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EFFECTIVE FROM 23rd FEBRUARY 2015

Variation No.2(a) Galway County Development Plan 2015-2021

Bearna Plan

Plean Forbartha Chontae na Gaillimhe
Galway County Development Plan

2015 » 2021



Comhairle Chontae na Gaillimhe
Galway County Council

Variation No.2(a) to the Galway County Development Plan 2015-2021-Bearna is effective from 23rd July 2018.

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1. Introduction

1.1 Introduction and Context

Bearna is a coastal village situated on the western edge of Galway City, approximately 6.5km west of the City centre (Eyre Square) and 11km east of *An Spidéal* (Spiddal). The village is located at the gateway to *Gaeltacht na Gaillimhe* (County Galway Gaeltacht), which is the single largest Gaeltacht in the country. Bearna village has a unique character as a result of its fishing and Gaeltacht heritage and an attractive seaside location in close proximity to Galway City. In recent years, Bearna has experienced significant growth in and surrounding the village, due to its close proximity to Galway City. According to the Census 2016, the total population of Bearna village was 1,998 people, a 6.4% increase from the 2011 Census figure. While this figure relates to the Census boundary for Bearna village, the population within the Bearna Plan is in excess of 2,000 persons and it is envisaged that the village will experience increased growth in the forthcoming plan period. Therefore, it is important to effectively plan for this growth, by way of formulating a structured and proactive plan that will enable the village to prosper in a sustainable manner, without compromising the character and setting of the village, thereby contributing to the creation of a high quality living environment.

1.2 Strategic Vision

The Bearna Plan is underpinned by a strategic vision intended to guide the future growth and development of the plan area in a sustainable manner. This vision seeks the achievement of the overall objectives set out for the village in the Galway County Development Plan and in a way that reflects the existing character and amenity of the area, its heritage, the surrounding landscape, the environment and improves the quality of life of residents and the local community.

Strategic Vision Statement
<p><i>'To promote Bearna as a sustainable and vibrant coastal village, which maintains its attractive character, capitalises on its existing and future accessibility strengths, while offering a pleasant environment for a growing community, for living, shopping, education, business, recreation and tourism, all balanced against the need to safeguard and enhance the environmental sensitivities of the area, for present and future generations to come'.</i></p>

This strategic vision is informed by the following guiding principles that will enable the overall vision to be achieved, which include:

- Providing for a sustainable level of development that is appropriate to the character, heritage, amenity and strategic role of Bearna and that allows for the enhancement of the village character, services, facilities and amenities.
- Supporting and protecting the environment, heritage, character and amenity of the village, in particular its Gaeltacht status, fishing heritage, local village character and coastal amenity.
- Promoting a high quality built environment with a well-developed public realm and promoting appropriate building forms, materials, heights and associated landscaping that complement the distinctive character, heritage and amenity of the village.
- Ensuring that there are a range of facilities, amenities and supporting services, including educational, recreational, religious, social, community and civic requirements for children, youths, adults and older persons, to serve a growing community, as well as visitors to Bearna.
- Ensuring Bearna is well connected to, but has a strong local identity separate from nearby settlements, in particular Galway City to the east and Na Forbacha to the west.

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- Optimising the potential of the village's coastal location and amenity, particularly in relation to the provision of public access to the seashore, opportunities for water-related amenities and activities and an appropriate interface between land and sea.
- Maintaining a vibrant and accessible village centre that is within walking/cycling distance from most places in the village, that has a strong focal point with Bearna Pier and the harbour and that provides a range of community facilities and commercial services for the local community.
- Supporting an appropriate level of services and infrastructure to facilitate existing and future growth and sustainable development, in a manner that protects and is complementary to the environment, heritage, character and amenities of the village.
- Promoting a strong sense of community spirit, civic pride, local identity and social inclusiveness, and promoting the status of the Irish language in Bearna and its contribution to the linguistic heritage of An Gaeltacht.

1.3 Settlement Hierarchy/Core Strategy

Bearna is located within the *Galway Transportation and Planning Study (GTPS)* area and is a key settlement in the Galway Metropolitan Area, which is on the first tier in the settlement hierarchy. A key component of the Bearna Plan is to ensure that it aligns with the Core Strategy/Settlement Strategy, as set out in the Galway County Development Plan. The Core Strategy indicates that Bearna has been assigned a population growth target of 420 persons by 2021 with a land allocation of 12.12 hectares provided to accommodate new residential development over the plan period.

