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**22nd July, 2021**

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**RE DRAFT GALWAY COUNTY DEVELOPMENT PLAN 2022-2028  
PORTUMNA DRAFT LOCAL AREA PLAN 2022-2028**

**APPLICANT MARTIN GILLANE, OLDTHORT , PORTUMNA, Co. GALWAY.**

**LOCAL AUTHORITY GALWAY COUNTY COUNCIL**

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A Chara,

Please see submission below relating to the Portumna Local Area Plan 2022-2028.

Current Zoning Proposal	-	Not Zoned / Agricultural
		As proposed in : <i>Galway County Development Plan 2022-2028</i> <i>Small Growth Town: Portumna Land Use Zoning map.</i> Refer to attached map.
Previous Zoning under Portumna LAP 2015-2022	-	Tourism

## **Introduction**

Prior to the adoption of the new Portumna Local Area Plan 2022-2028, I am making this submission so that the lands under my ownership can be considered and reinstated for rezoning from **Unzoned / Agricultural** (as proposed in Portumna LAP 2022-2028 Draft Map 1A Land Use Zoning. – See attached map – Appendix II ) to **Tourism**.

These lands are located 1.8km to the west of the town center in the townland of Claggernagh East and comprise of 4.67 hectares (11.56 acres) of grassland. The lands have been used for agricultural purposes and is served by the R352 roadway. The lands are currently zoned Tourism under the Portumna Local Area Plan 2015-2022.

The lands are undeveloped located just outside the 'draft' town boundary to the west and it is necessary that this boundary line is extended again to incorporate my lands for rezoning. The town boundary had been extended initially for the Portumna Local Area Plan 2015-2022 so that the lands could be included for the then zoning submission for Tourism.

It is the contention of this submission that this proposal to rezone these lands within the Portumna LAP boundary from 'Unzoned/Agricultural' to 'Tourism' is necessary and would be extremely beneficial to the area. It also has the potential to enhance and benefit the community in terms of providing a platform to extend the footpath network for this part of the town and enable people to access the local amenities at this location.

## **Portumna**

In economic terms Portumna is the focal point for an entire region. The town is the centre for its residents, for the farming community and others who live in its rural hinterland. All of these people are encouraged to buy sell and trade in Portumna leading to prosperity, and vitality for the entire area. The revitalisation of Portumna therefore must have as a core principle the sustainability of this rural small town. With its tapestry of rich natural resources, Portumna is well positioned to avail of any increase in "value for money" rural tourism.

Faillte Ireland has approved loop walks, cycling trails, fishing, canoeing and equestrian facilities which are just some of the tourism attractions available in this rural hinterland in addition to a picturesque landscape and an historic built environment.

These strengths are rural in nature and they present an opportunity to explore new options and re-think long term strategies for the Portumna area.

## **Tourism**

In the town of Portumna, tourism plays a significant role towards the economic well being of the area. The area provides a number of attractive archaeological, historical and heritage attractions including :

- Portumna Castle and Gardens
- Portumna Dominican Priory
- Portumna Workhouse Center and Complex
- Marina
- Portumna Forest Park and Walks / Trails
- Lough Derg and Shannon cruises
- Derryhivenny Castle
- Local Equestrian Centers

As tourism is one of the major contributors to the county's economy, the Galway County Development Plan 2015-2022 recognises its quality natural environment and how it must be promoted in these challenging economic times. Tourism policies set out in the Galway County Development Plan 2015-2022 are directed toward the enhancement of rural communities so that short comings are identified and resolved for the benefits of a given area. Some of the Tourism Policies are worth noting as part of and in direct relation to our submission for rezoning lands at Claggernagh East, Portumna, Co. Galway.

The current zoning objective for the subject lands is Agriculture. The objective of this zone is *"To retain and protect agricultural uses"*. The 2005 - 2011 Portumna Local Area Plan further states that... *'in certain circumstances further consideration particular uses which would provide benefit to the wider community of Portumna which are in the interest of the proper planning and sustainable development of the area. These uses will also be required to demonstrate that they are consistent with the Plans development standards and the Plans requirements on public health, traffic safety, residential amenity, Heritage, design and visual amenity.'*

The proposal to rezone the subject lands from Unzoned / Agriculture to Tourism is wholly appropriate and necessary, having regard to the reasons set out above. These lands at Claggernagh East are situated in an area that is close to the primary entrances of both Portumna Forest Park and Portumna Golf Club.

