

## **An Bord Pleanála**

### **Annual Report 2009**

#### **Chairperson says we now have an opportunity to renew the planning system for the future**

1. At the publication of An Bord Pleanála's 2009 Annual Report on 29<sup>th</sup> October 2010, the Chairperson of the Board, John O'Connor, said that the present hiatus in development activity gives us a chance to review the way our planning system works so that it will be fit for purpose when development is restored to a sustainable level in the future. The bursting of the property bubble raises questions about the role of the planning system in the property market and must teach us lessons for the future.

Under the legislation it is not the role of the planning system to control the overall level of development or to restrict competition, rather to ensure that whatever level of development the market demanded takes place in an orderly manner in accordance with good planning principles and practice. Thus, while bad local decision making in planning contributed to some of the current problems, such as ghost estates in certain areas, the overall provision of excess capacity over a wide range of property types cannot be put down to a failure on the part of the planning system. In fact, during the boom the planning system was often criticised for delaying or refusing permission for development and blamed for pushing up prices. The Board was frequently criticised for refusing permission on appeal for high rise high density residential developments in unsuitable locations and for excessively large scale or otherwise unsuitable residential developments in towns around the country. I have referred to these concerns over the years in annual reports.

Looking to the future, the planning system as currently conceived and legislated for cannot be relied on to prevent excessive levels of development or to guarantee against another boom-bust cycle. In a free market economy, this must be addressed through macro-economic and fiscal and financial policies. However, in operating the planning system we can learn very important lessons from recent experience:

- planning for each area must adhere to national policies and must be governed by the relevant regional and local context;
- all zoning must be very carefully considered on the basis of well established good planning principles;
- development must be strongly directed to locations where infrastructure – especially, transport, water services, education – exists or is proposed under the public capital programme;

## An Bord Pleanála: Turascáil Bhliantiúil 2009

### Deir Cathaoirleach an Bhord Pleanála go bhfuil seans againn anois athnuachan a dhéanamh maidir leis an gcóras pleanála i gcomhair na blianta amach romhainn.

1. Ag foilsiú na turascála bliantúla an Bhoird Pleanála 2009 ar an 29ú lá de mhí Dheireadh Fómhair, 2010, dúirt Cathaoirleach an Bhoird, an tUasal Seán Ó Conchúir go bhfuil an sos atá ann anois i gcúrsaí togála agus forbartha ag tabhairt deis dúinn athcheapadh a dhéanamh ar an gcóras pleanála ionas go mbeadh sé in ann déileáil i gceart le forbairt sa todhchaí nuair a bheidh an tionscail ar leibhéal inchothaithe arís. Tá ceisteanna faoi leith anois faoin gcóras pleanála a bhaineann leis an margadh réadmhaoine de bharr ‘pléascadh an bholgáin maoinne’ agus caithfear ceachtanna a fhoghlaim dá bhrí sin as seo amach.

Faoi na hAchtanna atá i bhfeidhm, níl sé mar dhualgas ag an gcóras pleanála smacht a chur ar an leibhéal forbartha nó srian a chur ar leibhéal iomaíochta, ach i ndáiríre bhí sé mar ról ag an gcóras pleanála go mbeadh an leibhéal forbartha atá faoi éileamh ón margadh, déanta i modh ordúil agus á thógáil ar aon dul le prionsabail mhaithe agus cleachtadh cuí ó thaobh cúrsaí pleanála. Da bhrí sin, cé gur féidir an milleán reatha go páirteach a chur ar chinntí áirithe áitiúla i gcúrsaí pleanála, mar shampla eastáit tithíochta folamha le feiceáil i gceantair áirithe, agus cé go bhfuil an iomarca sholáthar tithíochta ar fáil ní féidir an milleán a chur ar an gcóras pleanála. I ndáiríre, cáineadh go rialta an córas pleanála i rith an tréimhse thiogar Cheiltigh nuair cuireadh moill ar forbairt nó diúltaíodh cead pleanála agus fuair an córas pleanála an milleán nuair a tháinig ardú ar praghasanna. Cáineadh an Bord go rialta nuair a dhiúltaigh an Bord cead cun tithíocht ardéirí ard-dlúis a thógaint in áiteanna mí-oiriúnacha agus nuair nár ligeadh cead do fhorbairtí ró-mhór nó mí-oiriúnacha i slí éigin a thógaint i mbailtí timpeall na tíre. Rinne mé tagairt do na fadhbanna sin sna hiar-tuarascálacha bliantúla.