1.4 Preferred Development Option

Having considered a number of development options for the future growth of Bearna, the preferred development option is the Refinement and Consolidation of the plan area. This option seeks to enhance sustainability, and provide for a community that promotes economic and social development and ensures a high quality of life, balanced with the protection of the environment. This development option aligns with the promotion of the Strategic Vision for Bearna, and aims to deliver on the Core Strategy requirements set out for Bearna in the Galway County Development Plan, in a planned and sustainable manner. The preferred development option also supports Government policy to consolidate existing built-up urban areas of cities, towns and villages, rather than the continual expansion and sprawl of such urban areas out into the countryside, in order to achieve sustainable development.

The preferred development option is also informed by the statutorily required environmental assessments, including a Strategic Environmental Assessment (SEA), a Strategic Flood Risk Assessment (SFRA) and an Appropriate Assessment (AA), which assist in informing future land uses through the avoidance of ecologically sensitive and flood risk areas and the inappropriate development of same.

1.4.1 Land-Use Management and Zoning

In order to deliver on the preferred development option, a number of factors have been considered in relation to land use management and zoning:

1. Refinement of the plan area
2. Re-zoning of lands.
3. Re-classification of the zoning categories
4. Phasing of development on lands zoned for residential uses.
5. De-zoning of lands.
6. Water and wastewater availability

7. Flood Risk Areas

The refinement of the plan boundary provides for a more appropriate development envelope for Bearna and greater certainty for the future growth of the village. A more compact form of development in Bearna, not only makes more efficient use of existing services and infrastructure, but can also bring new life, new opportunities to the area, and increased footfall. These factors contribute to the viability of services, shops and public transport, increase housing supply and enable more people to be closer to employment opportunities, as well as the opportunities to walk or cycle more and use the car less, in line with National Smarter Travel Policy.

In this regard, the rationalisation of the plan boundary, in conjunction with the appropriate phasing of residential development, re-classification of the zoning categories, the utilisation of existing services and infrastructure and the rezoning of certain lands for environmental reasons is considered the most appropriate approach at this time. Residential lands have generally been phased in a sequential manner, with Phase 1 residential lands identified for short to medium term growth in suitable locations. These lands include infill sites, extensions to the existing residential fabric and future growth areas within the plan boundary.

1.4.2 Village Centre

The consolidation of the village centre in Bearna to accommodate future growth helps to combat urban sprawl by providing a more compact form of urban development and the basis for a sustainable urban community. The preferred development option promotes the sequential development of the remainder of the village centre in Bearna, from the centre outwards. New development, in particular housing, should be delivered on under-utilised, infill and/or brownfield sites, including the redevelopment of existing sites and buildings, to build-up the existing development envelope of the urban area and to ensure that serviced lands close to the centre and public transport options are the primary focus for development in the short to medium term.

The consolidation of the Village centre is supported by the objectives in this plan and the policies and objectives set out in the Galway County Development Plan. The Bearna Plan also identifies one opportunity site in the village centre considered suitable for future development. This site was chosen because of their prominence and underutilisation along the main street (R336) through Bearna village. It is considered that their appropriate development would provide significant improvements to the overall village centre environment. To realise the full potential of this opportunity site, any development proposals put forward shall include a high quality design, form and finish that will contribute positively to the streetscape, creating an attractive and vibrant, village environment. Re-development proposals shall be sensitive to the existing build and natural environment, shall take account of climate change and flooding considerations, and shall be accompanied by a detailed design, access and sustainability statement.

Village Centre Objective - Refer also to Chapter 3 of the GCDP

Objective VC 1 - Opportunity Site

To promote and encourage the appropriate re-development of the opportunity site identified in this plan to positively contribute to the vitality and character of Bearna village centre.

Opportunity Site 1 at Áth an Ghlugair, Bearna



Description:

Area: The site area measures circa. 0.35 hectares.

Current land-Use: Retail Services and Commercial.

Zoning: The site is zoned Village Centre.

Opportunity: The re-development of an under-utilised prominent village centre site to provide for a mixed-use development with a strong street frontage and off-street car parking, which reflects the established character of the built form on the adjoining sites and complies with the urban design objectives set out in this plan and contained in Chapter 4 of the Galway County Development Plan.

1.4.3 Urban Design

The preferred development option seeks to ensure the delivery of high quality, sustainable living environments which are attractive, safe, vibrant, and meet the needs of the residents of the local community, businesses and tourists alike. An attractive and well-planned village centre can contribute to a cohesive urban core and attract inward investment. Successful urban design is essential in the creation of attractive, sustainable living and working environments and contributes to the establishment of the unique identity and sense of place for the village, which is crucial to the vitality and success of the village centre. The preferred development option promotes the creation of a high quality built environment with a well-developed public realm and appropriate building forms, materials, heights and associated landscaping that complement the distinctive character, heritage and amenity of the village. Therefore, new developments in Bearna shall be of a high quality design to protect and enhance the distinctive character of the village and create successful new streets and spaces.