The location of these lands and proximity to the above provide a platform where the footpath network can be extended to this area of Portumna town thereby allowing greater accessibility to the public on foot. It may be a long term aspiration, but in the event of a proposal by Galway County Council to provide a pedestrian walkway/path with public lighting to the golf club, I am in full support and have agreed to provide adequate space for such works to the front of these lands. The prospect of providing such a facility to the local community in Portumna would greatly enhance the area and offer a direct connection to this part of Portumna town in a safe manner.

### **Development Proposals for Lands at Claggernagh East**

By extending the town boundary to include the area of lands immediate to said boundary to the west, an opportunity arises to provide a much needed facility for the area. It is my proposal to provide a glamping / camping / tent pitching facility / holiday accommodation [if permitted] on my lands at Claggernagh East. Preliminary discussions have taken place and proposals are currently being prepared in the event of the lands being re-zoned.

Having viewed the Land Map Zoning from the Draft Local Area Plan for Portumna 2022 – 2028, it is evident that the Tourism Zoning for Portumna is insufficient for a town that offers so much tourism potential. The proposed entrance that shall serve the subject site is opposite the entrance to the Portumna Forest Park while the main entrance serving Portumna Golf Club is located approximately 330m to the west.

As part of my development proposals, I aim to provide a fully equipped camping site at a location that is a most suitable and appropriate location for such facility types. In support of my proposals, I would like to note that there is no similar facility in Portumna or its environs. The proposals to develop a facility like this can only encourage tourism activity in the area. As part of the preliminary discussions, a number of services shall be provided on site to

make this proposal one that will be extremely beneficial to Portumna. Such services include the following :

- \* new site entrance with inner roadway
- \* camping berths (number to be finalized over design process)
- \* on-site car parking / caravan parking facility
- \* bicycle parking
- \* public toilets to include shower facilities
- \* camper's kitchen block with games room / tv room
- \* bar-b-que area
- \* wash room / laundry
- \* amenity areas to include picnic area / playground / tennis courts / all weather pitch
- \* electricity ports
- \* waste disposal area
- \* wi-fi
- \* public telephone
- \* on site wastewater treatment system with treatment area

### **Conclusion**

I am fortunate enough to live in a thriving and dynamic rural community within an area of exceptional beauty characterised by gently rolling countryside and I recognize the role played by natural amenities as a major resource for visitors and local people.

The land use is generally agricultural interspersed with some under-utilised Coillte forests which I believe are a huge latent tourist asset within the county. Throughout the country, such amenities are developed and are a success. I believe a development such as my proposal will benefit Portumna given the natural amenities and sites of archaeological interest on our doorstep.

The community has great pride in its environment shown by committed tidy towns committees and the excellent and professional manner in which hedgerows and landscape are positively managed and maintained by the farmers and landowners in the area.

Development of my proposal can propel the initiative of cycle touring routes throughout the county and adjoining counties, in particular in areas of high amenity all the while providing a platform for access and a link to Portumna Forest Park which is a traditionally used area for outdoor recreation. The location of the site can encourage access to forestry, including private forestry, in co-operation with Coillte and other agencies for amenity and recreational purposes including the provision of walking routes, nature trails, hiking, orienteering and other non noise-generating activities which is of benefit to local people and tourists while helping to build on the archeological, heritage and cultural strengths of Portumna.

This area is without a doubt one of the most scenic in the county of Galway and given its proximity to a number of significant historic sites and areas of proven touristic interest and location along a defined tourism route I am requesting that these facilities and amenities are given a chance to be enhanced by my proposal to encourage this tourism venture.



The proposed rezoning would have a positive and expansive impact on the potential development proposals for the lands and areas local to this part of Portumna and would subsequently be in keeping with the policies and objectives of the Galway County Development Plan 2022-2028.

Portumna Local Area Plan - Rezoning Submission for lands at Claggernagh East, Portumna

I welcome and support the preparation of a Portumna Local Area Plan and I look forward to ongoing positive engagement with Galway County Council for input into a LAP to guide the future development of the town and its environs.

Therefore we request that our proposal to rezone to residential at this location be accepted by Galway County Council and that the proposed and entirely appropriate zoning objective of Tourism is carried forward into the new 2022 - 2028 Portumna Local Area Plan.

