



Draft **Ballinasloe** Local Area Plan **2022~2028**

Material Alterations March 2022



Comhairle Chontae na Gaillimhe
Galway County Council

Proposed Material Alterations to the Draft Ballinasloe Local Area Plan 2022 - 2028

The proposed Ballinasloe Local Area Plan 2022 – 2028 was prepared and placed on public display on 22 October 2021 for a period of 6 weeks up to 03rd December 2021. A total of 40 submissions were received on the Draft LAP and a Chief Executive’s report was prepared on the submissions received and submitted to the Municipal District Members of Ballinasloe for their consideration.

On 09th and 16th February 2022 at a Special Municipal District meeting the MD Members considered the Draft Ballinasloe Local Area plan and Chief Executive’s Report and proposed a number of changes to the Draft Plan, which were deemed to be Material Alterations. They are listed in the table below and are reflected on maps as appropriate.

In accordance with Section 20(3) (e) of the Planning and Development Act 2000 (as amended), the proposed Material Alterations are hereby published for public consultation for a period of 4 weeks.

How to Read the Proposed Material Alterations

The proposed Material Alterations are referred to as proposed **MA 1 – MA 41** and are accompanied by maps as appropriate.

For the purposes of reading this report, please note the following:

- Proposed text is shown with **RED** font and **HIGHLIGHTED** in the document.
- Text with a ~~STRIKETHROUGH~~ is proposed for deletion.
- Text in black regular font is existing text from the Draft LAP.

Environmental Reports

In accordance with Section 20(3)(f) of the Planning and Development Acts 2000 (as amended), Galway County Council has screened the proposed Material Alterations and has determined that a Strategic Environmental Assessment and an Appropriate Assessment are not required.

Making a Submission/Observation

A copy of the proposed Material Alterations is on display from Wednesday 09th March 2022 until 7th April 2022 at the following locations:

- <https://consult.galway.ie/>
- Galway County Council, Aras on Chontae, Prospect Hill, Galway
- Ballinasloe Library, Society Street, Ballinasloe (Wednesday- Saturday 11.00am 1.00pm & 2.00pm – 5.00pm)
- Ballinasloe Area Office, Civic Offices, Ballinasloe (Monday – Friday 9.00am – 1.00pm & 2.00pm – 5.00pm)

Written submissions or observations with respect to the proposed Material Alterations of the Draft Local Area Plan and associated SEA and AA documents, which include information on the likely significant effects on the environment of implementing the proposed material alterations, may be made to the Planning Authority within the above period and **before 4pm on Thursday 7th April 2022**. Written submissions or observations should be clearly marked **Proposed Material Alterations to the Draft Ballinasloe Local Area Plan 2022 – 2028** and be submitted either;

- Online at Galway County Council’s Consultation Portal:
<https://consult.galway.ie/en>
- Sent by email to forwardplanning@galwaycoco.ie
- In writing and addressed to:

Please make your submission in one medium only, i.e. online or hard copy. Any submission or observation should state your name and where relevant, the body or organization represented.

All submissions or observations with respect to the Proposed Material Alterations to the Draft Ballinasloe Local Area Plan 2022 – 2028 and associated SEA and AA documents will form part of the statutory Chief Executive’s Report to be presented to the Municipal District Members. Only submissions or observations made in respect of the proposed Material Alterations and accompanying documents (including submissions relating to the likely significant effects on the environment of implementing the proposed Material Alterations) will be taken into consideration before the making of any material alteration to the Draft Local Area Plan. Submissions or observations in relation to any other aspects of the draft Local Area Plan cannot be considered at this stage in the process.

Next Steps

Following the above public consultation period, a Chief Executive’s report will be prepared on any submissions or observations received with respect to the proposed Material Alterations of the Draft LAP and accompanying SEA and AA documents. This report will be submitted to the Ballinasloe Municipal District Members for their consideration. Members shall consider the proposed Material Alterations of the Chief Executive’s Report and shall no later than a period of 6 weeks after the Chief Executive’s Report has been furnished, make or amend the Local Area Plan as appropriate.

In making the LAP, the Elected Members must consider proposed Material Alterations to the draft Local Area Plan, the environmental reports and the Chief Executive’s Report on any submissions received and decide whether to make the Local Area Plan with or without the proposed Material Alterations.

Section 20(3)(r) of the Planning and Development Act 2000 (as amended) states that the Members of the Council are restricted to:

- Considering the proper planning and sustainable development of the area to which the plan relates;
- The statutory obligations of the local authority; and
- Any relevant policy objectives for the time being of the Government or any Minister of Government.

In addition, the Municipal District Members,, act in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the *‘Code of Conduct for Councilors’ (July 2019)* prepared under the Local Government Act 2001 (as amended) , carry out their duties in a transparent manner, must follow due process and must make their decisions based on relevant considerations.

Draft Ballinasloe Local Area Plan Material Alterations, Forward Planning Policy Unit

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| Amendment No. | MA1 |
| Submission Number | Office of Planning Regulator GLW-C15-39 |
| Section / Policy Objective/Policy | Section 2.4 Infill Development |
| Proposed Material Amendment | |
| Add the following to Section 2.4 as follows: | |
| <p>2.4 Infill Development</p> <p>Residential infill sites are located within the existing built-up area of the town. These are ‘gap sites’ within the plan area that are typically capable of accommodating limited residential units. In general, these sites are serviced and are strategically located within close proximity of the town’s local services, such as employment and education facilities. It is considered that these infill residential sites offer a viable and more sustainable alternative to one off rural dwellings</p> | |
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| Amendment Number | MA2 |
| Submission Number | Office of Planning Regulator GLW-C15-39 |
| Section/Policy Objective | Policy Objective BKT 64 Compact Growth |
| Proposed Material Amendment | |
| Include policy objective BKT 64 as follows: | |
| <p>BKT 64 Compact Growth</p> <p>It is a Policy Objective of the Council to support the delivery of new homes in Ballinasloe urban area within the existing built up footprint of the settlement, by developing infill, brownfield, opportunity and regeneration sites and prioritizing underutilized land in preference to greenfield sites.</p> | |
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| Amendment Number | MA3 |
| Submission Number | Office of Planning Regulator GLW-C15-39 |
| Section/Policy Objective | Infrastructure Assessment (Appendix A) |
| Proposed Material Amendment | |
| Insert Infrastructure Assessment as Appendix A | |

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| Amendment Number | MA4 |
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| Submission Number | Office of Planning Regulator GLW-C15-39 |
| Section/Policy Objective | Policy Objective BKT 65 Social and Community Infrastructure Provision in Ballinasloe |
| Proposed Material Amendment | |
| Include policy objective BKT 65 as follows: | |
| <p>BKT 65 Social and Community Infrastructure Provision in Ballinasloe Support the provision of social and community facilities and services within Ballinasloe Key Town which meet the current and future needs of its population.</p> | |
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| Amendment Number | MA5 |
| Submission Number | Office of Planning Regulator GLW-C15-39 |
| Section/Policy Objective | Policy Objective BKT 66 Provision of Lands for Social and Community Facilities in Ballinasloe |
| Proposed Material Amendment | |
| Include policy objective BKT 66 as follows: | |
| <p>BKT 66 Provision of Lands for Social and Community Facilities in Ballinasloe Support the provision of lands for social and community facilities within Ballinasloe Key Town and encourage the provision of facilities suitable for all community members.</p> | |
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| Amendment Number | MA6 |
| Submission Number | Office of Planning Regulator GLW-C15-39 |
| Section/Policy Objective | Policy Objective BKT 67 Educational Facilities in Ballinasloe |
| Proposed Material Amendment | |
| Include policy objective BKT 67 as follows: | |
| <p>BKT 67 Educational Facilities in Ballinasloe Facilitate the provision of primary, secondary, third level, vocational, outreach, research, adult and further educational facilities, lifelong learning facilities and digital capacity for distance learning to meet the needs of Ballinasloe. Multi-use facilities which can accommodate both educational and childcare facilities are to be encouraged.</p> | |
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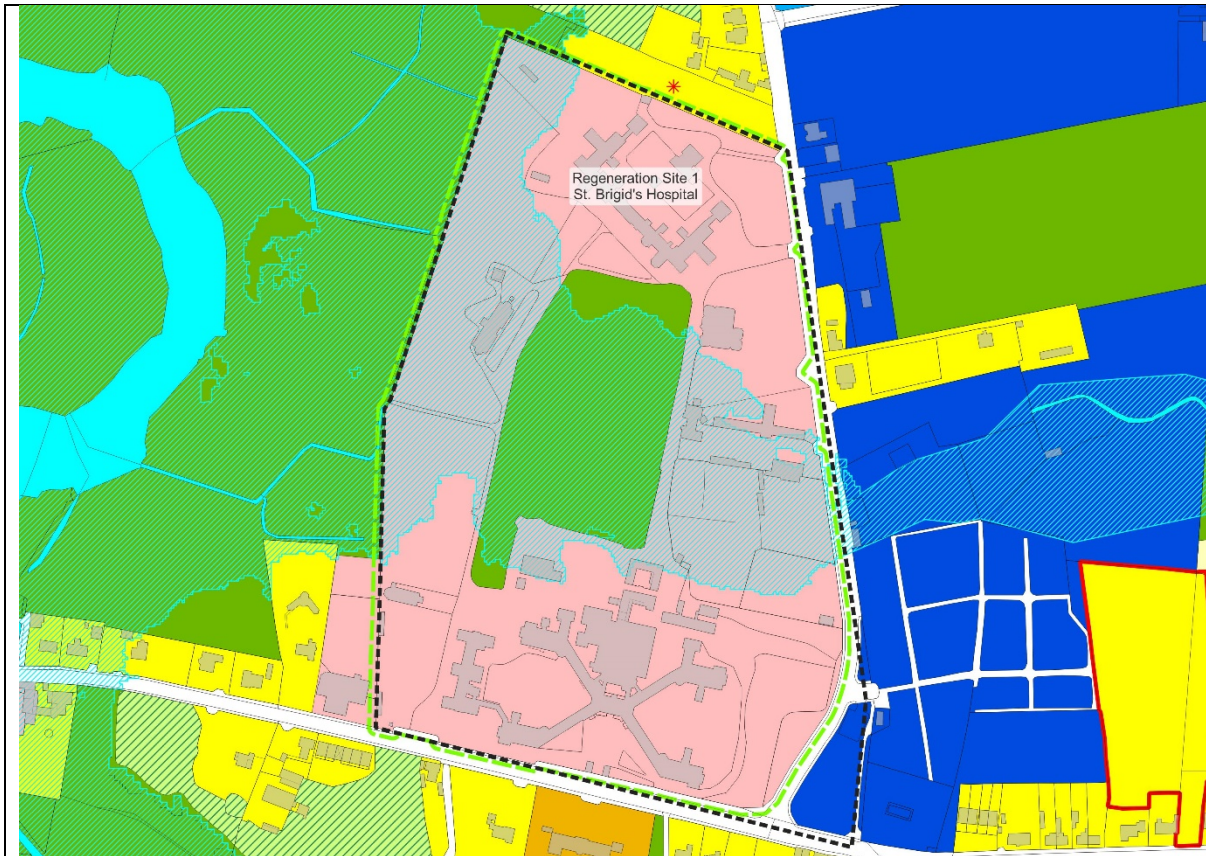
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| Amendment Number | MA7 |
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| Submission Number | Office of Planning Regulator GLW-C15-39 |
| Section/Policy Objective | Land Use Matrix Table |
| Proposed Material Amendment | Amend text in red below |
| Amend Land Use Zoning Matrix as follows: | |

| Residential Uses | C1 | C2 | R | CF | OS | T | I | BE | BT | N | PU | TI |
|--|-----------|-----------|----------------|-----------|-----------|----------|----------|-----------|-----------|----------|-----------|-----------|
| Apartments ¹ | P | O | O ¹ | N | N | N | N | N | N | N | N | N |
| Halting Site | N | N | O | O | N | N | N | N | N | N | N | N |
| Residential (Excluding Apartments) ¹ | O | O | P ¹ | N | N | N | N | N | N | N* | N | N |
| Retirement Home Nursing Home/Sheltered Housing/Retirement Home | O | O | P | O | N | N | N | N | N | N | N | N |
| Short term holiday accommodation | O | O | N | N | N | P | N | N | N | N | N | N |

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| Amendment Number | MA8 |
| Submission Number | Office of Planning Regulator GLW-C15-39 |
| Section/Policy Objective | Section 2.2 Former Saint Brigid's Hospitals |
| Proposed Material Amendment | Include text in Red |
| Amend Regeneration Site 1 St Brigid's Hospital as follows: | |



2.2 Former Saint Brigid's Hospital (Regeneration Site)

Saint Brigid's Hospital Campus is located on the east side of Ballinasloe town, on the north side of the R446. The site is designated as an ACA, comprising of one main building located to the south of the site which is characterised by its 'X' form, which is a protected structure. The building was designed by Francis Johnson and it dates from 1832. The main building is two storeys with smaller scale two storey buildings surrounding the site. There is also a detached single-cell chapel in the grounds and later ancillary buildings. The entrance to the site is characterised by the tripartite entrance gateway which abuts the pavement on the southern boundary. The north-western portion of the site is identified as being susceptible to pluvial flooding within Flood Zone B.

The site closed completely, and as a result the building has fallen into disrepair. Its historical significance and prominent position on the eastern edge of Ballinasloe Town merit a concerted effort to regenerate this site through investment and collaboration with a range of public and private agencies. The plan therefore seeks to restore the campus to its former state of the art condition and make a cogent contribution to this former County Town. A specific Policy Objective **BKT 11 Saint Brigid's Campus** has been included below which supports the reuse of the Saint Brigid's campus.

Opportunities

Potential for the site to avail of significant funding or investment such as the Urban Regeneration Development Fund.

Prominent location in the town centre of Ballinasloe

Favourable Mixed Use/Commercial land use zoning which offers a good degree of flexibility for future uses

Immediate access to existing services and key infrastructure

Constraints

Protected status of the site and buildings
 Flooding issues of the site
 Buildings are in a state of disrepair
 Legacy issues

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| Amendment Number | MA9 |
| Submission Number | Office of Planning Regulator GLW-C15-39 |
| Section/Policy Objective | Ballinasloe – Opportunity Site (OPT-BKT 1 Former Haydens Hotel) |
| Proposed Material Amendment | |

Amend OPT BKT 1 as follows:

Ballinasloe – Opportunity Site

The potential exists for better use of underutilized and vacant sites within the town centre area of Ballinasloe to drive the delivery of quality housing, services and employment opportunities in tandem with supporting social infrastructure. In this regard the former Haydens Hotel on Dunlo Street has been identified as an opportunity site for the town. A detailed analysis of the site is included below to guide developers and stimulate interest in this key town centre site. A specific Policy Objective has been included in the LAP **BKT 61 Opportunity Sites** which seeks to encourage and support the appropriate and sustainable development or redevelopment where appropriate of lands identified as development opportunity sites within the land use zoning map.

Development Strategy

OPT – BKT 1 Former Haydens Hotel site, Dunlo Street, Ballinasloe.