Urban Design Objectives - Refer also to Chapter 3 of the GCDP

Objective UD1 - Public Spaces and Streets

Promote the development of high quality public spaces consisting of streets, squares, parks and amenities connected by a network of pedestrian and cycling routes. Public spaces should have a high standard of design and street furniture that will create a coherent character for the area. This would

include appropriately designed and located park benches, bus shelters, cycle storage facilities, refuse bins, signage, street sculpture, etc. but avoid the over-proliferation of different elements and/or cluttering of public spaces.

Objective UD2 - New Buildings

Building heights, widths and material finishes shall be in keeping with the character and scale of existing development in the area and shall be appropriate to the locality, site context and building function. A maximum building height of two and half storeys will generally apply but reduced building heights will be required in visually vulnerable locations e.g. coastal side of the road. Increased building heights may be considered in exceptional circumstances where they contribute positively to the village character and design, subject to a high standard of urban design and have no adverse impacts on amenity.

Objective UD3 - Coastal Views

Ensure that any new developments on the seaside of the R336 is of a high design quality, suitably laid out, provide residual views and are appropriately restricted in height so as to effectively integrate with the coastal landscape of the Village centre.

1.4.4 Economic Development and Employment

The preferred development option recognises the established local employment centre as the village centre and seeks to optimise its potential. Retail services are one of the main sources of employment in Bearna and it is imperative that this employment base is maintained and strengthened. Appropriately scaled and complementary retail provision in the right location, including the redevelopment of brownfield and under-utilised sites, in the village centre will safeguard and enhance the vitality and viability of the village centre and assist in reducing retail vacancy levels.

Bearna has a limited business and enterprise base and the preferred development option seeks to provide the planning framework to strengthen such employment prospects through the land use zoning provisions and the objectives set out within the plan, in tandem with the existing policies and objectives set out in the Galway County Development Plan.

In addition, the tourism potential of the village remains largely undeveloped, which also presents a significant opportunity to expand and promote the tourism base of the area, particularly given Bearna's coastal location at the gateway to Galway City and South Connemara, and along the Wild Atlantic Way. The plan supports the location of tourism related development within the village centre area, including water-based tourism. The plan also supports the long-term creation of a coastal amenity park in Bearna, along the foreshore between Mag's Boreen and Lacklea Boreen, through the objectives set out within the plan. The realisation of this coastal amenity park would be an important recreational and tourism asset in Bearna to be enjoyed by the residents, local community and visitors alike in the area.

Economic Development and Employment Objectives - Refer also to Chapter 4 of the GCDP

Objective ED1 - Retail and Commercial Development

The Village Centre (VC) zoning will remain the primary focus for the location of new retail and commercial development. The Planning Authority will ensure that the location of future retail development is consistent with the key policy principles and order of priority, as set out under Section 4.4 to 4.6 of the *Guidelines for Planning Authorities Retail Planning 2012* (and any updated/superseding document) and will require Retail Impact Assessments, including details of the sequential approach and Design Statements for retail developments in accordance with the Retail Planning Guidelines.

Objective ED2 - Proliferation of Any Individual Uses

Protect and enhance the vitality and viability of the village centre by ensuring that it remains the primary retail, commercial and mixed use centre in Bearna and prohibiting a proliferation of any individual use or other uses, which in the opinion of the Planning Authority does not contribute to the vitality and viability of village.

1.4.5 Residential Development

The principles of quality, sustainability and inclusivity must be foremost in future residential development in Bearna. New multiple housing schemes within the plan area should provide for an appropriate variety of residential units to meet the current and future demands of the village and be responsive to their local context, in terms of design, layout and density. Multiple housing developments must also ensure compliance with Part V of the Planning and Development Act 2000, as amended, with respect to the provision of social housing units, as well as, strengthen the use of the Irish language in the village through the allocation of a proportion of housing units for Irish speaking families.

