addressed under a single vote during the previous meeting is separated into two items now.

Cllr. A. Cheevers observed that the Chief Executive's response includes a point about environmental impact, but 100 yards away the Council is attempting to build 120 units on lands which are under habitat preservation, and that he does not understand this difference in treatment

Cllr. O. Hanley noted that the NTA identified this as an unsuitable location for access to the Dublin Road and that proceeding with same would add strain to the public infrastructure plan.

Cllr. M. O'Connor advised her preference is to utilise these lands for recreation and amenity purposes.

Cllr. M. Cubbard sought elaboration on the NTA's concerns, road safety and the plans for the bus corridor.

Cllr. N. Larkin commented that adding a 4th arm to a lighted 3 arm junction makes sense.

C. Phelan, Senior Planer responded to queries and comments.

Mayor C. Higgins proposed to note submissions GLWC-C5-81, GLWC-C5-105, GLWC-C5-41, GLWC-C5-85, GLWC-C5-40. This was agreed by Council.

Cllr. N. Murphy proposed to accept the Chief Executive's Recommendation and that the main objective is to protect Merlin woods. This was seconded by Cllr. M. O'Connor.

Cllr. D. McDonnell proposed an Amendment which was considered first.

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| <p>Proposed by: Cllr. D. McDonnell Seconded by: Cllr. N. Larkin</p> <p>A11. To reject the Chief Executive's Recommendation regarding A11: rezone lands from RA to R (1.27 ha) Dublin Road.</p> <p>Reason: Need for housing and to open up land</p> <p>In Favour: 9 Against: 8 Abstain: 0 Present: 17</p> <p>The Motion was approved by Council. The Plan is made with this Material Alteration.</p> |
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Cllr. M. O'Connor proposed to accept the Chief Executive's Recommendation. This was seconded by Cllr. N. Murphy.

Mayor C. Higgins proposed to note submissions GLWC-C5-81, GLWC-C5-108, GLWC-C5-105, GLWC-C5-41 and GLWC-C5-40. This was agreed by Council.

Cllr. F. Fahy proposed an amendment to the motion. This was considered first.

Ms. H. Coleman advised that this site is in an un-serviced, rural location in an isolated land bank.

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| <p>Proposed by: Cllr. F. Fahy Seconded by: Cllr. E. Hoare</p> <p>A15. To reject the Chief Executive's Recommendation regarding A15: Rezone A to R2 (0.636 ha) Quarry Road, Menlo</p> |
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Reason: For a family member/for family use. In the past, planning permission has been granted on adjoining lands in the area.

In Favour: 14 Against: 3 Abstain: 0 Present: 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

Cllr. F. Fahy commented that the development would facilitate the widening of the road and make it safer.

The Senior Planners responded to comments.

Mayor C. Higgins proposed to note submissions GLWC-C5-81, GLWC-C5-105, GLWC-C5-41, GLWC-C5-40. This was agreed by Council.

Proposed by: Cllr. D. McDonnell **Seconded by:** Cllr. F. Fahy

A16. To reject the Chief Executive's Recommendation regarding A16: Rezone A to R2 (0.75 ha) Ballindooley

Reason: For family need and to facilitate the potential widening of the road to make it safer.

In Favour: 14 Against: 3 Abstain: 0 Present: 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

Mayor C. Higgins proposed to note submissions GLWC-C5-81, GLWC-C5-105, GLWC-C5-4, GLWC-C5-41, GLWC-C5-72, GLWC-C5-40. This was agreed by Council.

Proposed by: Cllr. E. Hoare **Seconded by:** Cllr. I. Byrne

A17. To reject the Chief Executive's Recommendation regarding A17: Rezone A to R2 (4.185 ha) Off Circular Road

Reason: To support the provision of housing in a well serviced urban area.

In Favour: 14 Against: 3 Abstain: 0 Present: 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

Mayor C. Higgins proposed to note submissions GLWC-C5-81, GLWC-C5-105, GLWC-C5-4, GLWC-C5-41, GLWC-C5-63, GLWC-C5-40. This was agreed by Council.

Ms. C. Phelan, Senior Planner advised that the site off Circular Road is not well serviced and rezoning it to R2 would be contrary to the Core Strategy.