Sa todhchaí, ní féidir a bheith ag brath ar an gcóras pleanála mar atá sé reachtaithe anois chun smacht a chur ar an iomarca forbartha nó chun cosaint a thabhairt in aghaidh borrrtha agus cliste. I ngeilleagar margaidh neamhsrionta, caithfear dul i ngleic leis na dúshlán atá romhainn trí pholósaithe maicreacnamaíochta agus airgeadais. Ag feidhmiú an chóras pleanála, áfach, is féidir ceachtanna tábhachtacha a fhoghlaim ón ár gcuid taithí is déanaí:

- Ar an gcéad dul síos, caithfidh an córas pleanála i ngach ceantar cloí leis na polasaithe náisiúnta agus caithfear iadsan a bheith faoi stiúradh comhthéacs réigiúnach agus áitiúil;
- caithfear machnamh cúramach a dhéanamh ar chúrsaí criosúchain agus iad a chur i bhfeidhm ar bhonn prionsabail pleanála maithe;
- caithfear forbairt a lonnú in áiteanna ina bhfuil nó a mbeidh bonneagar le fáil – go háirithe, iompar, seirbhísí uisce, oideachas – faoin gclár caipitil poiblí;

- in planning the public good must be given greater priority over private interests;
- statutory development plans, when duly made, need to be respected across the board by all interests, and indeed by local authorities themselves, rather than being seen as something that can be changed or circumvented if enough pressure is applied.

The Chairperson said that the new Planning Act, if implemented in the right spirit, with the benefit of the lessons learned and with proper intentions by all the players involved, offers an opportunity to renew the system and usher in a new era in Irish planning.

## 2. **WORKLOAD AND TIMESCALES**

Last year's total intake of 3,786 cases was down 33% on the intake for 2008 and the current year is showing a further drop of 25%. The total number of cases on hands is now down to just over 1,000. Over 70% of appeals are now being determined within the 18 week statutory objective and the average time is running at 19 weeks. Thus, while the great majority of cases are now being disposed of within 18 weeks the Board is continuing its efforts within available resources to achieve its strategic target of discharging 90% within that time frame.

From the introduction of the Strategic Infrastructure Act in 2007 to end September 2010, the Board received 167 requests for pre-application consultations. In 130 cases, consultations have been concluded and of these 44 were admitted as strategic infrastructure. The Board has received 17 "Seventh Schedule" applications for permission. Of these 14 have been concluded with 9 granted, 4 refused, 1 withdrawn and 3 still under consideration. Three railway applications have been concluded and approved with 2 currently under consideration. Five electricity applications have been approved and 1 withdrawn. Two gas applications (with their related compulsory acquisition applications) have been granted. The major applications currently before the Board include: Corrib Gas Project, Dart Underground and St. Stephen's Green to Broombridge light railway system. The 2010 Planning Act includes health infrastructure projects in the Seventh Schedule and also reduces the threshold for wind farms to be included. A number of requests for pre-application consultations have already been made for health care projects.

It has been the Board's experience that no matter what efficiencies are implemented, the largest infrastructure projects make heavy demands on the resources of the organisation.

- go ginéaralta ó thaobh cúrsaí pleanála caithfear an phríomh-áit a thabhairt do leas an phobail seachas an aird chéanna a thabhairt do leasanna príobháideacha;
- nuair a chuirtear pleananna forbartha reachtúla i bhfeidhm, caithfear meas a thabhairt dóibh ó chuile earnáil, agus gan féachaint orthu mar rudaí is féidir a athrú nó a sheachaint má chuirtear go leor brú i bhfeidhm.