Residential Development Objectives - Refer also to Chapter 3 of the GCDP

Objective RD1 - Residential Development Phasing

Support the development of lands designated as Residential (Phase 1) within the lifetime of the Plan, subject to normal planning, access and servicing requirements, and reserve the lands designated as Residential (Phase 2) for the longer term growth needs of the village. Residential (Phase 2) lands are generally not developable for housing within the lifetime of this Plan, with the exception of the following developments, which may be considered by the Planning Authority, subject to a suitable evidence based case being made for the proposal:

- a) Single house developments for local family members on family owned land, subject to a 7 year occupancy clause.
- b) Non-residential developments that are appropriate to the site context, residential amenities, the existing pattern of development in the area and the policies and objectives in the Plan.
- c) Where it is apparent that Residential (Phase 1) lands cannot or will not be developed for residential purposes within the plan period, residential development may be considered in limited cases in a phased manner on suitable Residential (Phase 2) lands, in exceptional circumstances:
 - Development on Residential (Phase 2) lands will normally only be considered where 50% of the lands in Residential (Phase 1) are committed to development.
 - Residential developments on Residential (Phase 2) lands will be subject to compliance with the Core Strategy in the Galway County Development Plan, the principles of proper planning and sustainable development, connectivity, including infrastructure and public footpath and lighting to the village centre, the sequential approach, avoidance of leap-frog developments, and subject to meeting normal planning, environmental, access and servicing requirements. Developments will only be permitted where a substantiated evidence based case has been made to the satisfaction of the Planning Authority and the development will not prejudice the future use of the lands for the longer term growth needs of Bearna.

Objective RD2 – Apartment Development

Facilitate the development of apartments at appropriate locations, e.g. the village centre, and have regard to the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2015)*(or as updated), the *Sustainable Residential Developments in Urban Areas: Guidelines for Planning Authorities (2009)* and *Urban Design Manual: A Best Practice Guide – A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)* in the assessment of this type of development.

Objective RD3 - Quality Housing Environments

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Encourage the development of sustainable residential communities through the promotion of innovative, high quality building design and appropriate layouts, that prioritise walking, cycling and public transport options and provide for a high level of permeability, accessibility and connectivity to the existing built environment, services and facilities. In this regard, future residential development proposals will be in accordance with the principles set out in the DoEHLG document *Sustainable Residential Development in Urban Areas 2009* and its companion document *Urban Design Manual: A Best Practice Guide for Planning Authorities 2009*, or any updated version of these documents published during the lifetime of this plan and shall also have regard to the design principles as set out in the *Design Manual for Urban Roads and Streets* (2013) (or as updated).

1.4.6 Community Facilities

Community facilities are essential to the well-being and functioning of sustainable communities, contributing to an overall better quality of life. They include facilities for education, childcare, sports and recreation, arts and culture, health and social purposes, burial grounds, places of worship etc. In Bearna, the significant growth in development and population over the last twenty years has not been matched by the provision of supporting community infrastructure, resulting in increased pressures on the existing community facilities and services in place. Furthermore, the wide spatial distribution of some community facilities serving the locality, for example the Bearna GAA club, has resulted in a high dependence of travel by private cars, in order to avail of these facilities. It is therefore important that the provision of new community facilities in the Bearna Plan meets the current and future requirements of the local community over the plan period, and are provided at locations that are easily accessible by foot, cycling or public transport.

The Bearna Plan supports the provision of new community facilities in the plan area through appropriate land-use zonings, a flexible land use zoning matrix and the objectives in this plan, in conjunction with the policies and objectives contained in the Galway County Development Plan. Furthermore, Galway County Council's Development Contribution Scheme includes a specific development contribution levy towards the provision of community facilities and amenities in Bearna. The Plan also supports the long term future provision of a coastal amenity park in the village centre, extending from Mag's Boreen to Lacklea Boreen, to serve the recreation and amenity needs of the Bearna community and visitors to Bearna.

Community Facilities Objectives - Refer also to Chapter 10 of the GCDP

Objective CF1 - National School

Support the upgrading of *Scoil Sheamus Naofa* or its relocation to a more appropriate site within the plan boundary to facilitate increased pupil capacity, more expansive recreational facilities with improved and safer access.

Objective CF2 - Playground Facilities

Support the provision of playground facilities for children in appropriate locations that are accessible and have a suitable design and adequate surveillance, in particular, in the Village Centre and Community Facilities zoned lands in the plan.

Objective CF3 - Community, Recreation and Amenity Facilities

Retain existing facilities and lands zoned for such uses, and prevent their change of use or redevelopment, unless it can be clearly demonstrated that the facility/lands are no longer required and that the new use or development contributes to the overall community needs and recreation and amenity needs of the Bearna area (This includes the existing tennis courts, school, church, handball alley, and local beaches).

Objective CF4 - Coastal Amenity Park

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Support the creation of a Coastal Amenity Park, extending from Mag's Boreen to Lacklea Boreen, to serve the recreation and amenity needs of the Bearna community, to provide an appropriate public interface between the village and the coastline and to create a focal point and attractive setting for high quality tourism and mixed use development on adjoining lands. The design of any works being undertaken to achieve this objective shall be informed from the outset by ecological considerations.