Proposed by: Cllr. E. Hoare **Seconded by:** Cllr. F. Fahy

A18. To reject the Chief Executive's recommendation regarding A18: Rezone lands from A to R2 (2.366 ha) Off Circular Road

Reason: To support the provision of housing in proximity to a well serviced urban area.

In Favour: 10 Against: 7 Abstain: 0 Present: 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

Mayor C. Higgins proposed to note submissions GLWC-C5-81, GLWC-C5-105, GLWC-C5-41 and GLWC-C5-40. This was agreed by Council.

In relation to A19, Ms. H. Coleman, Senior Executive Planner advised that village envelope boundaries reflect historic form. Rezoning lands from G to R2 would go against the policy of the village envelope. The site is un-serviced and remote from public transport. The National Transport Authority (NTA) recommended rejecting this amendment which is also contrary to the National Planning Framework.

Proposed by: Cllr. F. Fahy **Seconded by:** Cllr. D. McDonnell

A19. To reject the Chief Executive's Recommendation regarding A19: Rezone lands from G to R2 (1.011 ha) Menlo Village extension and insert specific objective that residential development on this site shall be reserved for the use of immediate family members of the landowner.

Reason: To facilitate the building of family homes. This land is located just outside the village envelope.

In Favour: 13 **Against:** 4 **Abstain:** 0 **Present:** 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

Mayor C. Higgins proposed to note submissions GLWC-C5-81, GLWC-C5-105, GLWC-C5-41, GLWC-C5-57 and GLWC-C5-40. This was agreed by Council.

Cllr. D. McDonnell noted that the extended family of the landowners are residing in the area, emphasising their connection to the area.

Ms. H. Coleman, Senior Executive Planner advised that the Chief Executive's Recommendation would be to retain the current G zoning. This site is well outside of the village envelope.

Proposed by: Cllr. F. Fahy **Seconded by:** Cllr. D. McDonnell

A20. To reject the Chief Executive's recommendation regarding A20: Quarry Road - Rezone G to R2 and insert Specific Objective, that residential development on this site shall be reserved for the use of immediate family members of the landowner

Reason: To facilitate the building of a family home.

In Favour: 14 **Against:** 3 **Abstain:** 0 **Present:** 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

Mayor C. Higgins proposed to note submissions GLWC-C5-13, GLWC-C5-14, GLWC-C5-97, GLWC-C5-51, GLWC-C5-53, GLWC-C5-65, GLWC-C5-76, GLWC-C5-82, GLWC-C5-91, GLWC-C5-103, GLWC-C5-104, GLWC-C5-81, GLWC-C5-96, GLWC-C5-107, GLWC-C5-41 and GLWC-C5-40. This was agreed by Council.

For A21, Ms. H. Coleman, Senior Executive Planner noted that these are again valuable G zoned lands, proximate to the coastline and to a site of archaeological importance.

Cllr. D McDonnell and Cllr. F. Fahy noted that the lands under discussion border residential owned lands.

Cllr. N. Larkin stated that by rezoning the land it would facilitate the development of residences for the family, in an area where services are being brought in close proximity.

Proposed by: Cllr. N. Larkin **Seconded by:** Cllr. I. Byrne

A21. To reject the Chief Executive's Recommendation regarding A21: Rezone lands from G to R2 (1.67 ha) Roscam

Reason: To facilitate housing on residential lands and there are services available within close proximity.

In Favour: 13 **Against:** 3 **Abstain:** 1 **Present:** 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

Mayor C. Higgins proposed to note submissions GLWC-C5-13, GLWC-C5-20, GLWC-C5-81, GLWC-C5-41 and GLWC-C5-40. This was agreed by Council.

Ms. C. Phelan, Senior Planner advised that accepting A23 and rezoning this land from G to R2 would go against national policy and is in conflict with other policies in the Development Plan.

Cllr. F. Fahy referred to access to lands and noted that the family have been in Roscam for generations.

Cllr. D. McDonnell emphasised the importance of helping people to build on family land.