Dúirt an Cathaoirleach go bhfuil deis maith ann anois, dá gcuirfí an t-Acht um Pleanáil nua i bhfeidhm leis an spiorad ceart agus dá mbeadh na páirtithe leasmhara a bhaineann leis an Acht ar aon intinn, athnuachan a dhéanamh ar an gcóras pleanála agus tús a chur le ré nua i gcúrsaí pleanála na hÉireann.

## **2. UALACH OIBRE agus AMSCÁLAÍ**

I rith 2009 fuair an Bord 3,786 cásanna, sin laghdú timpeall 33% ar an méid cásanna faighte ag an mBord i 2008 agus i mbliana tá na figiúirí ag titim 25% níos faide. Tá an méid cásanna idir lámha ag an mBord laghdaithe go dtí timpeall 1,000. Tá níos mó ná 70% de chásanna críochnaithe laistigh de chuspóir reachtúil 18 seachtaine agus ar mheán tógann sé 19 seachtain chun cás a chríochnú. In ainneoin go bhfuil an cuid is mó de chásanna socruithe laistigh de chuspóir reachtúil 18 seachtaine, tá an Bord fós ag iarraidh a chuspóra straitéisigh a bhaint amach, sé sin go mbeidh 90% de chásanna críochnaithe laistigh de chuspóir reachtúil 18 seachtaine agus ag dul i ngleic leis an dúshlan sin laistigh na hacmhainní atá ann.

Ó am gur cuireadh an tAcht um Pleanáil agus Forbairt (Bonneagar Straitéiseach) 2006 i bhfeidhm i 2007 go dtí deireadh mí Mheán Fómhair, 2010, fuair an Bord 167 iarratas chun tosnú ar chomhairliúcháin réamhiarratais. I 130 cásanna cuireadh deireadh leis na comhairliúcháin agus glacadh 44 mar chásanna infreastruchtúir straitéiseacha. Fuair an Bord 17 iarratas foirmiúil “Seachtú Sceideal” i gcomhair chead pleanála. Socraíodh 14 ceann agus cead eisithe i naoi gcinn, ceithre cinn diúltaithe, ceann amháin tarraingt siar agus tá trí cinn fós faoi bhreithniú. Socraíodh agus ceadaíodh trí cinn ordú iarnróid agus tá dhá cheann fós faoi scrúdú. Tá cead faighte i gcás cúig cinn maidir le hiarratas leictreachais agus tá ceann amháin tarraingthe siar. Tá cead faighte i dhá cheann iarratas gáis (agus na horduithe chun talamh a fháil go héigeantach a bhaineann leo). Faoi láthair cuid de na hiarratais is tábhachtaí atá faoi bhráid an Bhoird ná: Gás na Corribe, Dart Faoi thalamh agus an t-iarnród éadrom ó Fhaiche Stiabhna go Droichead Broome. San Acht Um Pleanáil, 2010 faightear tionscadail a bhaineann le hinfreastruchtúr chóras sláinte sa 7ú Sceideal agus laghdaíonn sé an tairseach a bhaineann le feirmeacha gaoithe.

Tá roinnt iarratas faighte maidir le comhairliúcháin réamhiarratais mar gheall ar áiseanna chúraim sláinte. Ón taithí a bhfuair an Bord is cuma cé cén sórt éifeachtúlachta atá curtha i bhfeidhm, cuireann na tionscadail ollmhóra brú trom ar acmhainní an Bhoird.

### **3. GENERAL TRENDS IN 2009 REPORT**

The following are some general trends in normal planning appeals contained in the 2009 report: -

- The percentage of local authority decisions appealed to the Board showed a slight increase to 9%. (54% were received from third parties.)
- The proportion of local decisions appealed which were reversed by the Board remained broadly unchanged (34 %).
- First party appeals against refusal resulted in grants of permission in 29% of cases.
- Third party appeals against grants of permission resulted in 39% refusals.