Objective CF5 - Water-Related Facilities

Support the development of appropriate water-related facilities along the coastline, including the enhancement of existing beaches, the establishment of new beach areas, as appropriate, and the development of ancillary facilities.

Objective CF6 - Jetty/Marina Development

Support the preparation of a feasibility study for a jetty/marina development in the vicinity of Bearna Pier and any necessary marine/foreshore works to facilitate public access to and use of the area around the pier, such as breakwaters. This feasibility study shall take account of the requirements to comply with the European Habitats Directive.

Objective CF7 - Coastal Setback

Ensure a general building setback of 30m from the foreshore field boundary line to allow for the development of the coastal amenity park and a seaside promenade, cycleway, children's playground(s), landscaped amenity space and improved access routes to the local beaches, Bearna Pier and water-based activities.

1.4.7 Built and Natural Heritage

There is a strong recognition of the value of historic and natural resources for amenity, education and recreation, and for providing a sense of place attributing to the character of an area. Many of these resources are irreplaceable and can easily be lost or damaged through inappropriate development or neglect, and therefore need to be protected to ensure losses are minimised.

Built heritage refers to all aspects of the man-made historic environment, including structures on the Record of Protected Structures (RPS), Recorded Monuments, the Architectural Conservation Areas (ACAs) and buildings and structures of vernacular interest. There are a number protected structures within the Bearna plan area, which are listed in the RPS contained in the Galway County Development Plan, including Bearna Pier, which is also located within an Architectural Conservation Area (ACA). The Pier Road ACA comprises of the majority of buildings, land and structures adjoining Pier Road, including the graveyard and Bearna Pier, and seeks to protect the built heritage and character of this streetscape and its longstanding link to the pier and seashore. There are also a number of archaeological Recorded Monuments within the plan area.

Natural heritage or biodiversity refers to the variety of all living things, including plants, animals and their habitats as well as the physical and geological foundation that forms the landscape. The conservation of biodiversity and natural heritage is an integral part of good environmental management and sustainable development. There are no designated ecological sites of national or European importance within the plan area. However, there are a number of such ecological sites adjoining the plan area to the east, extending from Barna Woods to Silver Strand, including the European Sites of Galway Bay cSAC (000268) and Inner Galway Bay SPA (004031). The Appropriate Assessment, prepared in tandem with the Bearna Plan, has ruled out significant adverse impacts on the integrity and conservation objectives of these European Sites at plan level.

Built and Natural Heritage Objectives - Refer also to Chapter 9 of the GCDP

Objective BNH1 - ACA Appraisal and Management Plan

Prepare and publish an Architectural Conservation Area Appraisal and Management Plan for the existing ACA along Pier Road, including Pier Road, the adjoining lands and structures identified and Bearna Pier, subject to the availability of resources.

Objective BNH2 - Natural Heritage Areas and Proposed Natural Heritage Areas

Protect Natural Heritage Areas and proposed Natural Heritage Areas in accordance with the requirements of the *Wildlife Act 1976*, the *Wildlife (Amendment) Act 2000* and the *Planning and Development Act 2000* (as amended).

Objective BNH3 - European Environmental Compliance

All proposed developments shall be in accordance with the Birds and Habitats Directives, Water Framework Directive and all other relevant EU Directives.

Objective BNH4 - Local Streams

Protect the riparian zones of watercourse systems throughout the plan area, recognising the benefits they provide in relation to flood risk management and in relation to the ecological integrity of watercourse systems. This will include a general 10 metre protection buffer from rivers within the plan area as measured from the near river bank (this distance may be increased and decreased on a site by site basis, as appropriate).

1.4.8 Cultural Heritage

The cultural heritage of an area is a general term that includes cultural services, such as public buildings (e.g. libraries and museums) and also encompasses a range of characteristics that help to define an area and its population, including local customs and traditions, language and literature. It is important to acknowledge the unique cultural identity that a village like Bearna displays and ensure that new development supports and complements same.

The cultural heritage in Bearna has developed from its historical origins as a small fishing village to its present-day status as a modern urban settlement. While Bearna has experienced significant development in the Village centre in recent years, it is important that future development does not negatively impact on the Pier Road ACA and further erode its historical core. The preservation and sensitive development of the ACA is supported by the objectives in this plan and the existing policies and objectives set out in the Galway County Development Plan. The ACA represents an important cultural, architectural heritage asset in Bearna that should be safeguarded for future generations.

An important feature of the cultural heritage in Bearna is its Gaeltacht status within the Connemara Gaeltacht. Therefore, it is important to ensure that new development respects the historical and cultural heritage of Bearna, and protects and enhances its Gaeltacht status and linguistic heritage, in accordance with the provisions of the Bearna Plan and the County Development Plan. It is imperative that the Irish language in Bearna is safeguarded and promoted in the village through appropriate planning conditions, including the naming of estates, signage, and the allocation of a proportion housing units in new housing developments for Irish speakers.