Proposed by: Cllr. D. McDonnell **Seconded by:** Cllr. F. Fahy

A23. To reject the Chief Executive's Recommendation regarding A23: Rezone lands from G to R2 (0.877 ha) Roscam and insert specific objective that development shall be limited to one house only reserved for the use of immediate family members of the landowner

Reason: To facilitate the building of family homes

In Favour: 14 **Against:** 3 **Abstain:** 0 **Present:** 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

Proposed by: Cllr. E. Hoare **Seconded by:** Cllr. F. Fahy

A29. To accept the Chief Executive's Recommendation to accept the Proposed Material Alteration: Amend Section 11.2.2 Natural Heritage, Recreation and Amenity RA Land Use Zoning Objectives and insert the following specific development objective:

RA Lands located along Circular Road subject of planning permission Pl.Ref.92/755. The Council will consider the granting of permission for an additional low profile dwelling on this site that can be assimilated into the landscape.

In Favour: 14 **Against:** 0 **Abstain:** 1 **Present:** 15

Reason: As per Chief Executive's Response and Recommendation, the site can be classed as sustainable infill development supporting the 15-minute city concept and principles of compact growth, in line with National Policy.

The Motion was approved by Council. The Plan is made with this Material Alteration as per the Chief Executive's Recommendation.

Cllr. F. Fahy commented that there has been commercial activity taking place on the site at Coolagh Road for 40 years. By changing the zoning to C, it would regularise the business being carried out there.

Cllr. P. Keane inquired into the enforcement history regarding zoning on the land.

The Senior Planners responded to comments and queries.

OPR MA Recommendation 4: Employment Land Use Zoning

In relation to OPR Recommendation 4 (A4 Coolagh), Ms. H. Coleman, Senior Executive Planner advised that there is no justification to change the zoning at this site from G to CI. The site lacks essential services.

Proposed by: Cllr. F. Fahy **Seconded by:** Cllr. D. McDonnell

OPR Rec 4. To reject the Chief Executive's and OPR's Recommendations to omit the material amendment to rezone the site from 'Agriculture and High Amenity G' to 'Enterprise, Light Industry and Commercial CI'. (0.679ha) Coolagh Road.

Reason: This site has not been in use as agriculture in over 40 years. This rezoning will regularise the business that has been taking place on this location.

In Favour: 14 Against: 2 Abstain: 0 Present: 16

The Motion was approved by Council. The Plan is made with this Proposed Material Alteration.

OPR MA Recommendation 5: Flood Risk Management

Councillors sought clarification regarding the OPR MA Recommendation no. 5

The Senior Planners responded to queries.

Cllr. F. Fahy made comments relating to the Office of Public Works (OPW's) restriction on construction in floodplain areas in Terryland, despite the construction of the Black Box Theatre and shopping areas.

Cllr. C. Connolly raised the point that residents of the area have outlined why the land should not be rezoned. She queried as to the Council's stance if a legal case was to be taken against the Council on this issue. She proposed to agree with the Chief Executive's Recommendation to omit this material alteration.

Cllr. F. Fahy and Cllr. D. McDonnell referred to A.9: Headford Road and raised issues with regards to traffic safety.

Cllr. M.J. Crowe stated that the specific objective with regard to entrance and exit would impact minimally on the green space, and the vast majority of green will be maintained.

Cllr. N. Murphy stated that the current exit from the house is insufficient, but the current entrance could be remedied.

Cllr. O. Hanley stated he will be supporting the concerns of the residents for consistency with public consultation.

The Chief Executive and Senior Planners responded to queries.

Cllr. C. Connolly requested a Roll Call Vote. This did not receive a seconder.

The Amendment was considered first.

Proposed by: Cllr. C. Connolly **Seconded by:** Cllr. N. Murphy

OPR Rec 5. To accept the Chief Executive's Recommendation to omit the Proposed Material Alteration accordance with the OPR recommendation (and OPW) and that the RA zoning retained

In Favour: 5 Against: 12 Abstain: 0 Present: 17

The Motion was defeated.

Proposed by: Cllr. M.J. Crowe **Seconded by:** Cllr. D. McDonnell

OPR Rec 5. To reject the Chief Executive's Recommendation to omit the Proposed Material Alteration accordance with the OPR recommendation (and OPW) and that the RA zoning retained

Reason: To facilitate development.