Brief Description:

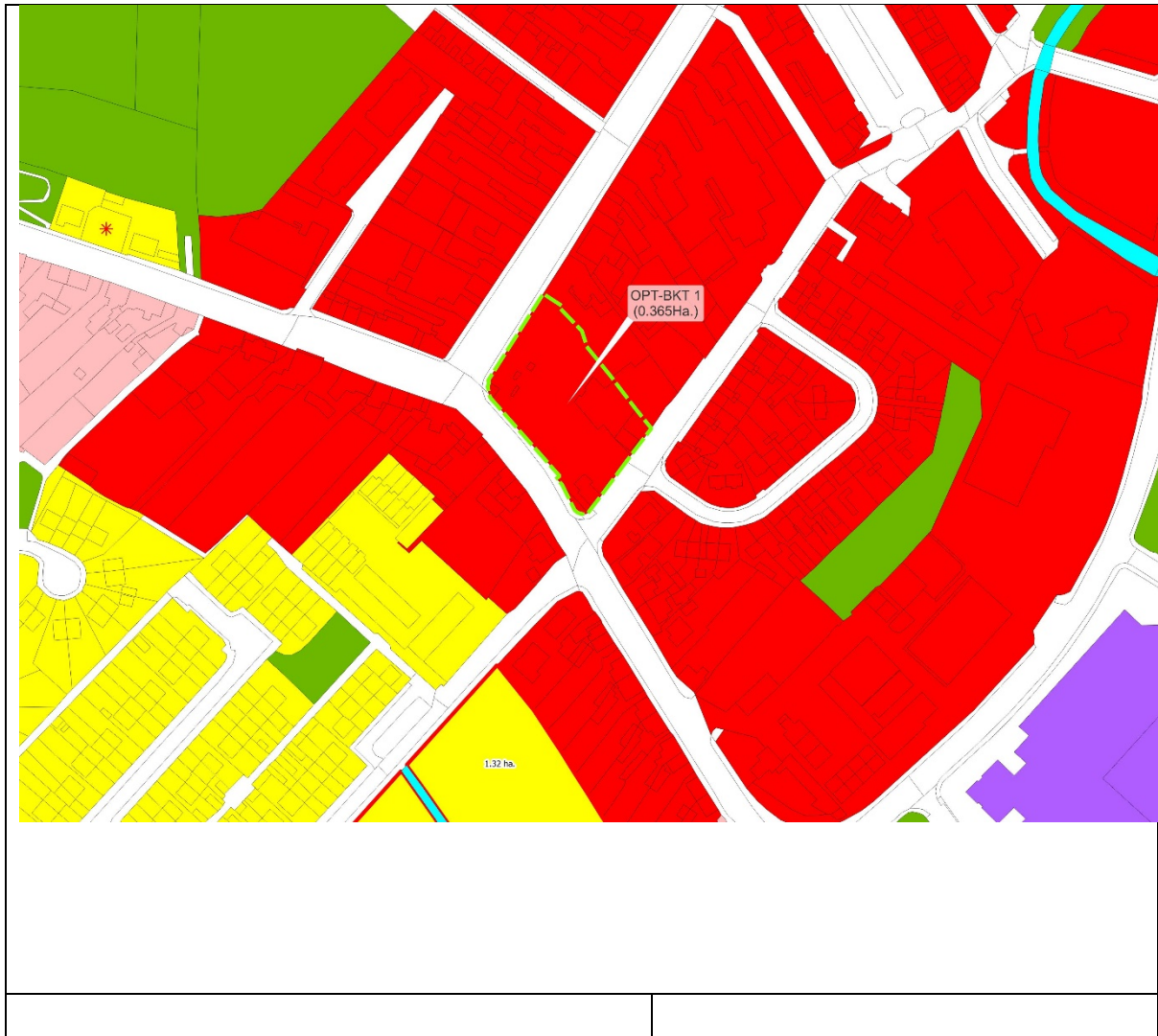
Area: Approximately 0.2 Hectares

Zoning: Town Centre

Current Land Use: Vacant Hotel Site

Constraints: The site comprises a substantial vacant and derelict block of buildings which would require considerable investment at the outset. The site addresses three separate street frontages which would require a high-quality design

Opportunity: This is a brownfield, rectangular shaped site in the centre of Ballinasloe. The former Haydens Hotel building, and adjoining buildings occupy a prominent site on the south-east side of Dunlo Street. This site also abuts Dunlo Hill to the south and Jubilee street to the south east. An opportunity presents itself here for a mixed-use development that could contribute positively to this part of Ballinasloe town. The re-development of this prominent site could encourage additional commercial activity to this part of town. This redevelopment of this site could create much needed additional employment within the town centre which would be welcomed. Given the town centre location of this site, it may facilitate a higher density of development given the established scale of development in the surrounding area and the proximity of the site to local services and social infrastructure.



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| Amendment Number | MA10 |
| Submission Number | Office of Planning Regulator GLW-C15-39 |
| Section/Policy Objective | Policy Objective BKT 68 Strategic Sites in Ballinasloe |
| Proposed Material Amendment | |
| Include policy objective BKT 68 as follows: BKT 68 Strategic Sites in Ballinasloe (a) it is a policy objective of the Council to establish a database of strategic brownfield and infill sites in Ballinasloe so that brownfield land re-use can be managed and co-ordinated across multiple stakeholders as part of an active land management process. (b) Development Briefs for lands identified in the database will be prepared and reviewed accordingly and where required. | |
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| Amendment Number | MA11 |
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| Submission Number | Office of Planning Regulator GLW-C15-39 |
| Section/Policy Objective | Policy Objective BKT 69 Active Land Management in Ballinasloe |
| Proposed Material Amendment | |
| <p>Include policy objective BKT 69 as follows:</p> <p>BKT 69 Active Land Management in Ballinasloe To promote and facilitate the re-use of underutilized or vacant lands in Ballinasloe or lands identified for regeneration, through a coordinated approach to active land management between the Council and stakeholders.</p> | |
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| Amendment Number | MA12 |
| Submission Number | Office of Planning Regulator GLW-C15-39 |
| Section/Policy Objective | Local Transport Plan |
| Proposed Material Amendment | |
| <p>Include key actions within the Local Transport Plan into Section 2.10 Transportation and Movement of the Written Statement as follows:</p> | |

| ID | Link | Measure Name | Type | Timeframe | LAP Objectives | Comments |
|----|------------------------|---|-------------------------------|----------------|------------------|---|
| 1 | St Michael's Square | Town Square Enhancements | Town Square Enhancements | Medium | BKT8, 28, 30 | Measures include: widening of existing paved areas providing additional space for walking and cycle parking; rationalisation of existing parking to allow greater flexibility of activity; examination of potential to provide additional outdoor facilities such as power outlets for temporary uses; and a review of current lighting within the square and on key approaches |
| 2 | River Street | New Bus Stops | Public Transport Improvements | Short - Medium | BKT28, 29, 31 | Measures could include some or all of the following: expansion of facilities serving bus passengers (seating, shelter upgrades), provision of cycle parking (designed for longer stays and connections to bus services); public information / tourist boards; and wayfinding information (including route to/from Train Station) |
| 3 | Town Centre Roundabout | Removal of Footway Railings | Pedestrian Improvements | Short | BKT8, 21, 28, 30 | The roundabout is considered to be relatively wide given its central location. A more compacted roundabout or signalised junction with accompanying footway build-out would benefit pedestrian connectivity |
| 4 | Town Centre Roundabout | Compacted Junction with Footway Build-Out | Pedestrian Improvements | Short-Medium | BKT8, 21, 28, 30 | The roundabout is considered to be relatively wide given its central location. A more compacted roundabout or signalised junction with accompanying footway build-out would benefit pedestrian connectivity |
| 5 | Main Street | Additional Pedestrian Crossing | Pedestrian Improvements | Short | BKT8, 21, 28, 30 | |
| 6 | Main Street | "Gateway" Road Surfacing | Vehicular Improvements | Short-Medium | BKT8, 28 | A change in road paving style to create a sense of entry to the town centre and naturally encouraging slower vehicle speeds would improve safety |
| 7 | Society Street | Additional Pedestrian Crossing | Pedestrian Improvements | Short | BKT8, 21, 28, 30 | |
| 8 | Society Street | "Gateway" Road Surfacing | Vehicular Improvements | Short-Medium | BKT8, 28 | A change in road paving style to create a sense of entry to the town centre and naturally encouraging slower vehicle speeds would improve safety |

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| 9 | Society Street | Traffic Calming Measures | Vehicular Improvements | Short | BKT28 | The layout of this link is relatively wide and straight, naturally encouraging higher vehicle speeds. Implementing traffic calming measures such as narrowing road space or traffic islands would improve safety |
| 10 | Dunlo Street | Additional Pedestrian Crossing | Pedestrian Improvements | Short | BKT8, 21, 28, 30, 35 | |
| 11 | Dunlo Street | "Gateway" Road Surfacing | Vehicular Improvements | Short-Medium | BKT8, 28 | A change in road paving style to create a sense of entry to the town centre and naturally encouraging slower vehicle speeds would improve safety |
| 12 | Bolger's Lane | Footway Build-Out | Pedestrian Improvements | Short | BKT8, 21, 28, 30 | |
| 13 | River Street | Footway Build-Out | Pedestrian Improvements | Short | BKT21, 28, 30 | |
| 14 | River Street | Additional Pedestrian Crossing | Pedestrian Improvements | Short | BKT21, 28, 30 | |
| 15 | River Street | Additional Pedestrian Crossing | Pedestrian Improvements | Short | BKT21, 28, 30 | |
| 16 | Hymany Street | Provision of Dropped Kerbs | Pedestrian Improvements | Short | BKT21, 28, 30 | |
| 17 | Dunlo Hill | Traffic Calming Measures | Vehicular Improvements | Short | BKT28 | The layout of this link is relatively wide and straight, naturally encouraging higher vehicle speeds. Implementing traffic calming measures such as narrowing road space or traffic islands would improve safety |
| 18 | Dunlo Hill | Rationalisation of Parking Bays | Vehicular Improvements | Short | BKT28 | Clearly marking parking bays would reduce informal parking and improve the use of space for pedestrians |
| 19 | Harris Road | Additional Pedestrian Crossing | Pedestrian Improvements | Short | BKT21, 28, 30 | |
| 20 | Harris Road | Traffic Calming Measures | Vehicular Improvements | Short | BKT28 | The layout of this link is relatively wide and straight, naturally encouraging higher vehicle speeds. Implementing traffic calming |

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| | | | | | | measures such as narrowing road space or traffic islands would improve safety |
| 21 | Dunlo Hill/Harris Road Junction | Compacted Junction with Footway Build-Out | Pedestrian Improvements | Short-Medium | BKT21, 28, 30, 35 | |
| 22 | Brackernagh | Provision of Dropped Kerbs | Pedestrian Improvements | Short | BKT21, 28, 30 | |
| 23 | Brackernagh | Traffic Calming Measures | Vehicular Improvements | Short | BKT28 | The layout of this link is relatively wide and straight, naturally encouraging higher vehicle speeds. Implementing traffic calming measures such as narrowing road space or traffic islands would improve safety |
| 24 | Brackernagh | Rationalisation of Parking Bays | Vehicular Improvements | Short | BKT28 | Clearly marking parking bays would reduce informal parking and improve the use of space for pedestrians |
| 25 | Bridge Street | Traffic Calming Measures | Vehicular Improvements | Short | BKT28 | The layout of this link is relatively wide and straight, naturally encouraging higher vehicle speeds. Implementing traffic calming measures such as narrowing road space or traffic islands would improve safety |
| 26 | Bridge Street | Pedestrian/Cycle Bridge | Pedestrian & Cycle Improvements | Short - medium | BKT21, 28, 29, 30 | Provision of a cantilevered structure crossing the River Suck to provide a high quality walking and cycle route |
| 27 | Ballinasloe Station | Rationalisation of Parking Bays | Vehicular Improvements | Short | BKT28 | Clearly marking parking bays would reduce informal parking and improve the use of space for pedestrians |
| 28 | Ballinasloe Station | Additional Pedestrian Crossing | Pedestrian Improvements | Short | BKT21, 28, 30, 31 | |
| 29 | Ballinasloe Station | Footway Build-Out | Pedestrian Improvements | Short | BKT21, 28, 30, 31 | |
| 30 | Ballinasloe Station | Footway Build-Out | Pedestrian Improvements | Short | BKT21, 28, 30, 31 | |
| 31 | Bridge Street | New Bus Stops | Public Transport Improvements | Short | BKT28, 29, 31 | Additional bus stops to serve the eastern areas of the town will increase accessibility to public transport services. |

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| Amendment Number | MA13 |
| Submission Number | Elected Members Amendment as a Result of Notice of Motion |
| Section/Policy Objective | Local Transport Plan |
| Proposed Material Amendment | |
| Insert Points 32 and 33 to LTP table as per Councillor motion | |

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| 32 | Brackernagh | Additional Pedestrian Crossing | Pedestrian Improvements | Short-Medium | BKT 21, 28 and 30 | To be sited between St. Joseph's Walkway and Former Quinn's Shop area. |
| 33 | Bridge St West | Additional pedestrian & cycle bridge | Pedestrian Improvements | Short-Medium | BKT 21, 28 and 30 | To be sited at adjacent bridge to west of Bridge St. |

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| Amendment Number | MA14 |
| Submission Number | Office of Planning Regulator GLW-C15-39 |
| Section/Policy Objective | Policy Objective BKT 42 |
| Proposed Material Amendment | |

Insert amended Policy Objective BKT 42 as follows:

Constrained Land Use

To facilitate the appropriate management and sustainable use of flood risk within zoning plan areas. This zoning indicates where the Plan Making Justification Test may need to be applied and as such can limits new development, while recognising that existing development uses within these zones may require small scale development, as outlined below, over the life of the Local Area Plan, which would contribute towards the compact and sustainable urban development of the town. The underlying zoning or the existing permitted uses are may be deemed to be acceptable in principle, for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. however within Flood Zone A/B development is typically limited to extensions, renovations and change of use. Infill highly vulnerable development and demolition and reconstruction can only take place in

Flood Zone C. Less vulnerable development in Flood Zone B will also need to be considered carefully. Significant redevelopment prior to the Flood Relief Scheme being in place will also be limited. These aspects are assessed on a case by case basis under the application of the Plan Making Justification Test and as supported by specific objectives in the written statement.

Since such applications concern existing buildings or developed areas, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. Development proposals within this zone shall be accompanied by **Where the Justification Test is passed there is also a requirement for** a detailed Flood Risk Assessment at Development Management stage. **The FRA should be** carried out in accordance with The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non-structural flood risk management measures required for development in such areas will also be required to be demonstrated, to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas set out in this plan shall be complied with as appropriate. (Please refer also to Policy Objective BKT 40).