Cultural Heritage Objectives - Refer also to Chapter 10 of the Galway CDP

Objective CH1 - Fishing and Maritime Heritage

Ensure that the fishing and maritime heritage of the village is protected and that new developments respect and enhance the relationship of the village within the sea, in particular preserve the use of Bearna Pier as a fishing and boating facility in the village.

Objective CH2 - Irish Language

Protect and promote the Irish language as the first community language of the Bearna area, including:

- Ensuring that the naming of developments are in Irish only and reflect the character of the area.
- Encouraging the development of educational, recreational, tourism and business facilities that operate through the medium of the Irish language.
- Signage shall be principally through the medium of Irish with internationally recognised symbols.

Objective CH3 - Language Enurement Clause

A Language Enurement Clause will be applied on a portion of residential units in development of two or more units in Bearna. The proportion of homes to which a language enurement clause will be a minimum of 20% or to the proportion of persons using Irish Language on a daily basis, in accordance with the latest published Census, whichever is greater.

1.4.9 Transportation and Movement

The preferred development option seeks to ensure the provision of a safe, convenient road and pedestrian movement network, which caters for the existing and future sustainable expansion of Bearna village within the lifetime of the plan, without significantly compromising the capacity of the existing local and regional road network, as well as any future road routes within the plan area. The Bearna Plan promotes and supports efficiency of traffic circulation and management around the village and facilitates the appropriate provision of parking, convenient to the village centre. The preparation of a traffic management plan for Bearna would be beneficial to improve traffic congestion and reduction in speeding that is being experienced at present, particularly in the vicinity of the national school and along Pier Road, and to improve carparking management within the village.

The Bearna Plan supports the completion of the Inner Relief Road to form a new village street with high quality mixed-use development, which would further enhance the vitality and success of Bearna village. The new street would further enhance the quality of environment in the centre of the village and improve traffic safety, circulation and management in Bearna.

The plan also recognises and supports the importance of sustainable transport, including the effective integration of land use and transportation, encouraging a modal shift from private transport to public transport, walking and cycling. To encourage such a modal shift requires improvements to the existing public footpath network in the village over the plan period to ensure the safe movement of pedestrians. Furthermore, it is essential that all new developments focus on connectivity and link with the existing footpath network, so that connectivity is realised and utilised within the village and that a 'leap-frogging' form of development is not permitted.

Transportation and Movement Objectives - Refer also to Chapter 5 of the GCDP

Objective RT1 - Transport Network

Facilitate improvements to the existing transportation network in Bearna village to promote the principles of National Smarter Travel, including the following road-related measures:

- Preparation and implementation of a traffic management plan for Bearna
- Provision of radar control speed signs along the R336 within the plan area, in particular in advance of the national school.
- Provision of tactile paving and dished kerbs at all crossing points to facilitate ease of access for the mobility impaired.
- Providing raised pavement areas at various junctions along the existing R336, in order to ensure slow traffic speeds.
- Providing advance radar speed analyses to activate traffic lights, where excessive speeds noted.

Objective RT2 - New Village Street

Support the completion of the proposed new Village Street (Inner Relief Road) north of the existing R336 and prohibit any development that would affect the future construction of the approved route.

Objective RT3 - Public Footpath & Lighting Network

- a) Support improvements to the existing public footpaths network within the plan area.
- b) New development shall be required to connect to the footpath and public lighting network that currently serves the village centre.
- c) Support the provision of footpaths and-public lighting from the existing residential development to the village centre. In order to protect light sensitive species such as bats, lighting fixtures should provide only the amount of light necessary for personal safety and should be designed so as to avoid creating glare or emitting light above a horizontal plane.
- d) Facilitate the provision of pedestrian crossings adjacent to the national school, residential areas and at other appropriate locations within the plan area, as required.

Objective RT4 - Schools

Promote and facilitate greater ease of traffic movement and safe routes to the national school, in partnership with the local school, and ensure that the existing school has a safe drop off/collection facilities for pedestrians, cyclists and vehicles and adequate and appropriately located staff parking.

Objective RT5 - Bus Services, Stops and Shelters

Promote an improved bus service in Bearna and investigate the potential to provide more frequent stops and bus shelters along the R336 and new Village Street.