Signed

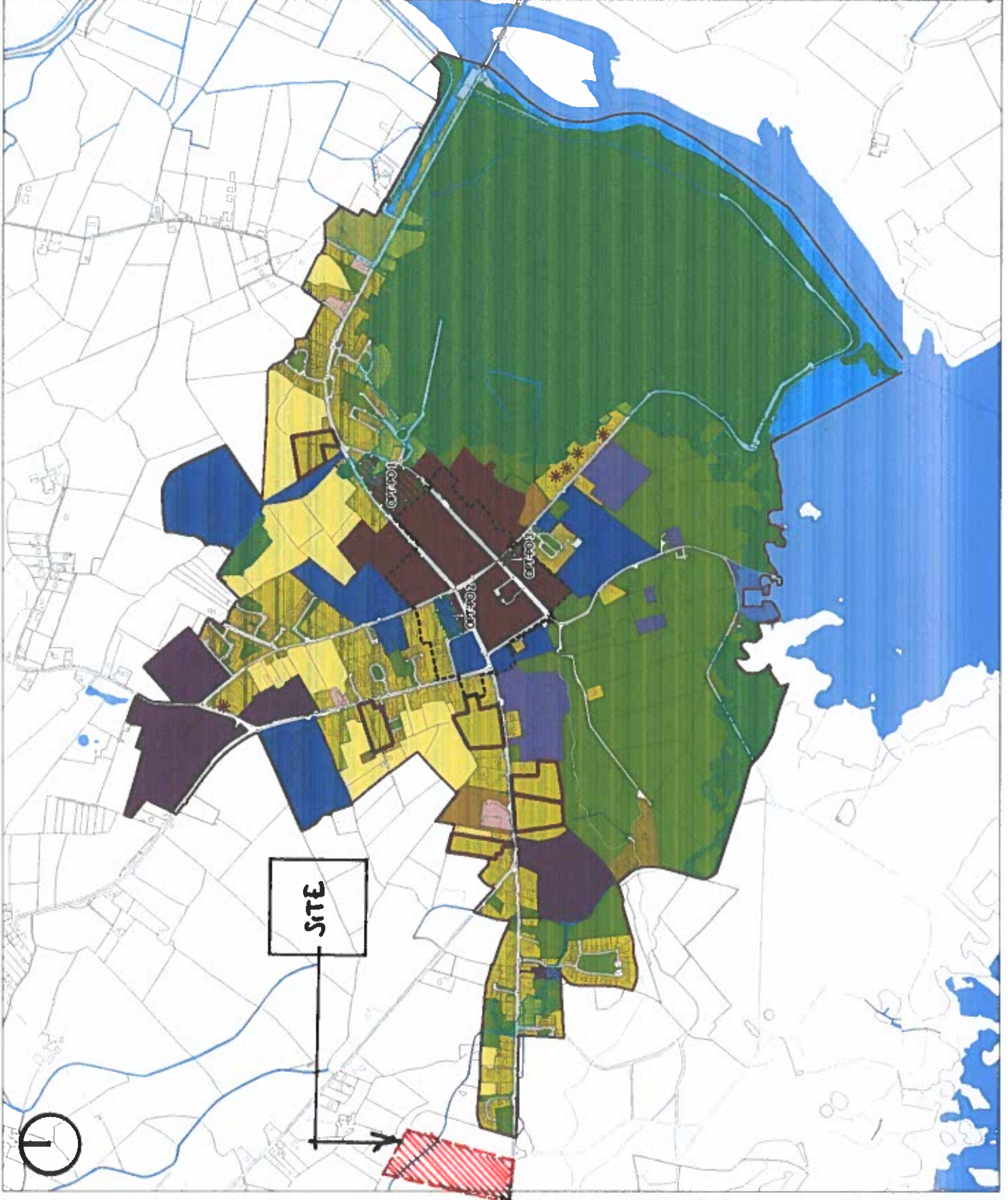
   
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Date

27 - 7 - 2021

**APPENDIX I**

Portumna LAP 2022-2028 Draft Map 1A Land Use Zoning. – See attached map.



- Settlement Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- R - Residential Infill
- C1 - Town Centre
- C2 - Commercial/Mixed Use
- BE - Business & Enterprise
- T - Tourism
- I - Industrial
- CF - Community Facilities
- PU - Public Utility
- OS - Open Space/Recreation & Amenity
- TI - Transport Infrastructure
- Water/Rivers/Streams
- Constrained Land Use
- Archaeological Conservation Area
- Opportunity Site

**SITE FOR WATCH**  
**RETURN TO**  
**'TARA' IS**  
**BONUS SEVENTH.**

**Galway County Development Plan**  
**2022-2028**  
**Small Growth Town**  
**Portumna**  
**Land Use Zoning Map**

0 100 200 300 400 500 600 700



**Comhairle Chontae na Gaillimhe**  
**Galway County Council**

Galway County Council 2022/OS/JWH/090  
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