

*1<sup>st</sup> September 2017*

**To: The Chairman and Each Member of the Planning Strategic Policy Committee**

**A Chara,**

*I wish to advise that a Strategic Policy Committee meeting will take place on **Tuesday, 12<sup>th</sup> September 2017 at 10am** in the Council Chamber, City Hall, Galway.*

*The agenda for the meeting is set out below and I am to request your attendance.*

*Is mise, le meas,*



**Eileen Ruane,  
A/Director of Services,  
Planning, Economic Development, Community,  
Culture, Climate Change and Environment.**

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**Agenda**

1. Adoption of Minutes of Meeting held on 16<sup>th</sup> May 2017.
2. Matters Arising from the Minutes.
3. New Planning Legislation – Strategic Housing Development
4. Draft Ardaun Local Area Plan 2018 -2024.
5. Nun's Island Master Plan.
6. City Development Plan – Proposed Variation No. 3 Kirwin Roundabout
7. Event Licence – Continental Christmas Market; Ice Rink
8. Headford Road Project
9. Any Other Business.

**Minutes of Meeting of Planning Strategic Policy Committee  
held on 16<sup>th</sup> May 2017 in Galway City Council, City Hall, College Road, Galway.**

**Presiding:** Cllr. Ollie Crowe

**Present:** Cllr. Donal Lyons  
Cllr. Billy Cameron  
Cllr. Níall McNelis  
Cllr. Terry O'Flaherty  
Cllr. Peter Keane  
Cllr. Cathal O Conchuir  
Cllr. Pearce Flannery  
Ms. Nuala Nolan, Irish Congress of Trade Unions  
Mr. Shane Foran, Community/Voluntary – Galway Cycling Campaign

**In Attendance:** Ms. Eileen Ruane, A/Director of Services  
Ms. Caroline Phelan, Senior Planner  
Ms. Helen Coleman, Senior Executive Planner  
Mr. Liam Blake, Senior Executive Planner  
Dr. Jim Higgins, Heritage Officer  
Ms. Norann Keane, Senior Staff Officer  
Ms. Olivia Murphy, A/Assistant Staff Officer

**Apologises:** Mr. Derrick Hambleton, Environment – An Taisce

**1. Minutes**

The adoption of the minutes of the 28<sup>th</sup> February 2017 were proposed by Cllr. D. Lyons and seconded by Cllr. T. O'Flaherty and adopted.

**2. Matters Arising**

*Flower Boxes – Merchants Road*

Ms. E. Ruane informed members that she had received a commitment from the Roads Engineer that the flower boxes on Merchants Road would be removed within two days.

*Satellite Dishes*

The issue of satellite dishes arose, in the course of the discussion; members raised a range of issues including:

Satellite dishes which have been erected on the front of properties are an eye sore and suppliers are erecting dishes on the front of properties as it is often the cheapest option. Cllr. O. Crowe asked if a database could be set up for the three electoral areas in the city to capture complaints on unauthorised satellite dishes.

Cllr. P. Flannery asked could the inspection of properties be outsourced to a company or delegate the duty to litter wardens.

Cllr. N. McNelis asked the question – If an old satellite dish is replaced with a new dish, does the statute of limitations still apply? Mr. L. Blake advised that it did not.

Cllr. T. O’Flaherty sought clarification on the number of Warning Letters issued for unauthorised satellite dishes.

Ms. C. Phelan informed members that the three commitments as requested by members had been met – 1) Write to suppliers, 2) Publish public notice, 3) Inspections made incidental to regular site visits. Mr. L. Blake added that the Enforcement Officer would as part of their duties, note any unauthorised dishes when on site inspections. Ms. N. Keane advised that complaints received from councillors could not be kept confidential and would be held as a public record.

*Due diligence on Harbour site*

Ms. E. Ruane informed that the consultants had been appointed for the due diligence on the harbour.

**3. National Planning Framework – Submission Details & Update**

‘Ireland 2040 – Our Plan National Planning Framework Submission’ was circulated to members. The submission was noted by Cllr. D. Lyons and seconded by Cllr. N. McNelis.