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| Amendment Number | MA15 |
| Submission Number | Office of Planning Regulator GLW-C15-39 |
| Section/Policy Objective | Land Use Matrix Table |
| Proposed Material Amendment | |
| Insert amended Land Use Matrix Table as follows: | |

| Land Uses | | | | | | | | | | | | |
|--------------------------------|----|----|---|---|----|----|---|----|-----|---|----|----|
| Commercial and Industrial Uses | C1 | C2 | R | I | BT | BE | T | CF | OS* | A | PU | TI |
| Amusement | O | O | N | N | N | N | O | N | N | N | N | N |
| ATM | P | P | O | O | O* | O | O | O | N | N | N | N |

| Land Uses | | | | | | | | | | | | | |
|--|---|---|-----------------|---|----|-----------------|---|---|-----|-----------------|---|---|---|
| Bank/Building Society | P | O | N | N | N | N | N | N | N | N | N | N | N |
| Bar/Restaurant | P | O | O | N | N | N | O | N | N | N | N | N | N |
| B&B (Bed & Breakfast) ^{P1} | O | O | OP ₁ | N | N | N | P | N | N | OP ₁ | N | N | N |
| Betting Office | O | O | N | N | N | N | N | N | N | N | N | N | N |
| Boarding Kennel | N | N | N | N | N | N | N | N | N | O | N | N | N |
| Café ^{P2} | P | P | O | O | O* | OP ² | P | O | N | N | N | N | N |
| Caravan Park – Holiday | N | N | N | N | N | N | O | N | N | N | N | N | N |
| Cash & Carry | N | O | N | N | N | O | N | N | N | N | N | N | N |
| Casual Trading/Market | O | O | N | N | N | N | O | N | N | N | N | N | N |
| Cinema | P | O | N | N | N | O | O | O | N | N | N | N | N |
| Conference Centre | P | P | N | N | O | O | O | O | N | N | N | N | N |
| Data-Centres/Web-Hosting Centres | P | P | N | O | P | P | N | N | N | N | O | N | N |
| Drive-through Restaurant | O | O | N | N | N | N | N | N | N | N | N | N | N |
| Enterprise Centre | O | O | N | O | O | P | N | N | N | N | O | N | N |
| Extractive Industry | N | N | N | N | N | N | N | N | N | O | N | N | N |
| Garden Centre | O | P | N | N | N | O | N | N | O** | N | N | N | N |
| GP & Medical related Services | P | P | O | N | N | N | N | O | N | N | N | N | N |
| Guesthouse ^{P1} | P | O | OP ₁ | N | N | N | P | N | N | OP ₁ | N | N | N |
| Hair Dressing Salon/Personal/Grooming | P | P | O | N | N | N | N | N | N | N | N | N | N |
| Home-based Economic Activity ^{P1} | O | O | OP ₁ | N | N | N | N | N | N | OP ₁ | N | N | N |
| Hostel | P | O | O | N | N | N | P | O | N | N | N | N | N |
| Hotel | P | O | O | N | N | N | P | N | N | N | N | N | N |
| Household Fuel Depot | N | P | N | O | N | O | N | N | N | N | N | N | N |
| Industrial – Light Use | N | O | N | P | N | O | N | N | N | N | N | N | N |
| Logistic, Storage & Distribution Units | N | O | N | P | O | O | N | N | N | N | N | N | N |

| Land Uses | | | | | | | | | | | | | |
|--|----|----|---|---|----|-----------------|---|----|----|---|----|----|---|
| Media Recording & general Media associated uses | O | O | O | O | O | O | N | N | N | N | N | N | N |
| Motor Sales Showroom | O | O | N | N | N | O | N | N | N | N | N | N | N |
| Night-club | O | O | N | N | N | N | O | N | N | N | N | N | N |
| Office (<100m ² P) | P | O | O | N | N | N | N | O | N | O | O | N | N |
| Office (100m ² P to 1000m ² P) | O | P | N | N | P | O | N | N | N | N | O | N | N |
| Office Park (>1000m ² P) | N | O | N | O | P | P | N | N | N | N | O | N | N |
| Petrol Station | O | O | O | O | N | O | N | N | N | N | N | N | N |
| Professional /Other Services | P | P | O | N | N | N | N | N | N | N | N | N | N |
| Restaurant ² | P | P | O | O | N | OP ² | P | N | N | N | N | N | N |
| Science & Technology based Business | O | O | N | P | P | P | N | N | N | N | N | N | N |
| Scrap Yard | N | N | N | O | N | N | N | N | N | N | N | N | N |
| Service Garage | N | O | N | N | N | O | N | N | N | N | N | N | N |
| Shop – Comparison | P | P | N | N | N | N | N | N | N | N | N | N | N |
| Shop – Convenience | P | O | O | N | N | N | O | N | N | N | N | N | N |
| Shops – Large Scale Convenience/ Comparison Centre | P | O | N | N | N | N | N | N | N | N | N | N | N |
| Small Scale Manufacturing | N | O | N | P | N | O | N | N | N | N | N | N | N |
| Storage Depot | N | N | N | P | O | O | N | N | N | N | N | N | N |
| Take-away | O | O | N | N | N | N | O | N | N | N | N | N | N |
| Transport Depot | N | O | N | O | N | P | N | N | N | N | O | N | N |
| Veterinary Surgery | O | O | O | O | N | N | N | N | N | O | N | N | N |
| Warehousing (incl. wholesale) | N | N | N | P | N | O | N | N | N | N | N | N | N |
| Warehousing (retail/non-food <700m ² P) ³ | O | O | N | N | N | N | N | N | N | N | N | N | N |
| Warehousing (retail/non-food/bulky household goods 700m ² P – 5,000m ² P) ³ | N | O | N | N | N | O | N | N | N | N | N | N | N |
| Residential Uses | C1 | C2 | R | I | BT | BE | T | CF | OS | A | PU | TI | |

| Land Uses | | | | | | | | | | | | | |
|--|----|----|-----------------|---|----|----|---|----|-----|-----------------|----|----|---|
| Apartments ^{P1} | P | O | OP ₁ | N | N | N | N | N | N | N | N | N | N |
| Halting Site | N | N | O | N | N | N | N | O | N | O | N | N | N |
| Residential (excluding Apartments) ^{P1} | O | O | PP ¹ | N | N | N | N | N | N | OP ₁ | N | N | N |
| Retirement Home – Nursing Home/Sheltered Housing/Retirement Home | O | O | P | N | N | N | N | O | N | N | N | N | N |
| Public, Community and Institutional Uses | C1 | C2 | R | I | BT | BE | T | CF | OS | A | PU | TI | |
| Buildings for the health, safety & welfare of the Public | P | P | O | N | N | O | O | P | O** | N | O | N | N |
| Cemetery | N | N | N | N | N | N | N | P | O** | P | N | N | N |
| Childcare Facilities (Crèche/Nursery) | P | P | O | O | O* | P | N | P | N | N | O | N | N |
| Club House & associated Facilities | O | O | O | N | N | N | O | P | O** | O | N | N | N |
| Community Facility | P | O | O | N | N | O | O | P | O** | O | O | N | N |
| Crematorium | N | O | O | O | N | O | N | O | N | O | N | N | N |
| Cultural/Recreational Building | P | N | O | N | N | O | P | O | O** | N | O | N | N |
| Education – Primary/Secondary | O | O | O | O | N | O | N | P | O** | O | O | N | N |
| Education – Other Education/Training | P | O | O | O | O | O | N | P | N | O | O | N | N |
| Funeral Home | O | P | O | N | N | O | N | O | N | N | N | N | N |
| Leisure | P | O | O | N | N | O | O | P | O** | O | N | N | N |
| Library | P | P | O | N | N | N | O | P | N | N | N | N | N |
| Place of Public Worship | O | O | O | N | N | O | N | O | N | N | N | N | N |
| Open Space, Recreation and Amenity Uses | C1 | C2 | R | I | BT | BE | T | CF | OS | A | PU | TI | |

| Land Uses | | | | | | | | | | | | | |
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| Golf Course | N | N | N | N | N | N | P | N | O** | O | N | N | |
| Recreational/Cultural Activities | O | N | O | O | N | O | P | O | O** | O | O | N | |
| Agricultural Uses | C1 | C2 | R | I | BT | BE | T | CF | OS | A | PU | TI | |
| Abattoir | N | N | N | O | N | N | N | N | N | O | N | N | |
| Agricultural Building | N | N | O | N | N | O | N | N | N | P | N | N | |
| Mart/Co-op | N | N | N | P | N | O | N | N | N | P | N | N | |
| General/Services and Infrastructure Uses | C1 | C2 | R | I | BT | BE | T | CF | OS | A | PU | TI | |
| Advertisements – Freestanding | O | O | N | O | O | O | N | O | N | N | O | O | |
| Car Park (excluding Multi-storey) | P | P | O | P | O* | O | O | O | N | N | O | O | |
| Park & Ride Facility | O | O | O | P | O* | P | O | P | O** | O | O | O | |
| Recycling/Bring Bank Facilities | N | O | N | O | N | O | N | N | N | O | O | N | |
| Utilities & Public Service Installations | O | N | O | O | O | O | O | O | O** | O | P | O | |
| Wind/Renewable Energy | O | O | O | O | O* | O | O | O | O** | O | O | N | |

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| Amendment Number | MA16 |
| Submission Number | Elected Members Amendment as a Result of Notice of Motion |
| Section/Policy Objective | Policy Objective BKT 5 Collaboration |
| Proposed Material Amendment | |
| Amend Policy Objective BKT 5 Collaboration as follows: | |
| <p>BKT 5 Collaboration</p> <p>A. It is a Policy Objective of Galway County Council to engage with adjoining local authorities and collaborate with relevant stakeholders in relation to strategic planning and sustainable development of adjoining areas and the town of Ballinasloe.</p> <p>B. Galway County Council will collaborate with Roscommon County Council as necessary to deliver an appropriate tourism product to the Suck Valley Way in accordance with proper planning and sustainable development and associated environmental considerations.</p> | |

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| Amendment Number | MA17 |
| Submission Number | Irish Water GLW-C15-38 |
| Section/Policy Objective | Section 2.11 Water Supply and Waste Water Treatment and SEA 4.10 |
| Proposed Material Amendment | |
| Insert amended text to Written Statement and SEA as follows: | |
| <p>2.11 Water Supply and Waste Water Treatment Suggested amendment: A treatment plant upgrade with a focus on water quality has recently been carried out. However, there is limited water supply capacity for Ballinasloe and it is envisaged that a Water Treatment Plant upgrade will be completed within the lifetime of the plan, which will cater for the projected growth. In its Annual Environmental Report, Irish Water have confirmed stated that the Ballinasloe Waste Water Treatment Plant had a population equivalent of 8,553 pe in 2020 with headroom of approximately 5,000pe 4,950pe.</p> <p>SEA4.10.1 Water and WastewaterAs a result of this €650,000 investment, over 8,000 people served by the scheme in the Ballinasloe and surrounding area will benefit from a safer and more reliable water supply. A further upgrade at the plant to increase capacity is planned to ensure the level of growth projected over the lifetime of the Development Plan can be facilitated. In terms of wastewater capacity is envisaged in the GCDP 2022-2028 that there is adequate capacity (to WWDL ELV capability) to meet the 2028 Draft CDP population targets. Pumping station upgrades in Ballinasloe (Dunloe P.S.) to resolve capacity constraints are under consideration. Upgrade works at Dunloe PS to resolve capacity constraints are planned and will be carried out in the next 1-2 years</p> | |
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| Amendment Number | MA18 |
| Submission Number | Dept of Housing Local Government and Heritage GLW-C15-23 |
| Section/Policy Objective | Policy Objective BKT 41 European Sites |
| Proposed Material Amendment | |
| Amend BKT 41 European Sites as follows: | |
| <p>BKT 41 European Sites Protect European sites that form part of the Natura 2000 Network (including Special Protection Areas and Special Areas of Conservation) in accordance with the requirements in the EU <i>Habitats Directive (92/43/EEC)</i>, EU <i>Birds Directive (2009/147/EC)</i>, the <i>Environmental Liability Directive</i>, the Wildlife Acts 1976-2021 the designated Suck River Callows NHA and the Ballinasloe Esker the <i>Planning and Development (Amendment) Act 2010</i>, the <i>European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011)</i> (and any subsequent amendments or updated legislation) and having due regard to the guidance in the <i>Appropriate Assessment Guidelines 2010</i> (and any subsequent or updated guidance). A plan or project (e.g. proposed development) within the plan area</p> | |

will only be authorised after the competent authority (Galway County Council) has ascertained, based on scientific evidence, including a Screening for Appropriate Assessment, and Appropriate Assessment where necessary, that:

1. The plan or project will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any European site (either individually or in combination with other plans or projects);

or

2. The plan or project will have significant adverse effects on the integrity of any European site (that does not host a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures

necessary to ensure the protection of the overall coherence of Natura 2000;

or

3. The plan or project will have significant adverse effects on the integrity of any European site (that hosts a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000.

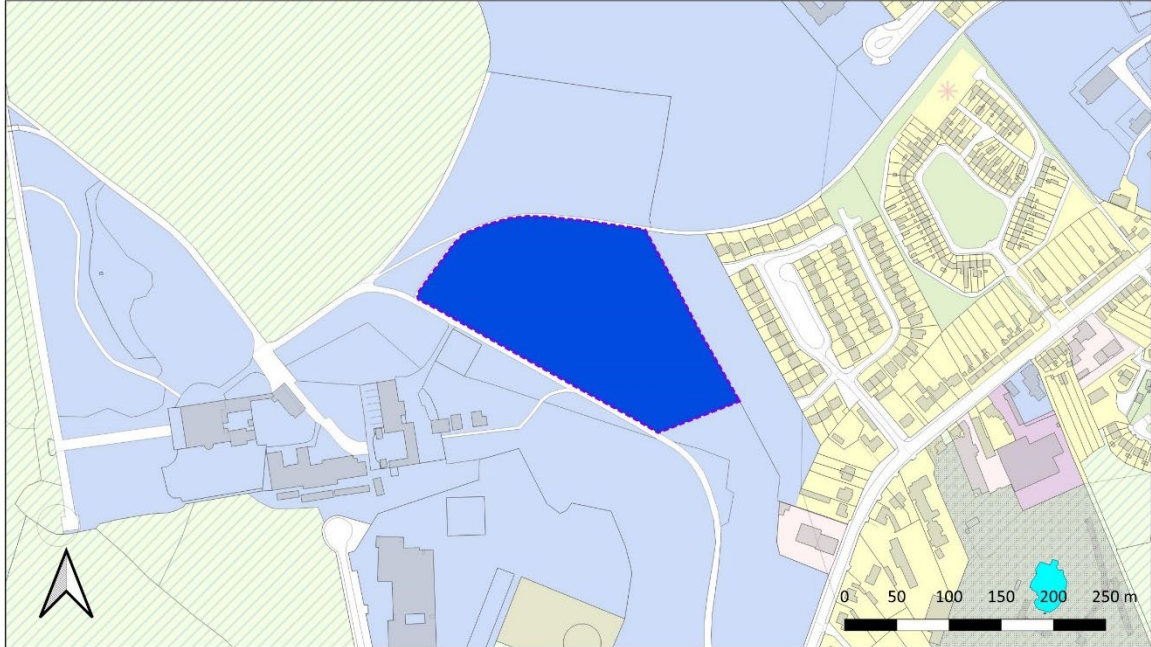
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| Amendment Number | MA19 |
| Submission Number | Office of Public Works GLW-C15-10 |
| Section/Policy Objective | Policy Objective BKT 47 Flood Relief Scheme |
| Proposed Material Amendment | |
| Amend Policy Objective BKT 47 Flood Relief Scheme as follows: BKT 47 Flood Relief Scheme The Council shall support and co-operate with the Office of Public Works (OPW) in the delivery of the forthcoming Flood Relief Scheme for Ballinasloe. Appropriate measures to accommodate the delivery of the Flood Risk Scheme should be facilitated where possible, in accordance with proper planning And sustainable development. Zoning or development proposals will be assessed to ensure they do not impede or prevent the progression of these relief measures. | |
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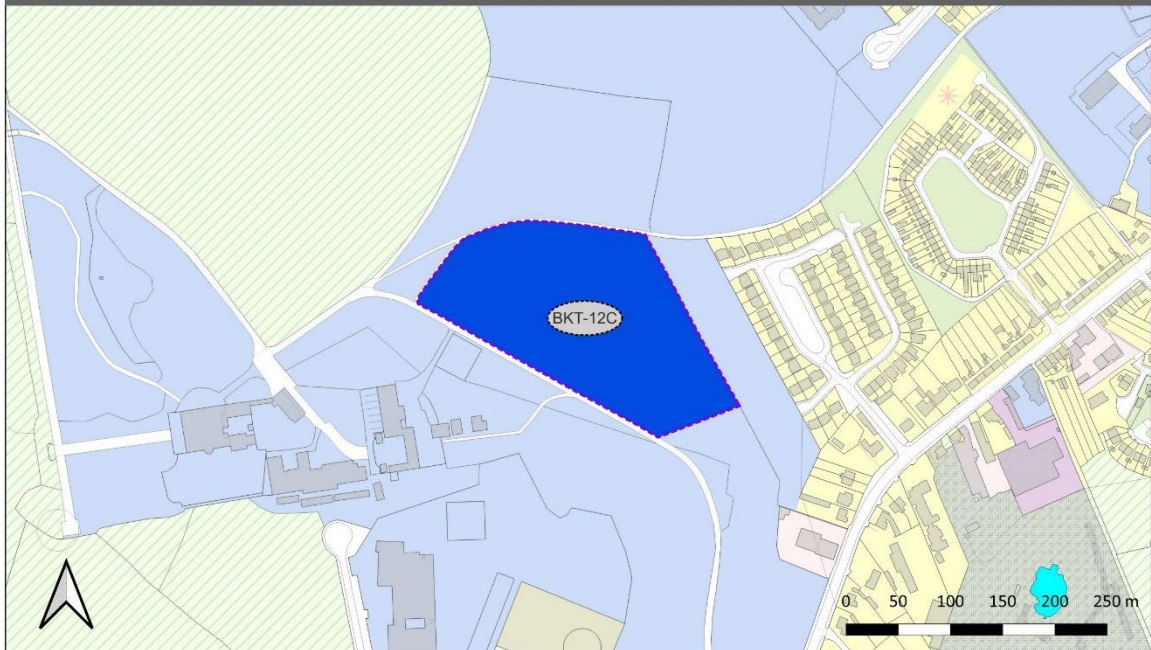
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| Amendment Number | MA20 |
| Submission Number | Elected Member Submission GLW-C15-35 |
| Section/Policy Objective | Policy Objective BKT 12 Community Facilities |
| Proposed Material Amendment | |
| <p>Amend BKT 12 Community Facilities as follows:</p> <p>BKT 12 Community Facilities</p> <p>A. Promote the sustainable development of community facilities on suitable lands with a high level of access to the local community, including educational, community, civic, public, institutional, recreational, cultural and other complementary uses as appropriate.</p> <p>B. Portiuncula Hospital It is a Policy Objective of the Council to support the future growth and expansion of services at Portiuncula University Hospital in accordance with proper planning and Sustainable Development.</p> <p>C. Garbally Sports :Pitches It will be a policy objective of the Council to preserve the lands identified at Garbally as playing fields in accordance with proper planning and sustainable development.</p> | |