### **4. SAFEGUARDING INVESTMENT IN INFRASTRUCTURE**

The recent review of the National Spatial Strategy confirmed the fears of many about the dispersed and increasingly unsustainable development and travel patterns that took place over the past decade. In view of the severe constraints on resources over the coming years, it will be imperative that public investment in infrastructure takes place where it is most needed and to ensure that the very best return is obtained from past and future investment. The planning system will have a crucial role in this by directing where development should be located and the kind of development that is sustainable.

Suggestions that part of the answer to the present state of the property market is to revert to the low density development patterns of the past must be rejected. This would be ultimately wasteful of public investment and conflict with our international obligations on climate change. That does not mean that the layout and design of housing developments should not have regard to the current market or that some existing planning permissions cannot be adjusted within the sustainability guidelines.

### **3. GNÉITHE GINEARÁLTA i dTUAIRISC 2009**

Seo iad a leanas roinnt de ne gnéithe ginearálta a bhí leagtha amach i dtuarascáil 2009:

- Tháinig méadú beag ar an méid achomharc a thug daoine in aghaidh cinntí ón údarás pleanála go dtí 9% (bhí 54% de na hachomhairc seo faighte ó tríú páirtithe).
- Ní raibh aon athrú ar an ráta freaschuir mar gheall ar chinntí áitiúla a ndearnadh achomharc fúthu agus a bhí á malartú ag an mBord. (34%).
- I gcásanna achomharc chéad páirtithe a bhí diúltaithe ag an údarás pleanála, fuair 29 % cead ón mBord Pleanála.
- I gcásanna achomharc tríú páirtithe in aghaidh iarratas a bhí ceadaithe ag na húdaráis pheanála, bhí 39% á dhiúltú ag an mBord.

### **4. INFHEISTÍOCHT in INFREASTRUCHTÚR a CHOSAINT**

Chinntigh an staidéar is deanaí ar an Straitéis Spáis Náisiúnta an faitíos a bhí ag a lán daoine go raibh a lán forbartha déanta i rith an deich mbliana atá thart scaipthe ar fud na háite i modh neamhbhuanaithe agus na modhanna taistil a bhaineann leis. De bharr na sriantachtaí airgeadais a bheidh i gceist sna blianta amach romhainn, caithfear déileáil le hinfheistíocht phoiblí i gceart ionas go mbeidh sí soláthairthe sna háiteanna ina mbeidh an t-éileamh is mó le fáil agus chun cinntú go mbeifí ag baint an tairbhe is mó as an infheistíocht sin a bheith le déanamh agus atá déanta cheana féin. Beidh ról lán-díreach ag an gcóras pleanála ag roghnú na n-áiteanna ina mbeidh an fhorbairt nua lonnaithe agus an sórt forbartha a bheith inbhuanaithe.

Caithfear diúltú do na tuairimí atá thart faoi láthair gur féidir linn déileáil go páirteach leis an margadh maoinne agus ag dul ar ais go dtí na heastáit ísealdlúis a bhí againn cheana féin. I ndeireadh an lae dá dtarlófaí a leithéid bheadh infheistíocht phoiblí curtha amú agus ag dul in aghaidh ár gcuid dualgas idirnáisiúnta a bhainneann le hathrú aeráide. Ní ciallaíonn sé sin nach féidir athruithe a chur i bhfeidhm ar an leagan amach agus an dearadh ar fhorbairtí tithíochta ionas go mbeadh siad níos oiriúnaí don mhargadh reatha nó nach féidir ceadanna pleanála reatha a athrú ar aon dul leis na treoirlínte inbhuanaitheachta.