In Favour: 14 Against: 2 Abstain: 1 Present: 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

Mayor C. Higgins proposed to note submissions GLWC-C5-4, GLWC-C5-30, GLWC-C5-31, GLWC-C5-33, GLWC-C5-34, GLWC-C5-35, GLWC-C5-36, GLWC-C5-37, GLWC-C5-38, GLWC-C5-39, GLWC-C5-43, GLWC-C5-46, GLWC-C5-58, GLWC-C5-56, GLWC-C5-55, GLWC-C5-54, GLWC-C5-68, GLWC-C5-73, GLWC-C5-74, GLWC-C5-78, GLWC-C5-10, GLWC-C5-41. This was agreed by Council.

Cllr. C. Connolly called for a Roll Call Vote. This did not receive a seconder.

It was agreed by Council that Votes would be taken in relation to the proposed specific objective and the proposed rezoning of land separately.

Cllr. M.J. Crowe proposed to reject the Chief Executive's Recommendation regarding A9: Insert specific objective to allow entrance to site through Sandyvale Lawn. This was seconded by Cllr. D. McDonnell.

Cllr. C. Connolly proposed an amendment to the Motion, which was considered first.

Proposed by: Cllr. C. Connolly **Seconded by:** Cllr. N. Murphy

A9. To accept the Chief Executive's Recommendation to reject A9: Insert specific objective to allow entrance to site through Sandyvale Lawn.

In Favour: 5 Against: 12 Abstain: 0 Present: 17

The Amendment Motion was defeated.

The Motion proposed by Cllr. M.J. Crowe was then considered.

Proposed by: Cllr. M.J. Crowe

Seconded by: Cllr. D. McDonnell

To reject the Chief Executive's Recommendation which was to reject A9 and to allow for the Insertion of a specific objective to allow entrance to site through Sandyvale Lawn

Reason: To facilitate development of safer access and exit.

In Favour: 12 Against: 5 Abstain: 0 Present: 17

The Motion was approved by Council. The Plan is made with this Material Alteration.

Cllr. M.J. Crowe proposed to reject the OPR/Chief Executive's Recommendation regarding A9: Rezone lands from RA to R (0.05ha) Headford Road and Sandyvale Lawn. This was seconded by Cllr. D. McDonnell.

Cllr. C. Connolly proposed an amendment to the Motion, which was considered first. Cllr. C. Connolly called for a Roll Call Vote. This did not receive a seconder.

Proposed by: Cllr. C. Connolly

Seconded by: Cllr. N. Murphy

To accept the OPR/Chief Executive's Recommendation regarding A9: Rezone lands from RA to R (0.05ha) Headford Road and Sandyvale Lawn

In Favour: 5 Against: 11 Abstain: 0 Present: 16

This Motion was defeated.

The Motion proposed by Cllr. M.J. Crowe was then considered.

Proposed by: Cllr. M.J. Crowe

Seconded by: Cllr. D. McDonnell

To reject the OPR/Chief Executive's Recommendation regarding A9 and To Rezone lands from RA to R (0.05ha) Headford Road and Sandyvale Lawn

Reason: To facilitate development.

In Favour: 11 Against: 5 Abstain: 0 Present: 16

The Motion was approved by Council. The Plan is made with this Material Alteration.

It was agreed by Council to consider the remainder of the proposed Material Alterations included under OPR Recommendation no. 5, namely:

- **A.13** Terryland (RA Natural Heritage, Recreation and Amenity to R Residential);
- **A.24** Menlo Village Extension (G Agriculture and High Amenity to R2 Infill Residential);
- **A.25** Headford (RA Natural Heritage, Recreation and Amenity to R2 infill Residential);
- **A.27** Specific Development Objective for lands at Barna Woods; and
- Highly vulnerable Low Density Residential (LDR) zoned lands to the south of Coast Road near Curragreen, which overlap with Flood Zones A and B, under **A.1**.

Proposed by: Cllr. E. Hoare **Seconded by:** D. McDonnell

To suspend Standing Orders and extend the meeting duration by 1 hour.

In Favour: 5 Against: 11 Abstain: 0 Present: 16

The motion was defeated.

The meeting ended at 20:55p.m.