Change Zoning From: Community Facilities
Change Zoning to: Community Facilities
Other Notes: Policy Objective - BKT-12C Garbally Sports Pitches
Area: 3.62Ha.

Change LUZ From: Community Facilities



Change LUZ To: Community Facilities



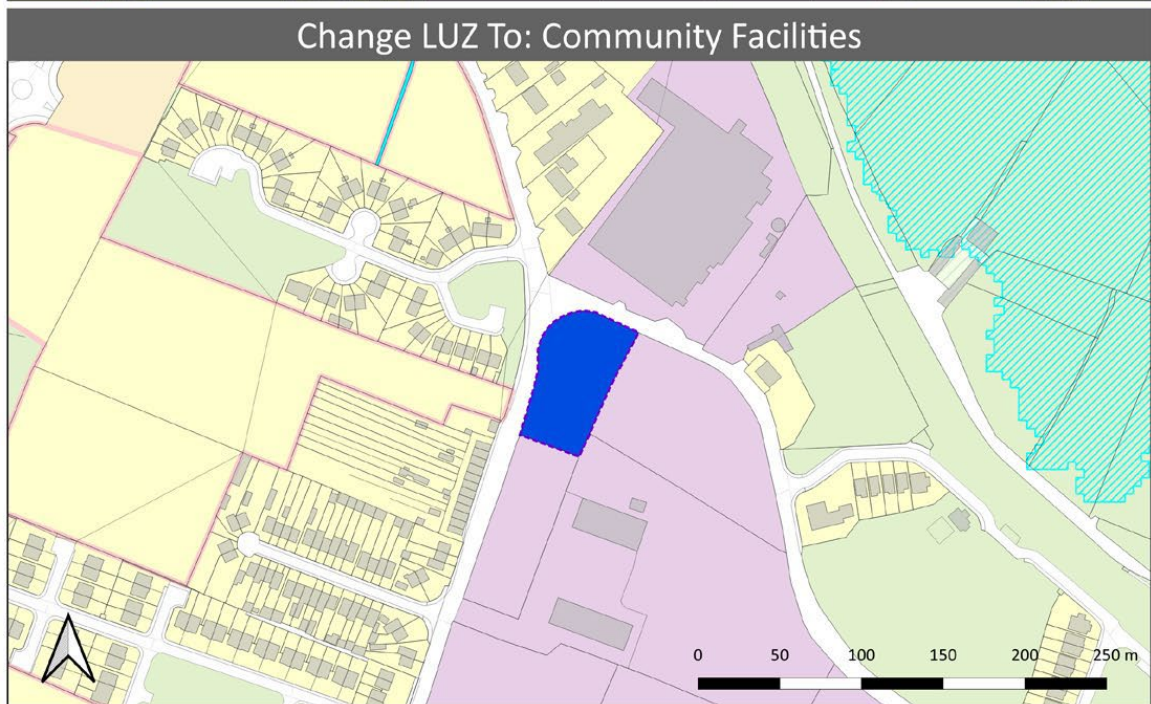
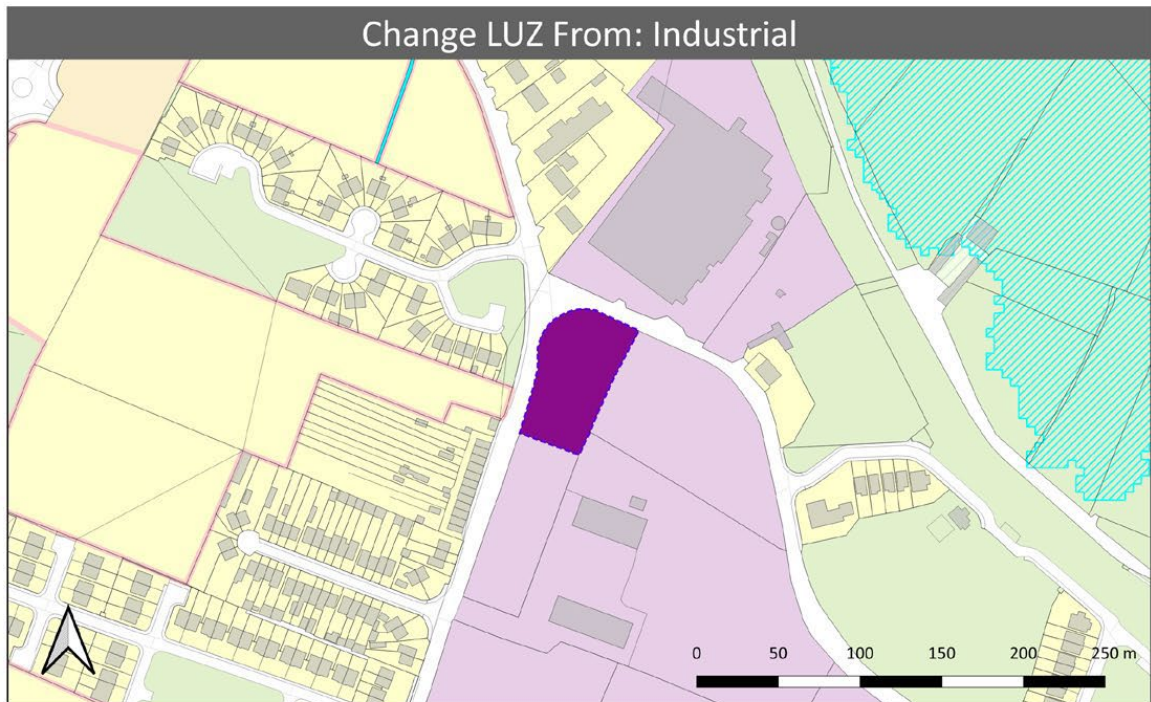
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| Amendment Number | MA21 |
| Submission Number | Elected Member Motion |
| Section/Policy Objective | Policy Objective BKT 39 Inner Relief Road |
| Proposed Material Amendment | |
| <p>BKT 39 Ballinasloe Townparks Inner Relief Road It will be a Policy Objective of the Council to</p> <ol style="list-style-type: none"> a. To support the delivery of the Ballinasloe Townparks Inner Relief Road b. To explore options for identification of appropriate uses to compliment and support the lands adjoining the Townparks Inner Relief Road c. To explore appropriate land uses adjacent to the Townparks Inner Relief Road and River Suck harnessing the potential for recreation/amenity and related activities in association with the River. d. These concepts will accord with proper planning and sustainable development and environmental considerations | |
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| Amendment Number | MA22 |
| Submission Number | Elected Member Motion |
| Section/Policy Objective | Section 1.2 |
| Proposed Material Amendment | |
| <p>The town has an important sub-regional role in delivering retail provision, employment and community facilities in particular education, and healthcare including the provision of a domestic violence refuge.</p> | |
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| Amendment Number | MA23 |
| Submission Number | Elected Member Motion |
| Section/Policy Objective | Section 1.3 |
| Proposed Material Amendment | |
| <p>Tourism Potential – The Marina and presence of the River Suck along with other sites of interest adjacent to the plan area such as the Kellysgrove bog, Aughrim and Kilconnell Friary are attractive amenities for both local residents and visitors to the area alike</p> | |
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| Amendment Number | MA24 |
| Submission Number | GLW-C15-1 Brothers of Charity |
| Section/Policy Objective | Zoning Industrial to Community Facilities |
| Proposed Material Amendment | |

Name: Brothers of Charity Services Ireland West Region
 Change Zoning From: Industrial
 Change Zoning to: Community Facilities
 Other Notes:
 Area: 0.38 Ha.

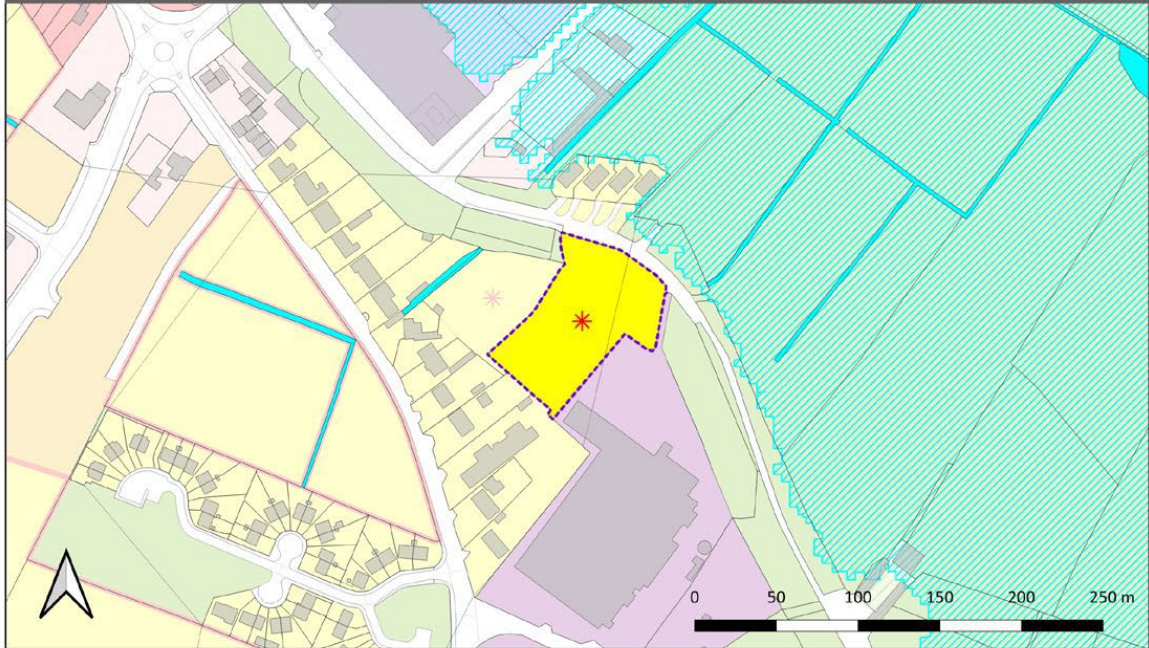


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| Amendment Number | MA25 |
| Submission Number | GLW-C15-3 Spelfra Limited |
| Section/Policy Objective | Zoning |

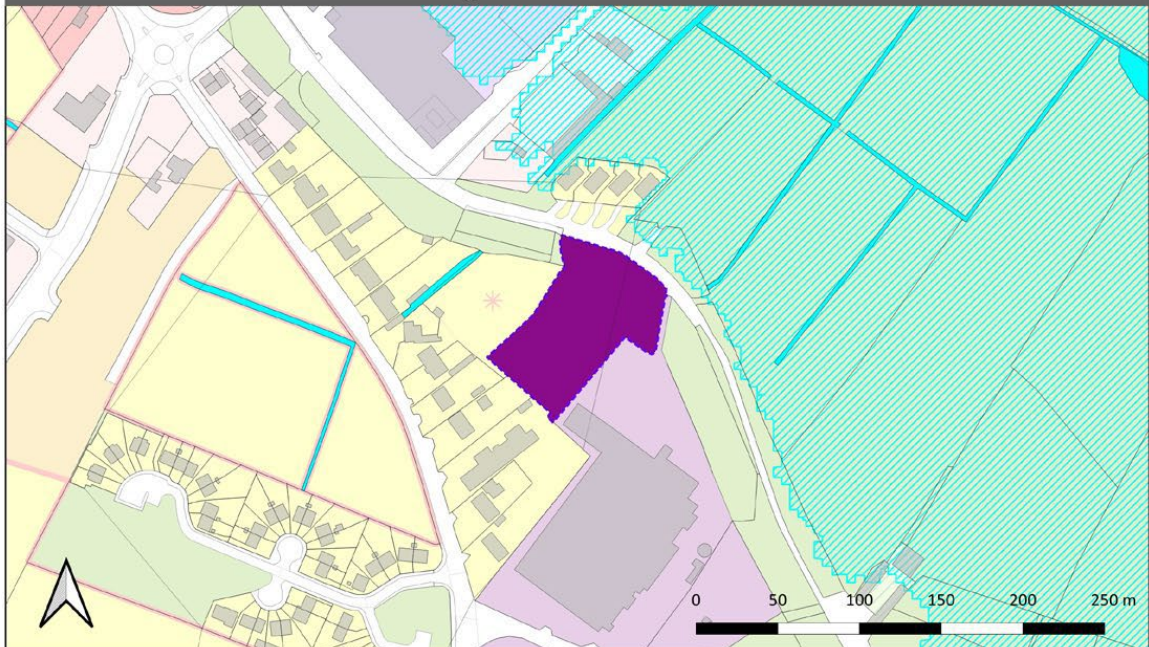
Proposed Material Amendment

Name: Spelfra Ltd
Change Zoning From: Residential Infill
Change Zoning to: Industrial
Other Notes:
Area: 0.611 Ha.

