

Michael Mannion

Redacted personal
information.

23rd July 2021

Re: Galway County Development Plan 2022 – 2028

Proposal to Rezone Lands at Kilmore, Tuam

Applicant; Michael Mannion
Location; Lands at 'Manwar' business park on the Galway Road, Tuam.
Townland; Kilmore, Tuam .
OS Ref; 2813-C (1:1000)
Current Zoning; Business and Enterprise, (From 2011 onwards) Commercial.
Historical Zoning; Commercial (Prior to 2011)
Proposed Zoning; Commercial / Mixed Use

Dear Sir/Madam,

Michael Mannion welcomes the opportunity to comment on the Galway County Development Plan 2022-2028.

Please note my proposal below and suggested alteration to the Zoning of Lands at Kilmore, Tuam. I will continue to engage with the planning department as the development plan process progresses.

Proposal;

Tuam LAP 2018 – 2024 : Tuam is strategically located as a centre for growth in North Connaught, it has excellent connections to the motorway route from Limerick to Sligo as well as motorway linkages to Galway and Dublin. It has the opportunity to develop as the focus for future development in North Connaught providing the infrastructure and services for its surrounding small towns/villages and rural lands.

Along the western Corridor M17/ N17 there are no services from Tuam to Limerick. A need for a drive through restaurant with some parking has been identified at this location off the M17/ N83 for passing motorists, trucks and local inhabitants at this location. The proposed development will allow for Parking, Food services, Electric Vehicle Charging points at this location along the M17. However under present zoning (Business and Enterprise) this would not normally be permitted. However if the zoning was Commercial/Mixed, this would allow the planning to be open to a use as a drive through restaurant. Only part of the site is being sought to change the zoning, that is the front of the site facing the R942 (Galway Road).

Prior to 2011 the zoning at this location was for Commercial/ retail activity, I am seeking that my site will now allow for and revert to Commercial activity at this location.

Current Zoning (Tuam LAP);

Objective LU 6 – Business & Enterprise (BE) Promote the development of business and enterprise uses, light industry/warehousing and the facilitation of enterprise park/office park type uses to include incubation/start-up units and Small Medium Enterprises, on suitable lands with adequate services and facilities and with a high level of access to the major road networks and to public transport facilities.

Objective LU 2 – Commercial/Mixed Use (C2) Promote the sustainable development of commercial and complementary mixed uses, on suitable lands that can provide focal points for the provision of services to surrounding neighbourhoods/areas and opportunities for commercial enterprises, retail developments and employment creation and which do not undermine the vitality and viability of the town centre.

DM Guideline LU2 – Land Use Zoning Matrix The land use zoning matrix indicates the types of land uses that are Permitted in Principle (P), Open for Consideration (O) and Not Normally Permitted (N), for the land use zones designated in Section 3.1.1 above. Whilst the matrix does not provide an exhaustive list of potential uses, the uses listed in the matrix should be considered by applicants to provide a clear indication of the overall acceptability of a particular land use within a specific zoning category. Where a use is proposed that is not listed in the matrix, development proposals will be assessed on their individual merits in accordance with the general guidance provided by the matrix and having regard to the nature of existing and proposed uses, to the general policies and zoning objective(s) for the area in the Local Area Plan and to the principles of proper planning and sustainable development. Where there is no perceived conflict between existing and proposed uses, favourable consideration will be given to the proposed development, subject to all other normal requirements and to the principles of the proper planning and sustainable development of the area. The land Use Zoning Matrix is intended as a guide to assist users of the Local Area Plan in relation to the types of uses that may be considered under each of the land use zonings. The matrix in isolation will not prevent an appropriate development of single or multi-use and each application will be considered on its merits and in accordance with proper planning and sustainable development.

The needs of Galway's population must be considered in this review process by creating sustainable communities through housing delivery, job creation, enterprise promotion, tourism support, provision of services and community facilities within the context of a healthy well planned natural and built environment.

I am seeking that the Land Use Zoning for the Map attached (site outlined in Red), is to be changed from its current 'Business and Enterprise' zoning to 'Commercial/ Mixed', please note that prior to 2011 the zoning on the site was for 'Commercial' use'.

Yours Sincerely,



Michael Mannion

Date; 23rd July 2021

Land Registry Compliant Map



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