1.4.10 Climate Change and Flooding

Climate change refers to changes in climatic conditions whether through natural variations or as a result of human influences. Climate change continues to have a direct effect on people's lives, our society and our economy. It poses threats in terms of likelihood and severity of flooding and impacts on water resources, biodiversity, natural habitats and species distribution. The Bearna Plan seeks the creation of well-planned communities, where travel distances to education, work and services are reduced, walking and cycling are chosen for more commutes, and local renewable and low-carbon energy sources are integrated into infrastructure. The protection of vulnerable areas from extreme weather events, and the integration of coherent networks of green infrastructure will help provide vital ecosystem services to communities, enabling them to be more resilient to the impacts of climate change.

The OPW have produced flood maps as part of the Preliminary Flood Risk Assessment that identify areas at risk of flooding, including fluvial, coastal, pluviial and groundwater flooding, for the entire country. Galway County Council has also carried out a Strategic Flood Risk Assessment for County Galway, in addition to a Strategic Flood Risk Assessment for the Bearna Plan. As part of this assessment for Bearna, the flood risk areas have been identified and a number of local level assessments have also been carried out, including taking account of local knowledge of flood events, site walkovers and ground-truthing.

Flood& Flood Related Objectives - Refer also to Chapter 8 of the GCDP

Objective CCF1 - Flood Zones and Appropriate Land Uses

Protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any superseding document)* and the guidance contained in the Flood Risk Management Guidelines (DM Guidelines DM 2). Where a development/land use is proposed that is inappropriate within the Flood Zone, then the development proposal will need to be accompanied by a Development Management Justification Test and Site-Specific Flood Risk Assessment, in accordance with the criteria set out under with *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 & Circular PL2/2014 (as*

updated/superseded). In Flood Zone C, where the probability of flooding is low (less than 0.1%, Flood Zone C), the developer should satisfy him or herself that the probability of flooding is appropriate to the development being proposed.

Objective CCF2 - Specific Flood Risk Locations

Planning applications on lands in Bearna identified within pluvial PFRA areas outside of Indicative Flood Zone A on Flood Maps for Bearna shall be accompanied by a Site Specific Flood Risk Assessment that corresponds with that outlined under Chapter 5 'Flooding and Development Management' of *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009*. Such assessments shall be prepared by suitably qualified experts with hydrological experience and shall quantify the risks and effects of any necessary mitigation, together with the measures needed or proposed to manage residual risks.

Objective CCF3 - Structural and Non-Structural Risk Management Measures in Flood Vulnerable Zones

Ensure that applications to existing developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following - floor levels, internal layout, flood resilient construction, flood resistant construction, emergency response planning, access and egress during flood events.

Objective CCF4 - Water Bodies and Watercourses

The existing streams in Bearna shall be protected as follows:

- Restore and reinstate streams or portions of streams that have been filled in or covered over as part of new developments;
- Culverting of the streams shall be restricted in new developments except in the case where it can be demonstrated that it mitigates against flooding and/or where it can add to and enhance the overall enjoyment and amenity of the development.

Objective CCF5 - Coastal Protection

Promote the use of soft approaches to coastal protection that work with the natural features and processes at the foreshore.

Objective CCF6- Inappropriate Development on Flood Zones

Where a development/land use is proposed within any area subject to this objective the development proposal will need to be accompanied by a detailed hydrological assessment and robust SUDS design which demonstrates the capacity to withstand potential flood events to maintain water quality and avoid potential effects to ecological features.

- Any development proposals should be considered with caution and will be required to comply with *The Planning System and Flood Risk Management Guidelines for Planning Authorities/Circular PL2/2014* & the associated Development Management Justification Test.
- Climate Change should be duly considered in any development proposal.
- Protect the riparian zones of watercourse systems throughout the plan area through a general 10 metre protection buffer from rivers within the plan area as measured from the near river bank, (this distance may be increased and decreased on a site by site basis, as appropriate).
- Any development proposals submitted for this site will require a detailed ecological report (s), carried out by suitably qualified personnel for the purposes of informing Appropriate Assessment Screening by Galway County Council, the competent authority (in accordance with Objective DS 6 of the Galway CDP 2015-21).
- The relevant lands will be outlined and flagged with a symbol on the land use zoning map and on the GIS system of Galway County Council so that staff and the public are aware of the special conditions/constraints attached.
- A briefing will be provided to relevant staff within Galway County Council on the special conditions and constraints on relevant lands.

1.4.11 Infrastructure and Services

The sustainable growth of Bearna is dependent on the satisfactory provision of adequate infrastructure and utility services to support existing and new developments, in a manner that is efficient, cost effective, and environmentally friendly and protects public health. There is generally an adequate level of infrastructure and services in Bearna at present. However, there is a need to ensure that there is sufficient infrastructure and services to support the continued growth of the village over the plan period and beyond. In this regard, the Bearna Plan supports the provision of a public sewage treatment plant within the plan area to safeguard the future development of the village. This plan also requires all new significant developments to connect and utilise the existing public infrastructural network and services operating in Bearna.