Change LUZ From: Residential Infill

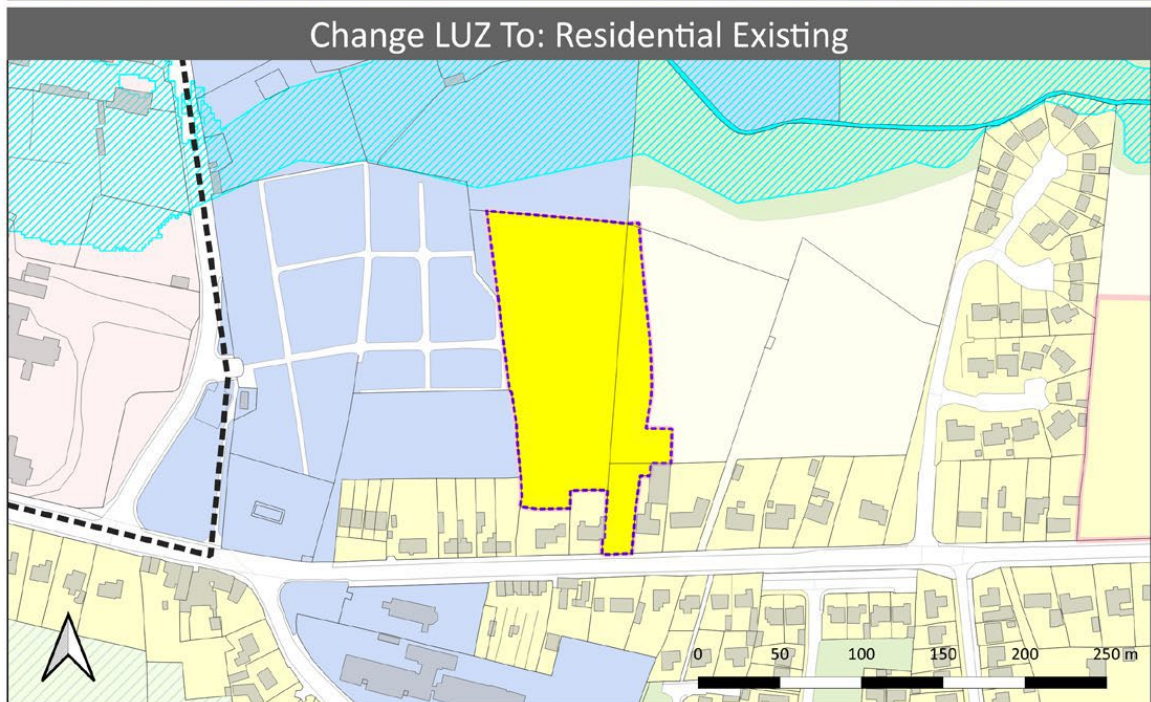
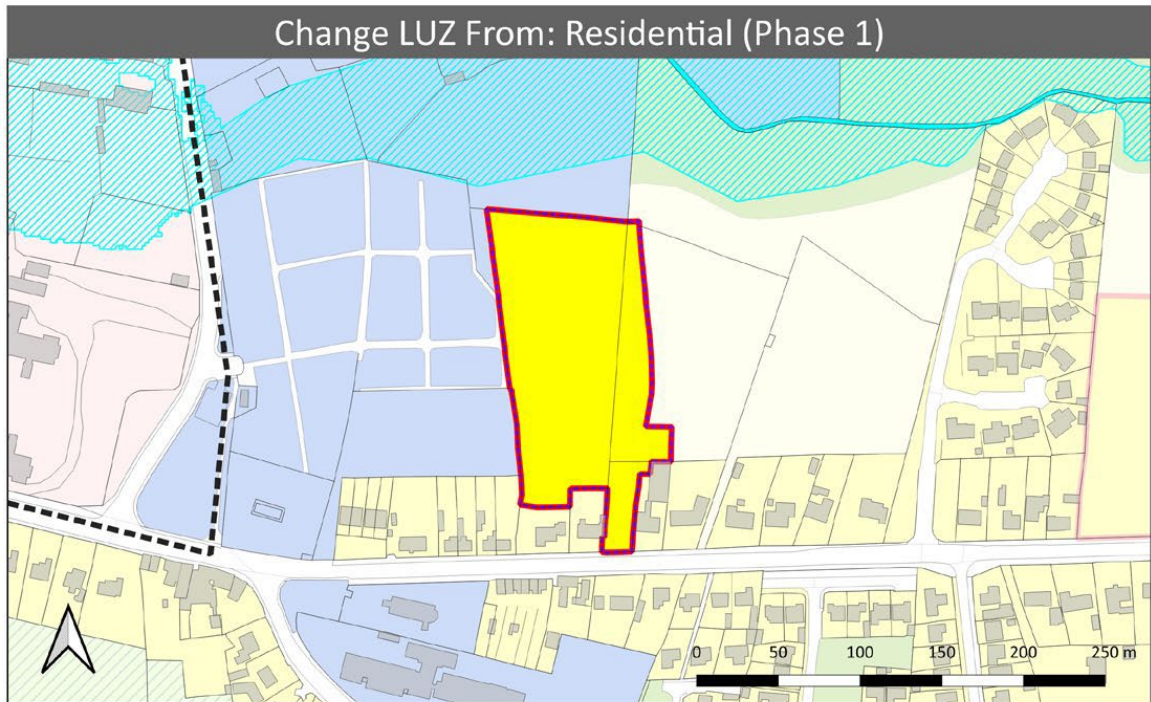


Change LUZ To: Industrial



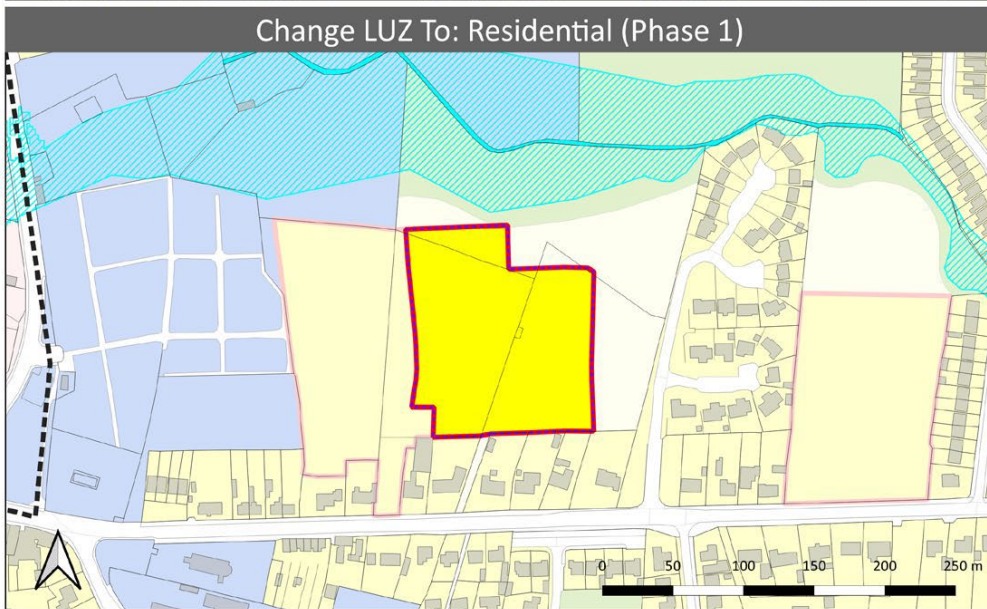
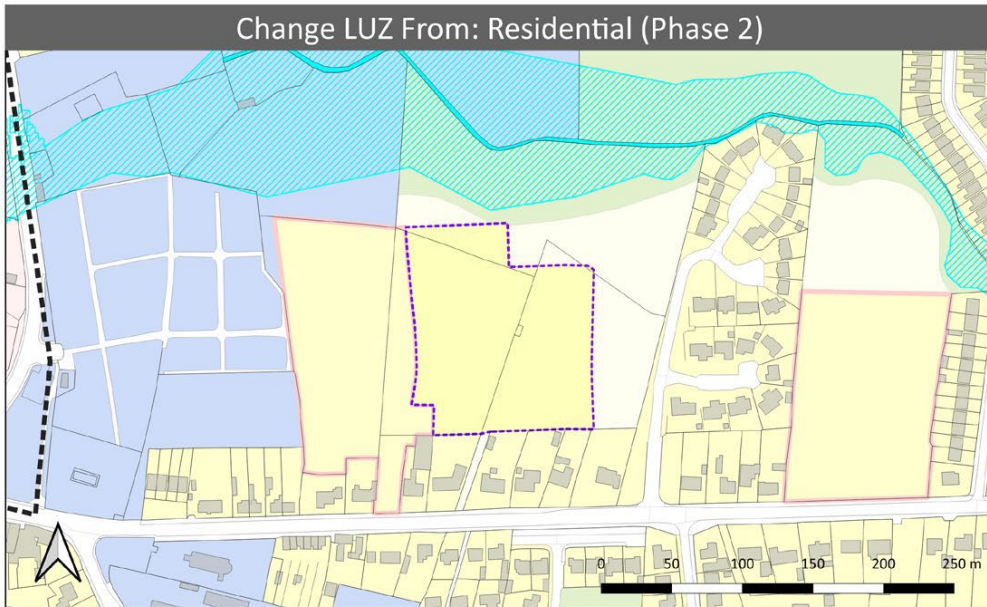
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| Amendment Number | MA26 |
| Submission Number | GLW-C15-20 White Cedar Development Limited |
| Section/Policy Objective | Zoning Residential Phase 1 to Existing Residential |
| Proposed Material Amendment | |

Name: White Cedar Developments Ltd
Change Zoning From: Residential (Phase 1)
Change Zoning to: Residential Existing
Other Notes:
Area: 1.576 Ha.



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| Amendment Number | MA27 |
| Submission Number | GLW-C15-20 |
| Section/Policy Objective | Zoning Residential Phase 2 to Residential Phase 1 |
| Proposed Material Amendment | |

Name: White Cedar Developments Ltd
Change Zoning From: Residential (Phase 2)
Change Zoning to: Residential (Phase 1)
Other Notes:
Area: 1.668 Ha.

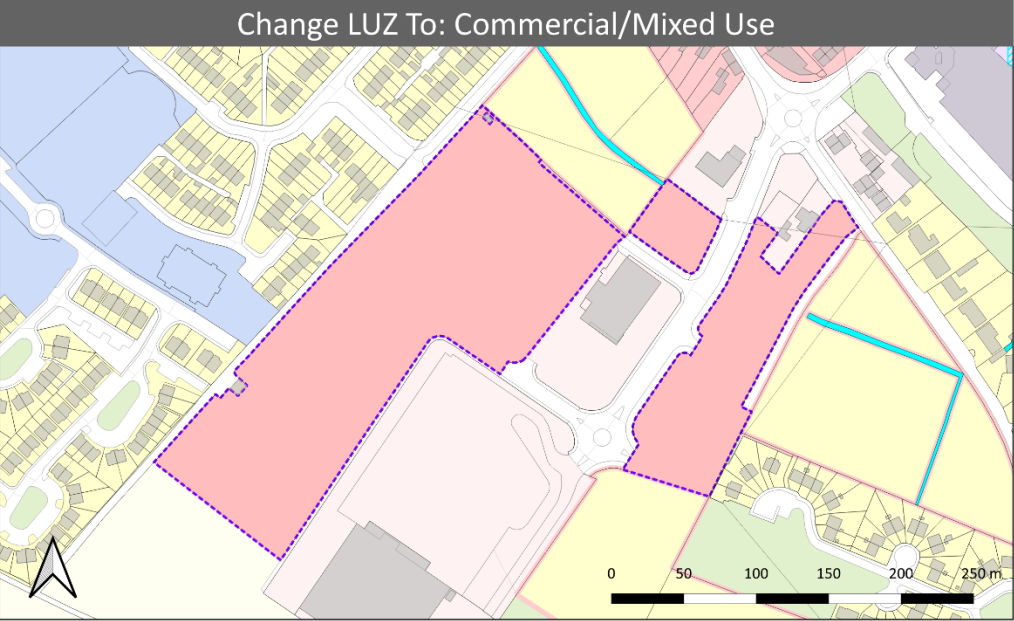
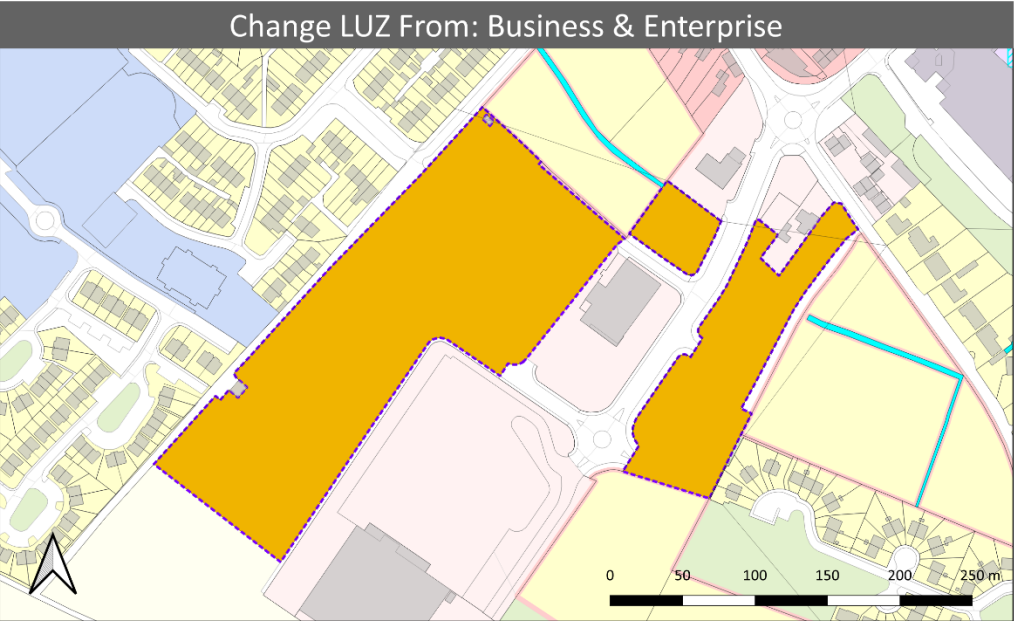


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| Amendment Number | MA28 |
| Submission Number | Elected Member Motion/GLW-C15-22 |

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| Section/Policy Objective | Rezoning Business and Enterprise to Commercial/Mixed Use |
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| Proposed Material Amendment | |
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Name: Limehil Esker Ltd
 Change Zoning From: Business & Enterprise
 Change Zoning to: Commercial/Mixed Use
 Other Notes:
 Area: 5.032 Ha.