**4. Proposed Variations - Update**

Ms. H. Coleman circulated to the members two proposed variations to the Galway City Development Plan 2017-2023:

*Proposed Variation No. 1:* Amend Specific Objective relating to the reserved route corridor for the N6 Galway City Ring Road (N6 GCRR) on the land use zoning and specific objectives map in the Ballybrit/Briarhill/Coolagh area and the N17 Tuam Road/Parkmore area of the city.

*Proposed Variation No. 2:*

Change of land use zoning from Institutional and Community to CF (0.067 hectares/0.165 acres) and Recreation and Amenity RA (0.012 hectares/0.029 acres) to Residential R (0.079 hectares/0.194 acres) at the Presbytery, 24 Presentation Road.

Ms. H. Coleman advised that the variations would go on public display in two weeks time.

**5. Revised Policy on Disposal of Local Authority Land**

Ms. E. Ruane circulated and provided members with an overview on the procedural document for disposal of local authority land entitled ‘Consideration of application for the disposal of lands in the ownership of Galway City Council’. Ms. E. Ruane advised that the procedure will be a six week process.

There followed a discussion, with the following being the key points raised:

- Overall, the members welcomed the policy document.
- Local authority lands should only be considered for disposal in special circumstances such as: land required to build an extension to a house to aid a person with a disability or to prevent anti-social behaviour at gable end of property.
- Only consider small areas of land.
- The disposal of local authority lands should not be for profit making/land grab purposes by the applicant.
- Process should be open and transparent, public should be made aware of application before any decision is made by the council.

Cllr. P. Keane proposed that the following be added as Step 14 to policy document:  
Any proposal brought before council under Section 183 of the Local Government Act 2001 for the disposal of local authority land; that said proposal be advertised in local media at a time that is no less than four weeks prior to decision by the council.  
Seconded by Mr. S. Foran.

Policy document formally proposed by Cllr. B. Cameron and seconded by Cllr. N. Nolan with the addition of Step 14 for discussion and consideration at the full council. It was also requested that the policy document be reviewed annually.

## **6. Heritage Grant - Update**

Dr. J. Higgins provided members with an informational leaflet on heritage grants available for 2017: 1) Built Heritage Investment Scheme; 2) Structures at Risk Fund; 3) County Heritage Plan Grants; 4) Irish Walled Towns Network Grant Scheme.

Cllr. T. O'Flaherty queried what short term action is planned for the Browne Doorway. She advised that she had received a number of complaints regarding the condition of the Perspex around the doorway. It was agreed that Dr. J. Higgins would contact Cllr. T. O'Flaherty to discuss the matter further.

## **7. Headford Road Project**

It was proposed by Cllr. O. Crowe and seconded by Cllr. T. O'Flaherty that the matter would be discussed at current meeting and not deferred.

Ms. C. Phelan provided members with a general overview on the Headford Road Project:

- Headford Road is a key area for regeneration in the city.
- The European Regional Development fund has allocated €3.5 million to build a library and cultural centre on the Dyke Road site. The building will be high resolution and an extension to the city.
- Currently a brief of issues is being prepared by Reid & Associates on the site which will be completed within 5 weeks.
- Call for an expression of interest to ascertain information on interested parties. A Public Private Partnership (PPP) will be one key area looked at.
- Parallel process taking place to get a valuation on the site and estimate what financial returns can be made on the site.
- Challenges facing the site are: 1) Flood plain, 2) Urban design, 3) Ecology.
- The development may create a catalyst for a new link bridge to NUI, Galway.

Cllr. P. Keane commented that the site is of strategic importance in the city and suggested that NUI, Galway should be invited to collaborate with Galway City Council to aid with the project.

It was requested by Cllr. O. Crowe that a detailed report be presented at the SPC meeting.

## **8. A. O. B.**

Members requested that reports for SPC meetings should be circulated to members no less than 10 days prior to meeting.

Cllr. D. Lyons requested an update on the unauthorised development at the Kenny Site, Western Distributor Road. Ms. N. Keane advised that the Enforcement Officer had concluded

his investigation and that a Warning Letter was due to go out in the next 48 hours. Ms. N. Keane to revert back to Cllr. D. Lyons with further updates.

It was agreed that the next meeting would take place on Tuesday, 12<sup>th</sup> September 2017 at 10am.

This concluded the business of the meeting.