## **5. THE 2010 PLANNING ACT**

The Chairperson said that the 2010 Planning Act would have a significant impact on An Bord Pleanála in relation to both the extent and nature of the Board's functions. In the case of EIA type projects or projects affecting European natural heritage sites retention permission applications can only be entertained where the Board has determined that "exceptional circumstances" exist. There is a "substitute consent" procedure where permissions have been granted which may not have been in compliance with the European Directives. There are also extensive provisions for the regularisation of existing quarry developments which do not comply with various European Directives. Within all of these provisions there are widespread rights to refer decisions of local authorities to the Board for review. The concepts of the remedial EIS and the remedial Natura Impact Statement are introduced which involve addressing and rectifying adverse effects already created. The Board will have to rule on the adequacy of remedial measures and in certain circumstances has the power to direct the cessation of activities and the taking of specified actions. These are new areas of jurisdiction for the Board. The Board will also have new functions in relation to the carrying out of "appropriate assessments" as required by EU Directives in relation to local authority and some State developments.

## **6. EFFICIENT IMPLEMENTATION OF NEW LEGISLATION**

The new Planning Act contains a number of complex provisions arising from judgments of the European Court of Justice and representations from the European Commission in relation to the implementation of various EU Directives on environmental impact assessment and nature conservation. The Chairperson said that he completely accepted the need to improve and clarify the legislation and to ensure that it is implemented effectively but is concerned to ensure that the new provisions are implemented in an efficient, sensible and balanced manner. He cautioned against over-reacting to the new requirements and said that care should be taken to ensure that the procedures and practices required to implement these provisions are not excessively bureaucratic or legalistic or financially prohibitive to project sponsors. Otherwise, they could end up damaging the competitiveness of the economy or discouraging or delaying development that is sustainable and provides employment, with no gain in terms of environmental protection. For its part, An Bord Pleanála will be conscious of these risks in the discharge of its functions.

## **5. AN tACHT UM PLEANÁIL AGUS FORBAIRT, 2010**

Dúirt an Cathaoirleach go mbeidh tionchar suntasach ag an Acht um Pleanáil, 2010 maidir le nádúr agus scóip ar obair an Bhoird. I gcásanna le Measúnachtaí Tionchair Timpeallachta (EIA) a bhaineann le limistéir oidhreacht nádúrtha Eorpacha, ní feidir leis an mBord féachaint ar cásanna nuair a mbíonn cead pleanála coinneála i gceist muna mbeadh ‘cúinsí eisceachtúla’ i bhfeidhm. Tá córas ‘ceadú ionaid’ i bhfeidhm i gcásanna nuair atá cead pleanála faighte ach seans ann nach bhfuil siad ceadaithe i gcomhréir leis na Treoracha Europacha. Tá forálacha fairsinge freisin chun cairéil reatha nach gcloíonn leis na Treoracha Europacha éagsúla a rialú. Taobh istigh de na forálacha go léir tá córas forleathan le fáil chun cinntí na n-údarás pleanála a chur faoi bhráid an Bhoird chun athbhreithniú a dhéanamh. Tá coincheap an “RTT leasúcháin” agus Ráiteas Tionchair Natura leasúcháin tugtha isteach agus ciallaíonn sé sin go bhfuil córas i bhfeidhm chun dul i ngleic leis na héifeachtaí diúltacha agus iad a réiteach. Caithfidh an Bord cinneadh a dhéanamh ar chomh éifeachtúil is atá na leasuithe agus i gcásanna áirithe tá údarás ag an mBord deireadh a chur le gníomhaíochtaí agus gníomhanna sonraithe a chur i bhfeidhm. Beidh dlínse de shórt nua ag an mBord i gceist de bharr na bhforárlacha seo. Chomh maith le sin beidh feidhmeanna nua ag an mBord chun “measúnuithe oiriúnacha” a dhéanamh mar is gá faoi na Treoracha AE maidir le forbairt údarás áitiúil agus cuid forbartha áirithe an Stáit.