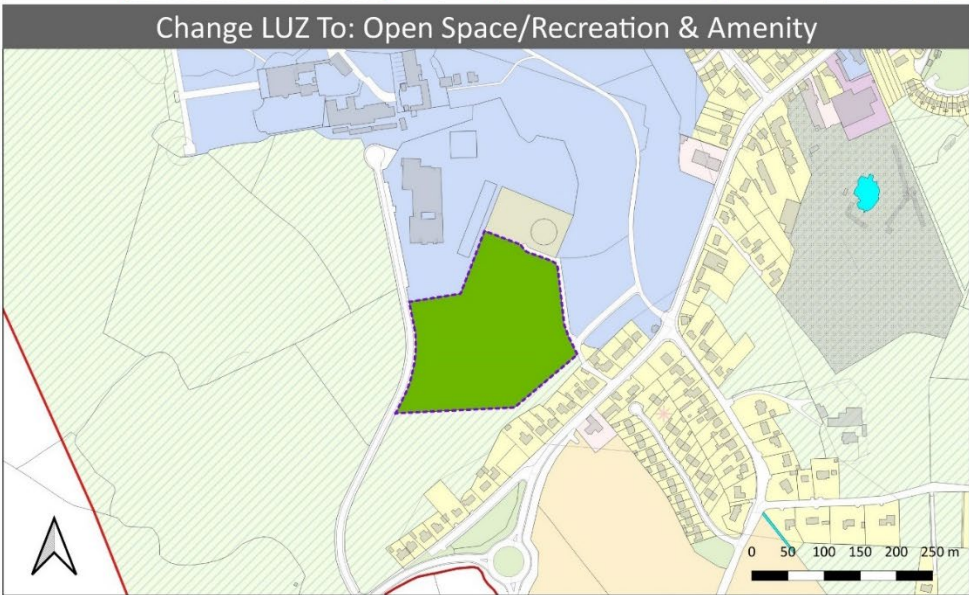
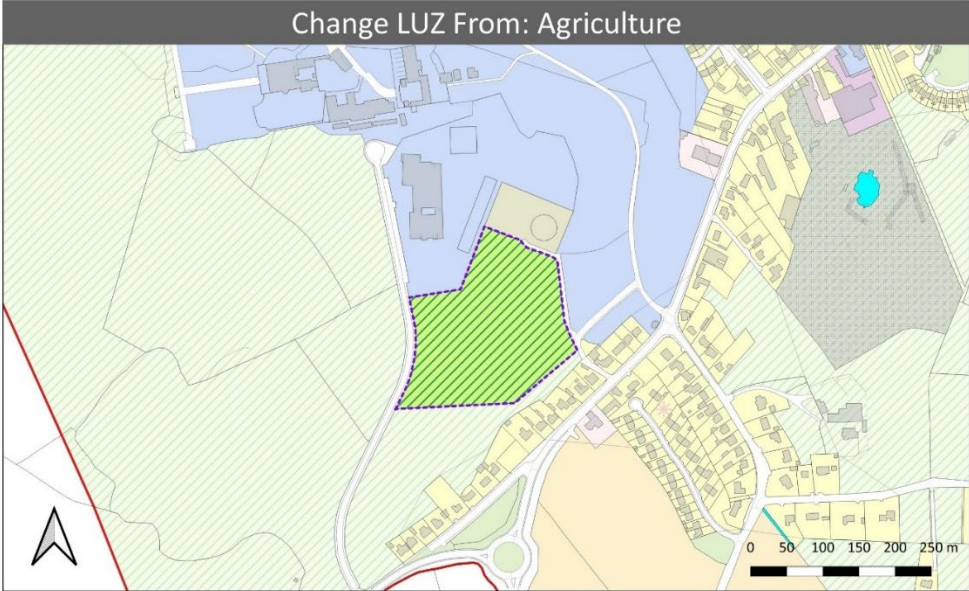
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| Amendment Number | MA29 |
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| Submission Number | Elected Member Motion |
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| Section/Policy Objective | Rezone land from Agriculture to Open Space/Recreation and Amenity |
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| Proposed Material Amendment | |
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Change Zoning From: Agriculture
 Change Zoning to: Open Space/Recreation & Amenity
 Other Notes:
 Area: 4.002Ha.



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| Amendment Number | MA30 |
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| Submission Number | Elected Member Submission |
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| Section/Policy Objective | Rezone lands from Community Facilities to Open Space Recreation and Amenity |
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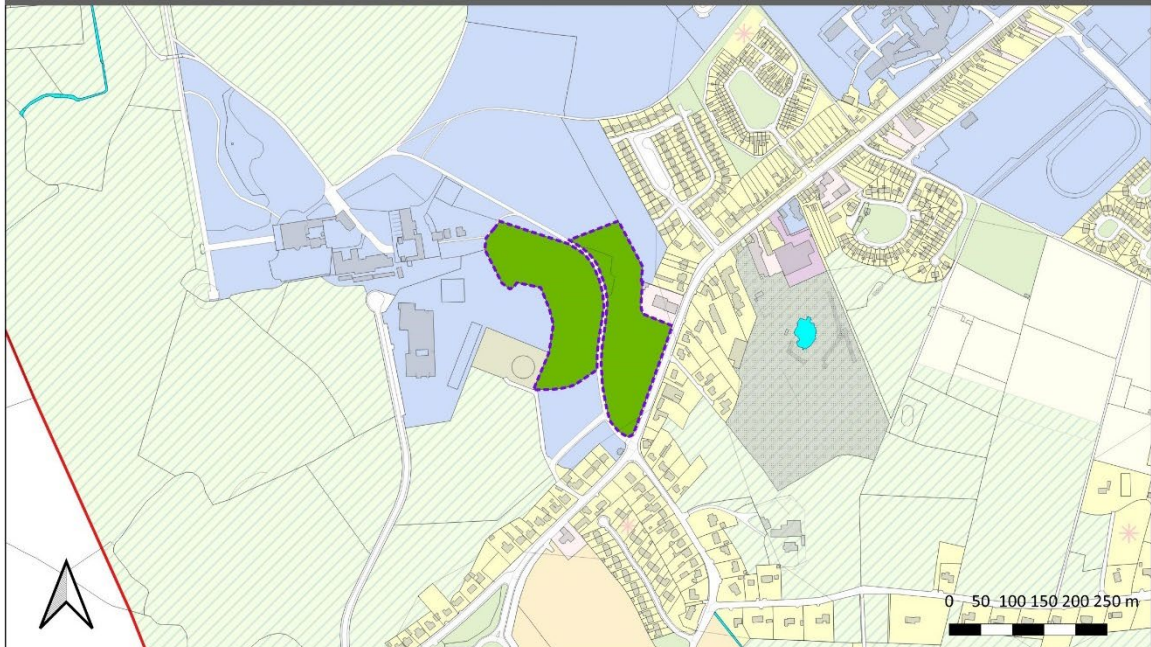
Proposed Material Amendment

Change Zoning From: Community Facilities
Change Zoning to: Open Space/Recreation & Amenity
Other Notes: Natural Habitat
Area: 4.946Ha.

Change LUZ From: Community Facilities



Change LUZ To: Open Space/Recreation & Amenity

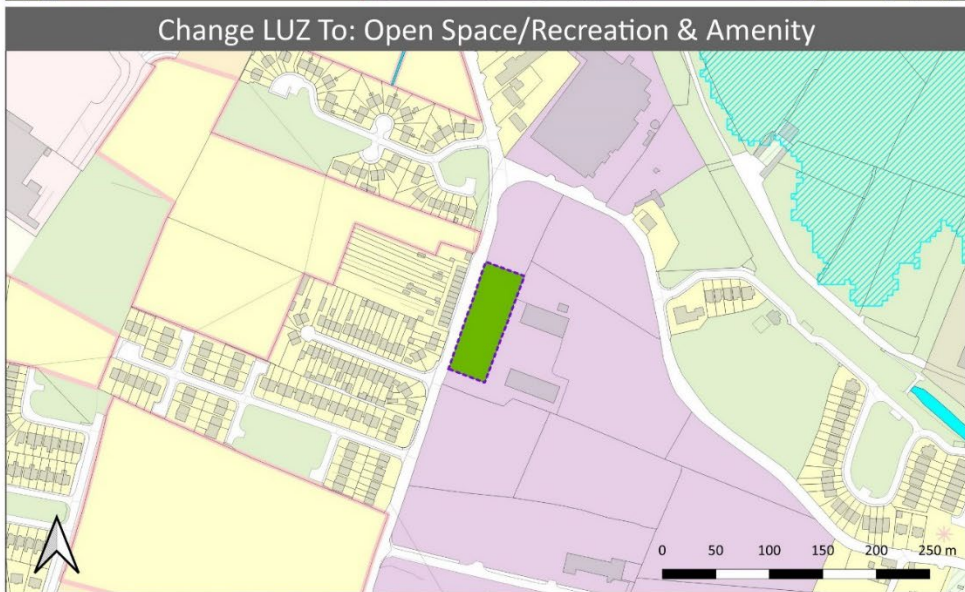
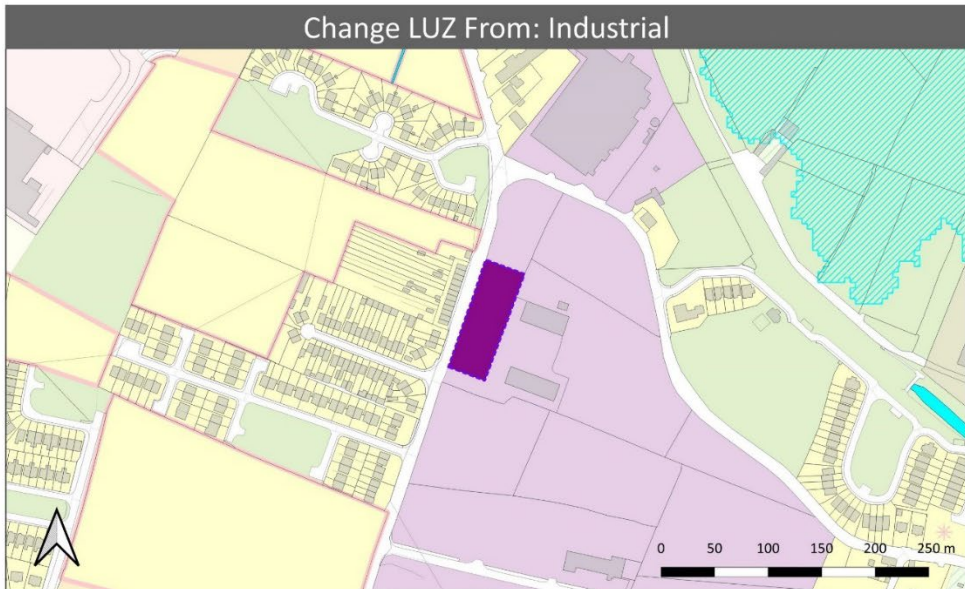


Amendment Number

MA31

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| Submission Number | Elected Member Motion |
| Section/Policy Objective | Rezone lands from Industrial to Open Space/Recreation and Amenity |
| Proposed Material Amendment | |

Change Zoning From: Industrial
Change Zoning to: Open Space/Recreation & Amenity
Other Notes:
Area: 0.397Ha.



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| Amendment Number | MA32 |
| Submission Number | Elected Member Motion |
| Section/Policy Objective | Insert text in red to end of Section 2.10 |

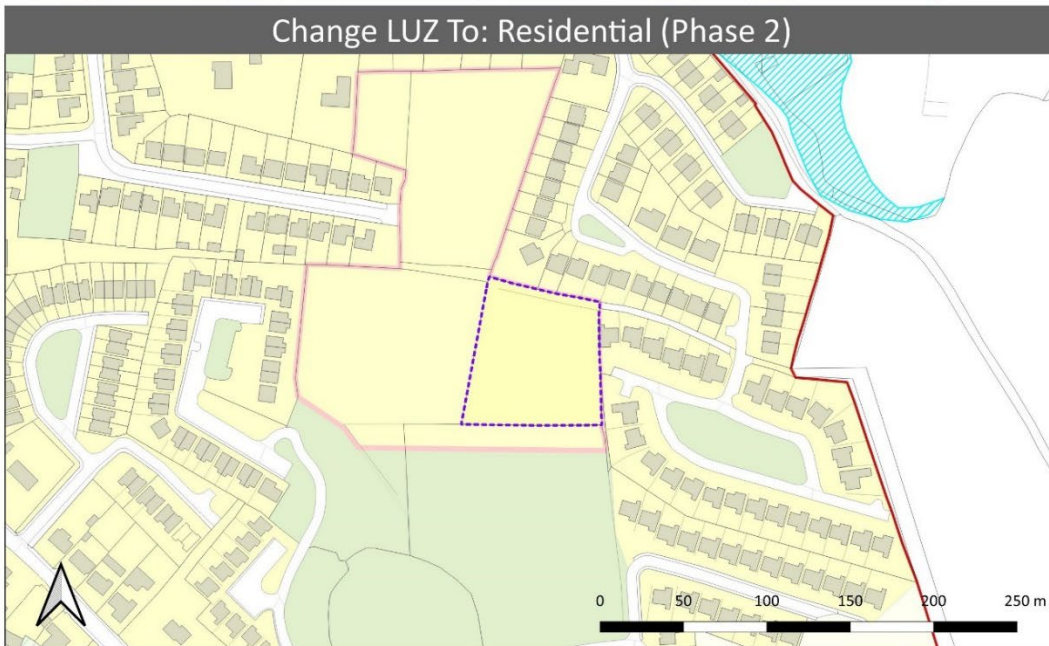
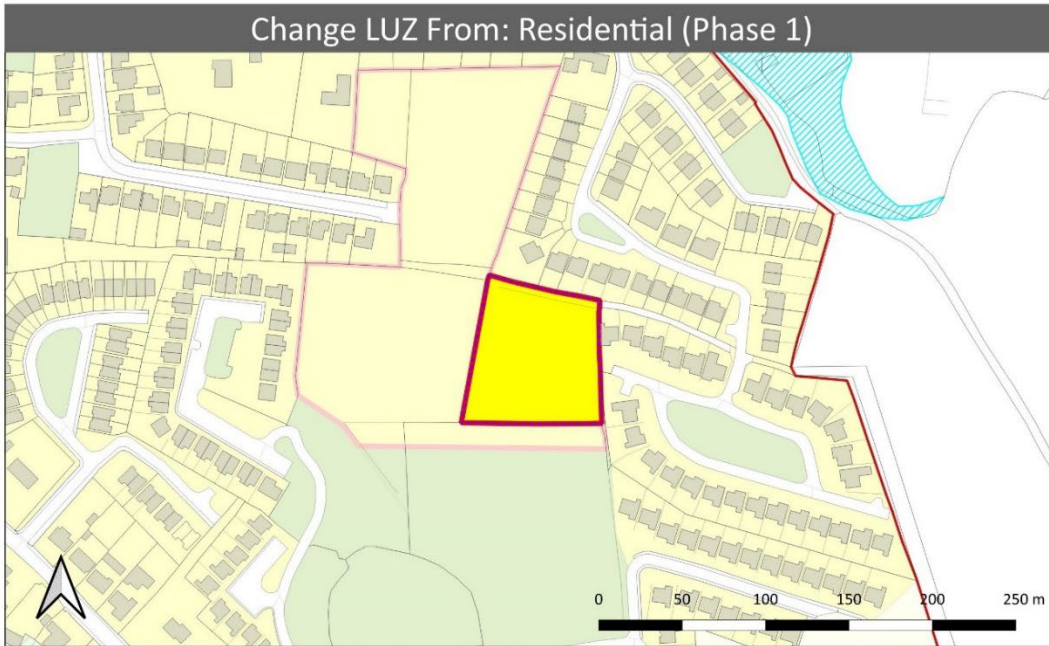
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| Proposed Material Amendment | |
| 2.10 Transportation and Movement – Local Transport Plan | |
| The Ballinasloe Local Area Plan will promote a walking and cycling from Derrymullen and surrounding area contiguous to the plan area in accordance with proper planning and sustainable development. | |
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| Amendment Number | MA33 |
| Submission Number | Elected Member Motion |
| Section/Policy Objective | Insert text in red to Section 2.1 |
| Proposed Material Amendment | |
| 2.1 Town Centre and Regeneration | |
| Ballinasloe has an important sub-regional role regarding retail provision, employment and community facilities in particular education and healthcare. An important part of the town’s social events calendar is the annual October Horse Fair which contributes significantly to the local economy. In addition, the Council will endeavour to explore options in support the creation of a bridleway as set out in the County Development Plan. The town centre plays an important role in this historic market town and County Town. | |
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| Amendment Number | MA34 |
| Submission Number | Elected Member Motion |
| Section/Policy Objective | Insert text in red to Section 2.1 |
| Proposed Material Amendment | |
| 2.1 Town Centre and Regeneration | |
| The town has a compact commercial core where high quality shop front design and associated signage will be promoted. | |
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| Amendment Number | MA35 |
| Submission Number | Elected Member Motion |
| Section/Policy Objective | Rezone lands from R1 to R2 |
| Proposed Material Amendment | |

