



Ballinasloe Local Area Plan  
Forward Planning Section  
Galway County Council  
Prospect Hill  
Galway

30 March 2022

## RE: PROPOSED MATERIAL ALTERATIONS (MAS) TO THE BALLINASLOE LOCAL AREA PLAN (BLAP)

A chara,

I refer to your correspondence received on 9 March 2022, inviting the Northern and Western Regional Assembly to make a submission on the above-mentioned proposed Material Alterations (MA) to the Ballinasloe Local Area Plan 2022-2028. It has been the practice of the Assembly to make submissions on Local Area Plans even though there is no statutory requirement to do so.

This submission will provide a commentary on the MAs vis-à-vis the Regional Spatial and Economic Strategy (RSES) and consistency or otherwise with the NWRA's regional policy objectives.

### Background

The Assembly made a previous submission on the Draft BLAP in which we included 4 recommendations and 2 submissions.

The recommendations were:

- aligning population growth with RSES target figures,
- residential vacancy data to be included in the Plan,
- timeframes for both Town Centre Management Plan and the Masterplan for St. Bridgets
- that lands be zoned for nursing homes.

The observations related to:

- timelines for delivery of both flood relief scheme and feasibility study on Ballinasloe Town Park.
- The Assembly also suggested that a joint LAP with Roscommon be done to include Creagh

There have been no changes to the Draft Plan arising from our previous submission.

Northern & Western Regional Assembly  
The Square, Ballaghaderreen, Co. Roscommon  
Tionól Réigiúnach an Tuaiscirt agus an Iarthair  
An Chearnóg, Bealach an Doirín, Co. Ros Comáin

+353 (0)94 9862970  
+353 (0)94 9862973  
[info@nwra.ie](mailto:info@nwra.ie)



## Commentary on Material Alterations.

There are 41 proposed MAs. Less than 50% of these relate to land use zoning changes; the remainder deal with textual changes to the narrative or policy objectives. There are 4 new policy objectives proposed.

This submission concentrates on proposals that may have regional significance. It is not proposed to comment in depth on individual land zoning changes - it is proposed to examine them at a macro level only.

The textual changes to the narrative and policy objectives are generally of a minor nature and would be supported by the Assembly. **MA2** is a new policy objective supporting development of brownfield sites - this is consistent with the principles in RPOs 3.2, 3.4, 3.6. The Assembly suggests that a target of 30% be included in the objectives to ensure consistency with RPO 3.2(c). **MA 4, 5, & 6** are new policy objectives, to provide social and community infrastructure - this is consistent with RPO 7.15.

The land use zoning matrix is proposed to be changed by **MA7** to include Nursing Homes as a specific use; there is no actual land identified. This is not fully consistent with RPO 7.14, which requires the specific designation of lands. **MA 12 and 13** introduce into the plan key actions from the Ballinasloe Local Transport Plan and is consistent with RPO 6.26. The Assembly note new narrative on water treatment projects and suggest that data on storage capacities be given, to better inform the public and support investment decisions.

The Assembly note that the zoning changes for residential lands is generally balanced between positive and negative quantities. There is no rationale provided as to why additional lands are to be included within extended boundaries when there are significant quantities of R (phase 2) already within the boundary. The existing residential lands are increased by 1 ha (net) even though the lands appear undeveloped. The inclusion of any additional residential lands compounds the inconsistency with RSES population targets and may impact on future investment decisions. The Assembly note the proposed collaboration with Roscommon County Council to deliver an appropriate tourism product under **MA 16** and this is welcomed. As specific reference is being made to the collaboration with Roscommon County Council, it may be of benefit to the plan if consideration was given to including reference to collaboration in respect of using those lands already serviced in Creagh Co. Roscommon, in preference to extending the development envelope of Ballinasloe to include un-serviced lands.

## Conclusion

The Assembly considers that the majority of the proposed MAs do not create any consistency issues with the RSES. The instances where there are concerns are recorded below for convenience in the form of recommendations and observations.

Northern & Western Regional Assembly  
The Square, Ballaghaderreen, Co. Roscommon

Tionól Réigiúnach an Tuaiscirt agus an Iarthair  
An Chearnóg, Bealach an Doirín, Co. Ros Comáin

+353 (0)94 9862970

+353 (0)94 9862973

[info@nwra.ie](mailto:info@nwra.ie)



# Northern & Western Regional Assembly

[www.nwra.ie](http://www.nwra.ie)

## Recommendation

The Assembly ask that RPO 3.2, which requires a delivery of 30% of all new homes within existing built up footprints be referenced in relation to **MA2** and brown field sites.

## Observations

The Assembly suggests that data on water storage capacities be included in the plan to better inform the public and support investment decisions.

The Assembly suggests including reference to collaboration in respect of using lands already serviced in Creagh Co. Roscommon in preference to extending the development envelope of Ballinasloe to include un-serviced lands.

Mise le meas,

**David Minton**  
Director