## **6. REACHTAÍOCHT NUA Á gCUR i bhFEIDHM go hÉIFEACHTÚIL**

San Acht Pleanáil nua tá roinnt forálacha casta a tháinig as breithiúnais Chúirt Bhreithiúnais an Aontais Eorpaigh agus ó thuairimí Choimisiúin Eorpaigh maidir le treoracha éagsúla ón AE a chur i ngníomh mar gheall ar measúnacht tionchair timpeallachta agus caomhnú ar an dúlra. Dúirt an Cathaoirleach go bhfuil sé féin go hiomlán i bhfabhar reachtaíochta a fheabhsú agus a shoiléiriú agus a chinntiú go bhfuil sé curtha i bhfeidhm go héifeachtúil ach an am céanna ba chóir go mbeidh na forálacha nua curtha i gcrích i modh eifeachtúil, ciallmhar agus cothrom. Thug an Cathaoirleach rabhadh gan daoine a bheith ró-bhuartha faoi na forálacha nua agus caithfear aire a thabhairt nach mbeadh na nósanna imeachta agus na cleachtais ábhartha maidir leis na forálacha nua rómhaorlathach, ródhleathaíoch nó róchostasach ar na [hurraitheoirí tionscadail](#). Muna gcuirfear na forálacha nua i bhfeidhm i slí réasúnta is féidir cumas iomaíochta an [gheilleagair](#) a laghdú nó mhoilleofaí forbairt inbhuanaithe agus forbairt a sholáthraíonn postanna gan aon tairbhe le feiceáil i leith cosanta comhshaoil. Ag comhlíonadh a dhualgas cuirfidh an Bord na priacail seo san áireamh.

## **7. DEVELOPMENT LEVIES**

The Chairperson said that the functions of the Board in relation to appeals about the amount of development levies were limited in cases involving the application of adopted local authority Development Contribution Schemes. The Board has no choice under the legislation but to apply the terms of the Schemes no matter how excessive the sums involved might appear. In some cases the amounts levied are a clear disincentive to development and business activity that would be desirable from a planning and local economic viewpoint. For example a simple change of use to a shop could be levied for thousands of euro where no additional burden on local infrastructure is involved. Other Schemes run contrary to national policy e.g. in relation to telecom/broadband infrastructure. The Chairperson said that there was an urgent need for most local authorities to review their Schemes taking account of the current economic climate. There must be a strong case for some exemptions or rebates for a limited period for developments in brownfield sites where no additional infrastructure would be required. This would help local economies and help maintain some level of local construction activity and employment during the recession. He considered that more comprehensive central guidance in relation to development contributions would be desirable, particularly at the present time.

## **8. LOCAL PLANNING STRUCTURES**

The Chairperson welcomed the recent report of the Local Government Efficiency Review Group in relation to the structures and management of local planning administration in Ireland. If implemented, these proposals would address some of the issues he highlighted last year in the context of public sector reform. They provide the opportunity for a more rational and better skilled and managed planning service which would be able to offer the best planning advice and provide the analysis and assessments of projects that are required of a modern planning service by increasingly complex and extensive legislation.

## **9. FINANCIAL CONSTRAINTS**

Significant curtailment of expenditure and tight monitoring and control of its budget continues to be a significant priority for the Board. The total actual expenditure in 2009 was €20.38 million in comparison to €22.37 million in 2008. The expenditure projected for 2010 is €16.9 million – a reduction of some 25% since 2008. While the financial environment is very challenging for the Board I am confident that we can continue to provide a good quality and cost effective service to the public notwithstanding these onerous financial constraints. The Board is working on developing a strategy statement for the organisation to cover the next three years and is also at present reviewing its Customer Service Action Plan and Irish Language Scheme. As part of these processes we have recently engaged in consultations with stakeholders including the public at large.