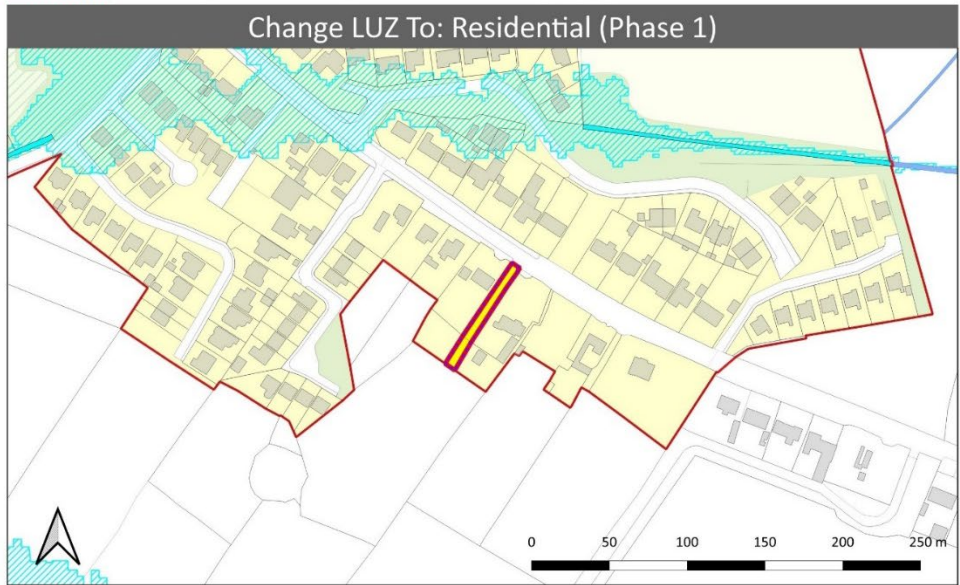
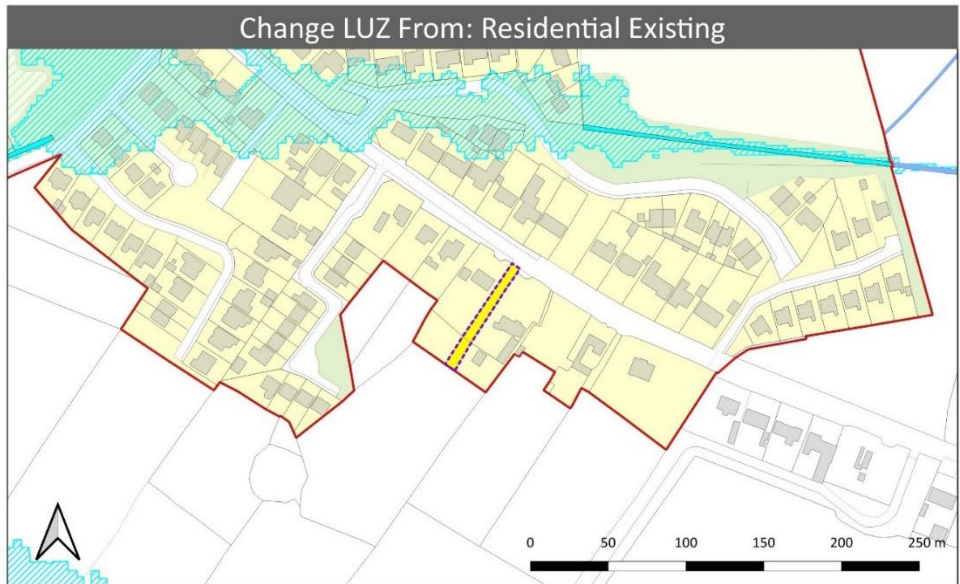
Change Zoning From: Residential (Phase 1)
 Change Zoning to: Residential (Phase 2)
 Other Notes:
 Area: 0.614Ha.



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| Amendment Number | MA36 |
| Submission Number | Elected Member Motion |
| Section/Policy Objective | |

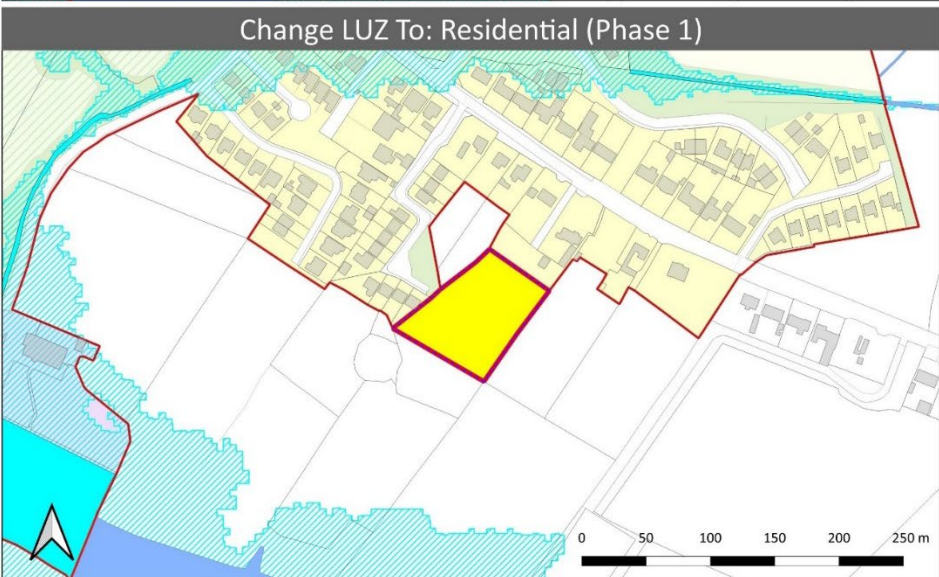
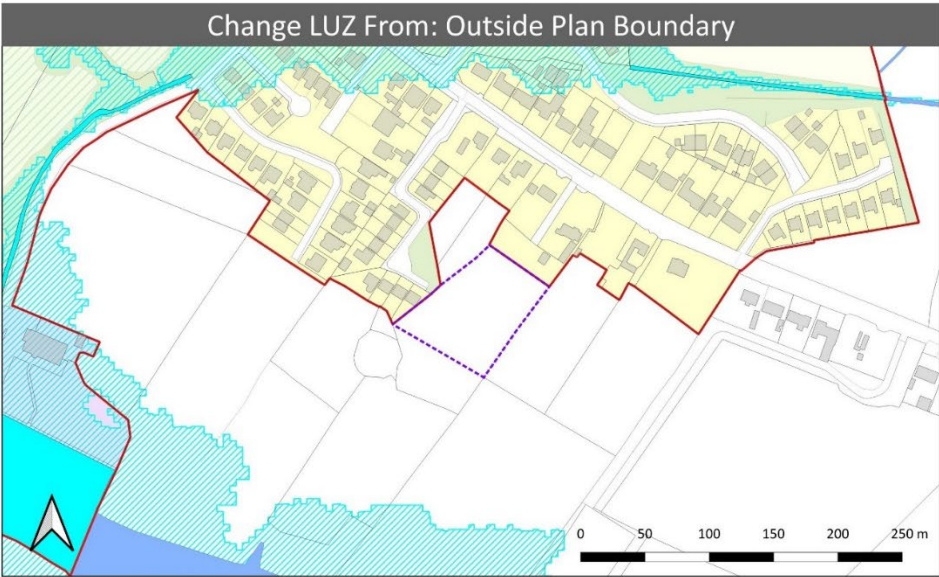
Proposed Material Amendment

Name: Cllr. Dermot Connolly & Cllr. Evelyn Parsons
 Change Zoning From: Residential Existing
 Change Zoning to: Residential (Phase 1)
 Other Notes:
 Area: 0.051Ha.



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| Amendment Number | MA37 |
| Submission Number | Elected Member Motion |
| Section/Policy Objective | Zone lands from outside the plan boundary to R1 |
| Proposed Material Amendment | |
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Change Zoning From: Outside Plan Boundary
 Change Zoning to: Residential (Phase 1)
 Other Notes:
 Area: 0.612Ha.



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| Amendment Number | MA38 |
| Submission Number | Elected Member Motion |
| Section/Policy Objective | Insert additional Opportunity Site |
| Proposed Material Amendment | |
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Ballinasloe – Opportunity Site

OPT – BKT 2 Lands South West of Former Haydens Hotel, Dunlo Hill, Ballinasloe

Brief Description:

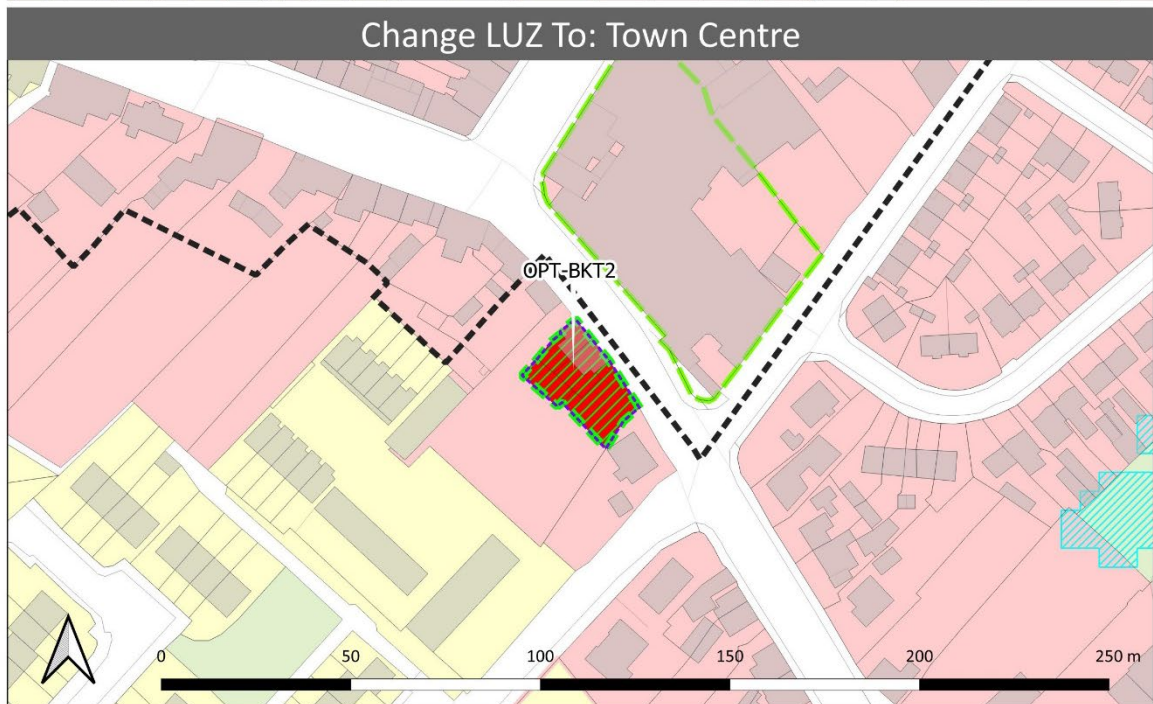
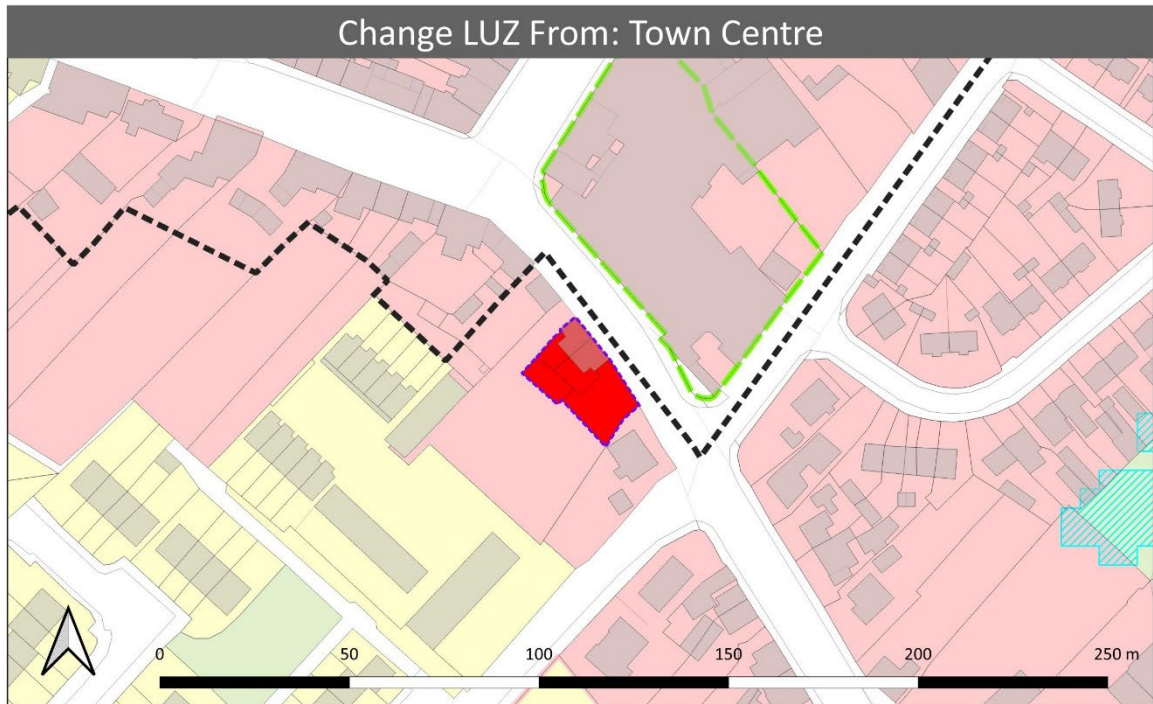
Area: Approximately 0.5 Hectares