## **7. RANNÍOCAÍ FORBARTHA**

Dúirt an Cathaoirleach gurb é an t-aon ról atá ag an mBord i gcásanna a bhaineann le hachomhairc maidir le ranníocaí forbartha a íoc ná féachaint go bhfuil téarmaí na scéime ó na hÚdaráis Áitiúla curtha i bhfeidhm go cuí. Níl an dá rogha ag an mBord ach forálacha na Scéimeanna a chur i gcrích cibé chomh iomarcach is atá an méid airgid. I gcásanna áirithe tá sé soiléir go bhfuil an ranníoc forbartha a bhí i gceist ag feidhmiú mar bhac ar forbairt agus i gcoinne cúrsaí gnó in ainneoin na buntáistí a bheith i gceist ó thaobh cúrsaí pleanála agus cúrsaí eacnamaíochta áitiúla. Mar shampla i gcás nuair a athraíonn úsáid go dtí úsáid mar shiopa feictear ranníoc forbartha ollmhór le mílte euro in ainneoin nach mbeadh aon bhreis ualaigh ar an infreastruchtúr áitiúil. Tá roinnt de na Scéimeanna díreach in aghaidh an pholasaí náisiúnta, mar shampla maidir le bonneagar telecom/leathanbhanda náisiúnta. Dúirt an Cathaoirleach go bhfuil sé práinneach anois de bharr an lagtra eacnamaíochta ag an gcuid is mó de na hÚdaráis Áitiúla athbhreithniú a dhéanamh ar a gcuid scéimeanna. Tá cúis láidir anois go bhfuil sé indéanta ag na hÚdaráis, díolúintí no lacáistí a thabhairt amach ar thréimhse áirithe i gcásanna forbairtí atá suite i suíomhanna athfhorbraíochta nuair nach mbíonn aon infreastruchtúr breise i gceist. Spreagfaidh sé sin an geilleagar áitiúil agus tabharfaidh sé tacaíocht don tionscal tógála áitiúla agus daoine a choimeád ag obair ann i rith an chúlú eacnamaíochta seo. Mheas an Cathaoirleach go bhfuil níos mó teorach á dteastáil ón rialtais lárnach maidir le ranníocaí forbartha, go háirithe ag an am seo.

## **8. STRUCTÚIR PHLEANÁLA ÁITIÚLA**

Chuir an Cathaoirleach fáilte roimh thuarascáil ón nGrúpa Athbhreithnithe Éifeachtúlachta Rialtais Áitiúil a bhí foilsithe le déanaí agus struchtúir agus bainistíocht maidir le riarachán pleanála áitiúla na tíre a bhí á phlé ag an ngrúpa sin. Má chuirtear moltaí na tuarascála i bhfeidhm, beimid ag dul i ngleic le cuid de na fadhbanna a bhí luaite cheana féin ag an gCathaoirleach anuraidh ag caint faoin ath-eagrú ar an tseirbhís phoiblí. Tá deis againn anois seirbhís phleanála níos eifeachtaí le scileanna agus bainistíocht níos fearr a chur ar fáil, an chomhairle is fearr a sholáthar ó thaobh pleanála de agus chun anailís agus léirmheas a dhéanamh ar na tionscadail atá beartaithe; rudaí atá riachtanach chun córas pleanála nua-aimseartha a chur i bhfeidhm agus nuair atá dlíthe casta agus forleathan i gceist.

## **9. SRIANTA AIRGEADAIS**

Tá gearradh siar suntasach ar caiteachas an Bhoird agus is rud an-tábhachtach é don Bhord súil ghéar agus smacht dian a choimeád ar a bhuiséid. Chaith an Bord €20.38 milliún i gcomparáid le €22.37 milliún i 2008. Tá an Bord ag súil go mbeidh €16.9 milliún caite aige i 2010 – sin laghdú 25% ón meid a bhí caite i 2008. Cé go bhfuil fadhbanna faoi leith fós i bhfeidhm ó thaobh cúrsaí airgeadais tá súil ag an gCathaoirleach gur féidir leis an mBord leanúint ar aghaidh agus seirbhís ardchaighdeán agus éifeachtúil ó thaobh costais a sholáthar don phobal in ainneoin na sriantachtaí dochraideacha airgeadais atá i bhfeidhm. Faoi láthair tá an Bord ag cur ráiteas straitéise le chéile maidir le feidhmeanna an Bhoird do na trí bliana atá amach romhainn agus chomh maith le sin tá an Plean Gnímh Seirbhísí Custaiméirí agus Scéim Teanga na Gaeilge á scrúdú faoi láthair. Mar chuid den phróiseas sin bhiomar le déanaí ag caint leis ar gcuid geallsealbhóirí, ina n-áirítear an pobal i gcoitinne.