Zoning: Town Centre

Current Land Use: Derelict Dwelling

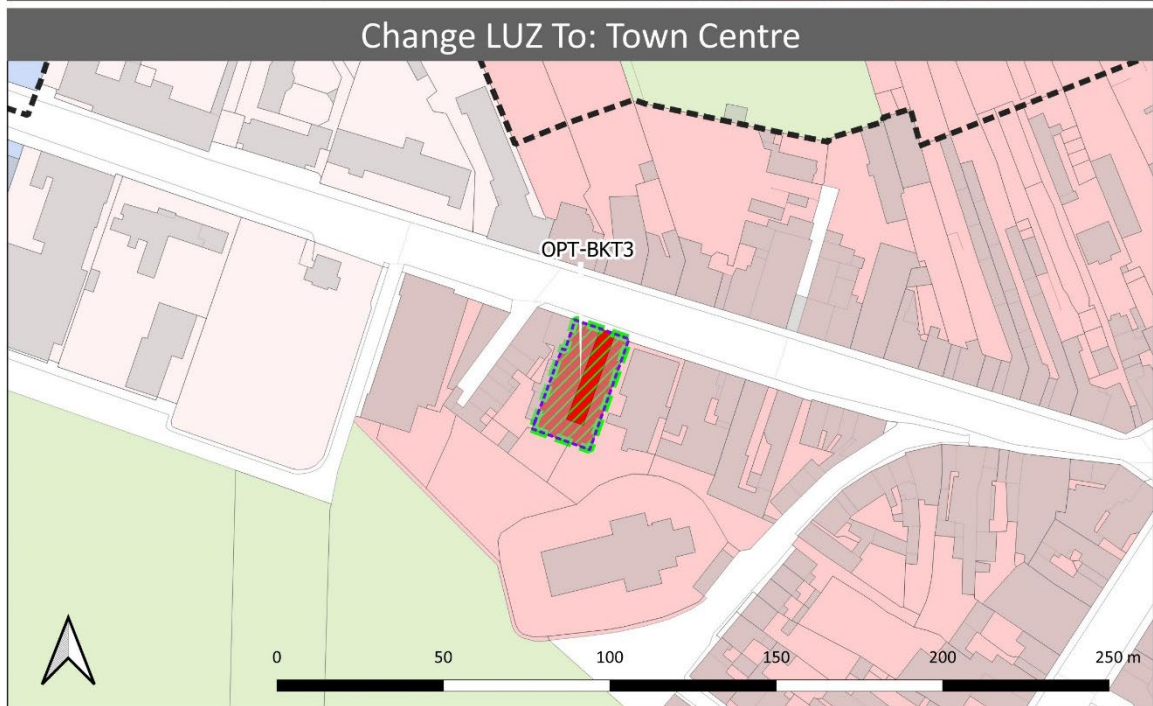
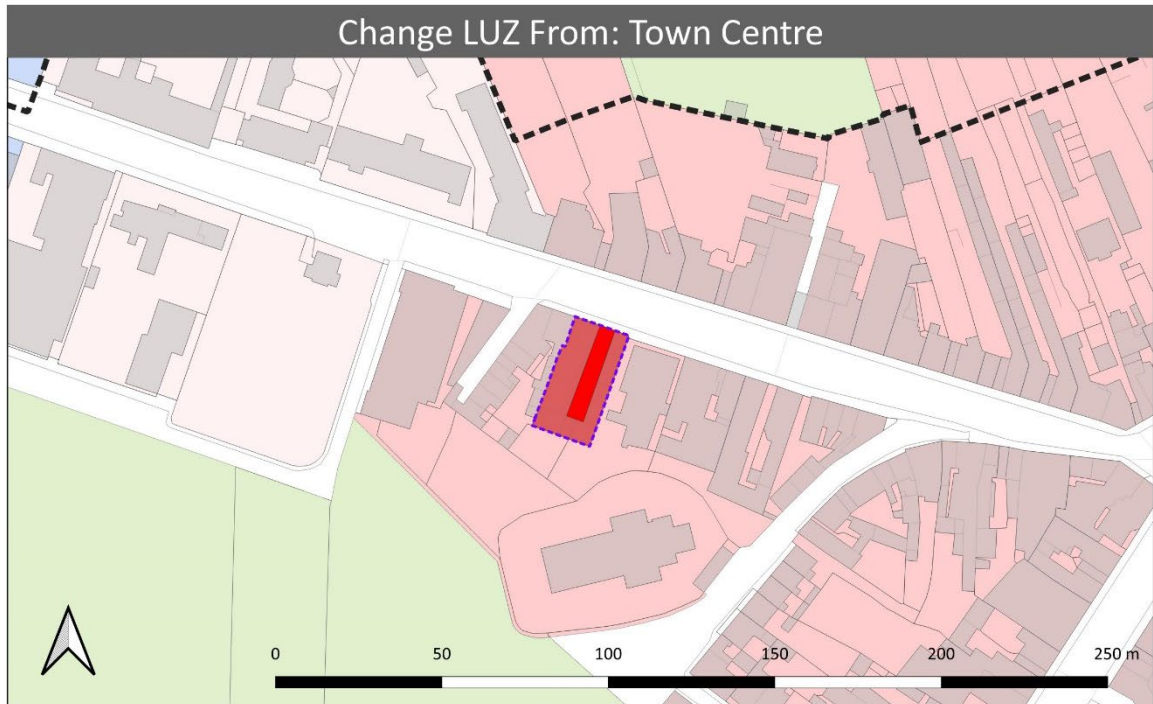
Opportunity: This is a brownfield, rectangular shaped site in the centre of Ballinasloe. The site contains a pair of derelict single storey dwellings with an associated curtilage to the south. The buildings abut the pavement and the site is just outside of the ACA. There is also a disused carpark to the rear of the building. The rear of the site is also heavily vegetated with a number of larger trees. The re-development of this site would make a positive contribution to this part of the town, which is located on the R 446

Change Zoning From: Town Centre
Change Zoning to: Town Centre
Other Notes: Opportunity Site - OPT-BKT2
Area: 0.049Ha.



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| Amendment Number | MA39 |
| Submission Number | Elected Member Motion |
| Section/Policy Objective | Insert additional Opportunity Site |
| Proposed Material Amendment | |
| <p>Ballinasloe – Opportunity Site OPT – BKT 3 Lands located at Society Street, Ballinasloe Brief Description: Area: Approximately 0.06 Hectares Zoning: Town Centre Current Land Use: Derelict Buildings</p> <p>Opportunity: this is a brownfield Town Centre zoned site, located on the south side of Society Street. The site contains a derelict town storey building that is in a dilapidated state. The site is located within the ACA. Its re-development for commercial use could make a positive contribution to this part of Society Street.</p> | |

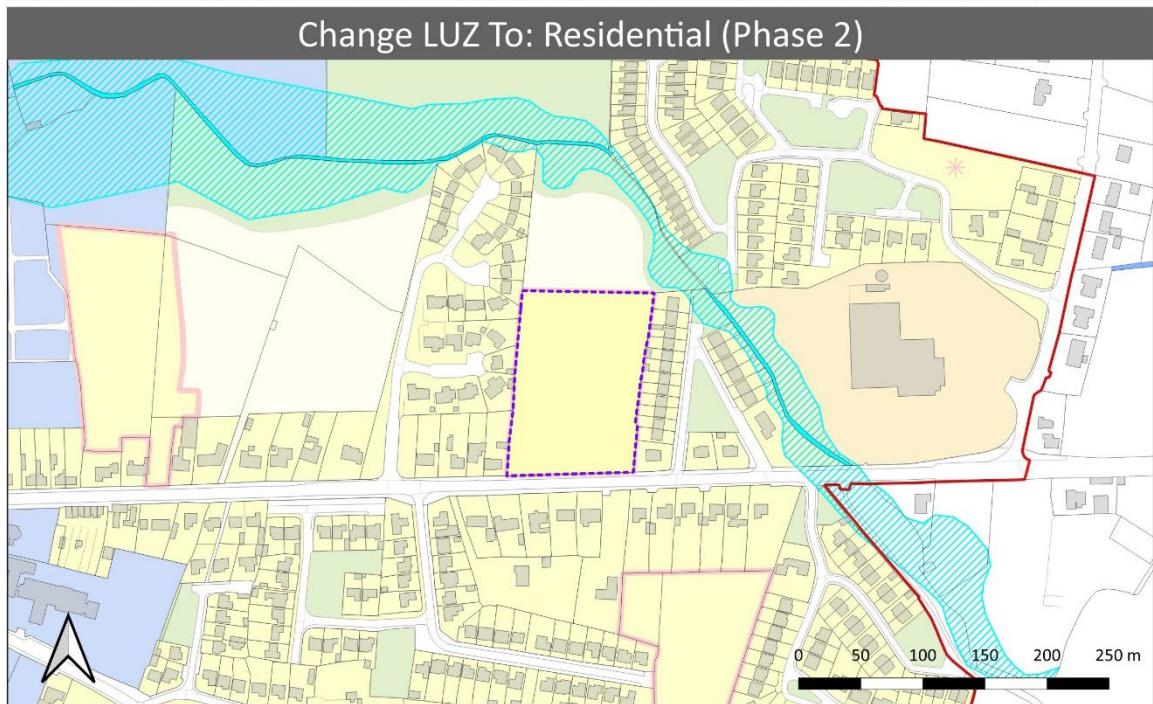
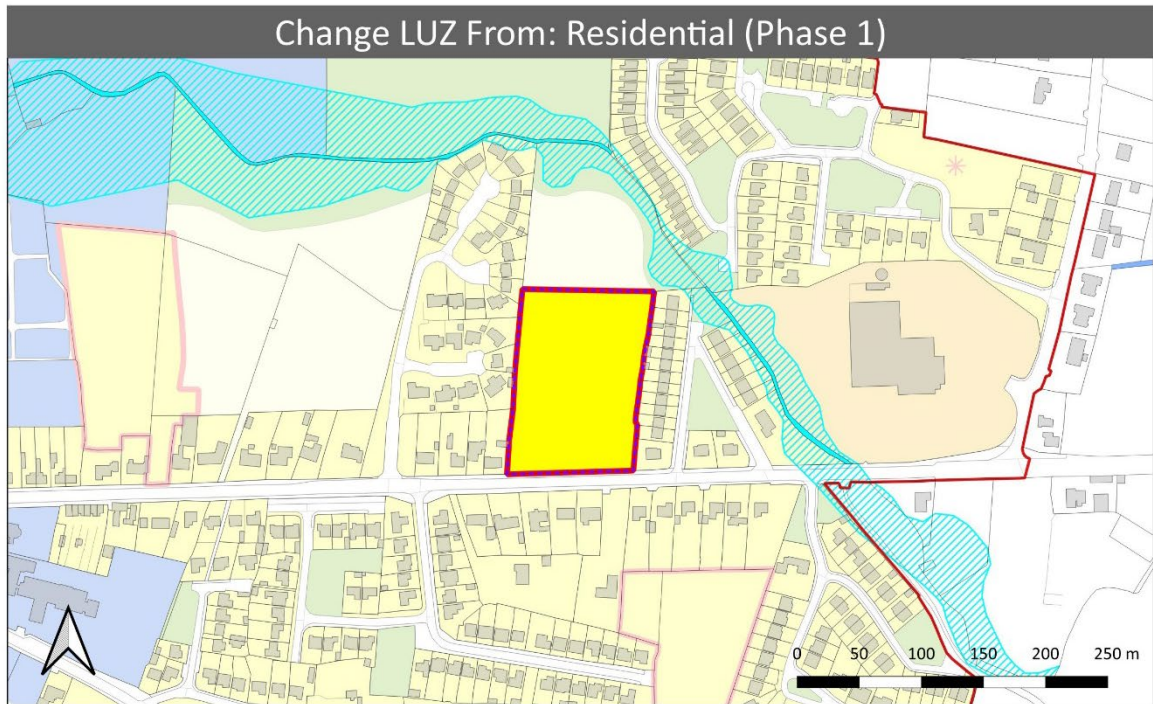
Change Zoning From: Town Centre
Change Zoning to: Town Centre
Other Notes: Opportunity Site - OPT-BKT3
Area: 0.063Ha.



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| Amendment Number | MA40 |
| Submission Number | Elected Member Motion |
| Section/Policy Objective | Rezone land from R1 to R2 |
| Proposed Material Amendment | |
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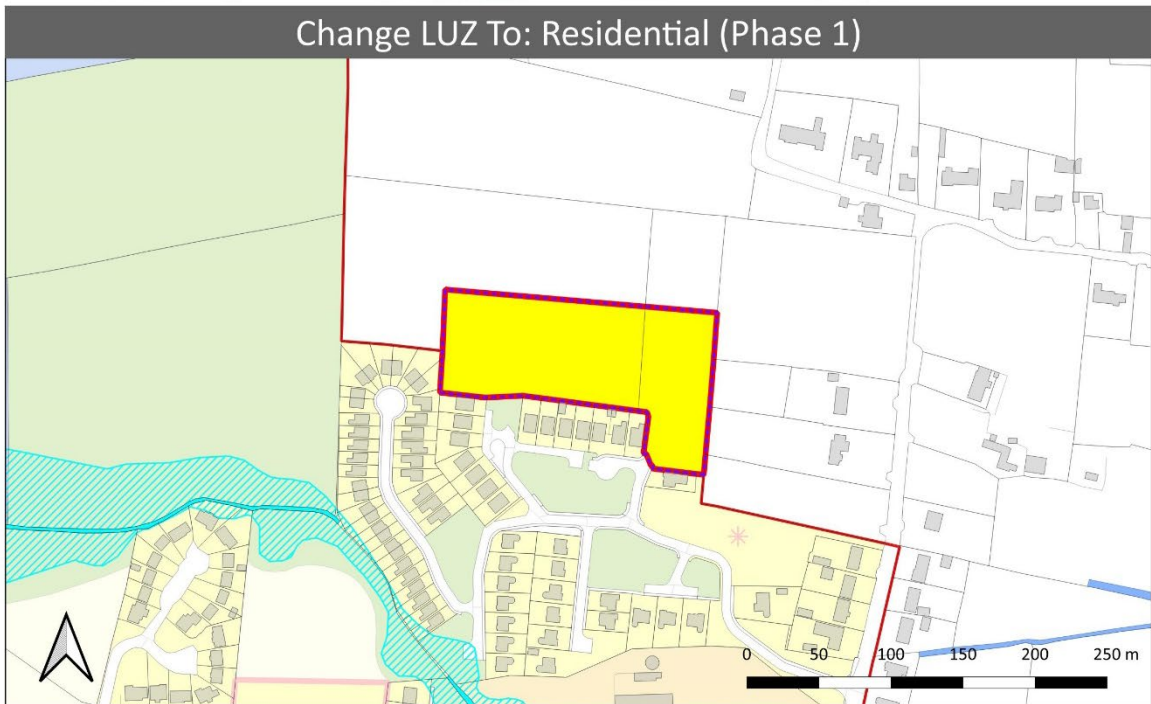
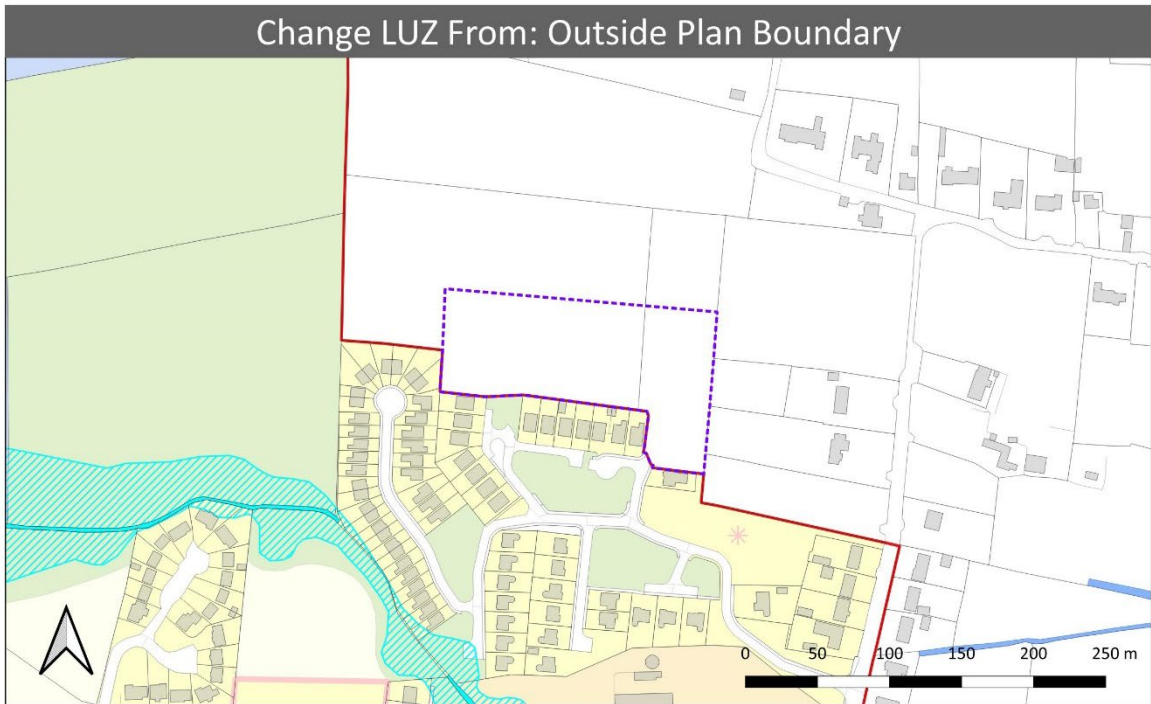
Change Zoning From: Residential (Phase 1)
Change Zoning to: Residential (Phase 2)
Other Notes:
Area: 1.506Ha.



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| Amendment Number | MA41 |
| Submission Number | Elected Member Motion |
| Section/Policy Objective | Extend the plan boundary and zone R1 |
| Proposed Material Amendment | |
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Change Zoning From: Outside Plan Boundary
Change Zoning to: Residential (Phase 1)
Other Notes:
Area: 1.508Ha.



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