Infrastructure and Services Objective - Refer also to Chapters 6 & 7 of the GCDP

Objective IS1 - Wastewater Treatment Plant

Support the provision of a new stand-alone tertiary wastewater treatment plant to serve existing and future developments in Bearna.

2. Land Use Management

2.1 Land Use Management Objectives

Land Use Zoning Objectives

Objective LU1 - Village Centre (VC)

Promote the development of the Village centre as an intensive, high quality, well-landscaped, appropriately scaled and accessible environment, with an appropriate mix of uses, including residential, commercial, service, tourism, enterprise, public and community uses that also provides a range of retail services, facilities and amenities to the local community and visitors to the village. The village centre shall remain the primary focus for retail and service activity within Bearna.

Objective LU2 - Residential (R)

Promote the development of appropriate and serviced lands to provide for high quality, well laid out and well landscaped sustainable residential communities with an appropriate mix of housing types and densities, together with complementary land uses such as community facilities, local services and public transport facilities, to serve the residential population of the area.

Protect existing residential amenities and facilitate compatible and appropriately designed new infill development, in accordance with the proper planning and sustainable development of the area.

Objective LU3 - Community Facilities (CF)

Promote the 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.

Objective LU4 - Open Spaces/Recreation and Amenity (OS)

Promote the development of open spaces and recreational activities in accordance with best practice and on suitable lands with adequate access to the local community and retain existing open space and recreational facilities, unless it can be demonstrated to the satisfaction of Galway County Council that these uses are no longer required by the community. Ensure that any flood risk areas within the OS zone are appropriately managed to avoid, reduce and/or mitigate, as appropriate, the risk and potential impact of flooding.

Objective LU5 - Public Utilities (PU)

Facilitate the provision and maintenance of essential public utility infrastructure, together with necessary ancillary facilities and uses, as appropriate.

Objective LU6 - Transport Infrastructure (TI)

Facilitate the provision and maintenance of essential transportation infrastructure, including public roads, footpaths, cycle ways, bus stops and landscaping, together with any necessary associated works, as appropriate. New roads shall be subject to needs assessment and detailed corridor and route selection processes taking into account, inter alia, environmental constraints and opportunities.

Objective LU7 - Non Conforming Uses

Where existing uses do not conform with the land use zoning objectives or matrix of the plan, the Planning Authority shall facilitate/support their relocation to more sustainable and appropriately zoned lands, as appropriate.

Objective LU8 - Constrained Land Use Zone (CL)

To facilitate the appropriate management and sustainable use of flood risk areas.

This zoning 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 Bearna Plan, which would contribute towards the compact and sustainable urban development of the village.

The underlying zoning or the existing permitted uses are 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.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with *The Planning System and Flood Risk Assessment Guidelines & 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, so as 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 also refer to DM Guidelines FL 1 of this plan).

Objective LU9-Coastal Edge (CE)

a). The Coastal Edge will be conserved and enhanced, as appropriate as a strategic high amenity resource, providing opportunities for recreation, conservation and local amenity, whilst avoiding development which would have a detrimental impact on this area.

b). Genuine rural housing need shall be considered within the Coastal Edge Zone in accordance with the provisions as set out under objectives in Chapter 3 of the Galway County Development Plan 2015-2021.

3. Development Guidelines

3.1 Development Densities Guidelines

Development Densities

DM Guideline DM1 – Development Densities

The development of higher densities will need to be appropriate to the context and will be assessed based on the merits of the proposal and subject to good quality design, compliance with both qualitative and quantitative standards, location, capacity of the site and infrastructure to absorb development, existing character of the area, established densities on adjoining sites, protection of residential amenities, proximity to public transport, etc. The Planning Authority may use its discretion in varying these density standards.

The development density guidance in the tables below indicate the range of densities generally considered appropriate in the various land use zones and in different residential locations within the plan area.

Land Use Zone	Plot Area Ratio	Maximum Site Coverage	Minimum Public Open Space
Zone VC	1.00 to 1.25 PAR	80%	Site Specific
Zone R	0.10 to 0.50 PAR	50%	15%
Zone CF	Site Specific	Site Specific	15%
Zone OS	Site Specific	Site Specific	Site Specific
Zone CE	Site Specific	Site Specific	Site Specific
Zone PU	Site Specific	Site Specific	Site Specific
Zone TI	N/A	N/A	N/A

Notes:

- Plot Area Ratio** – Plot area ratio refers to the gross floor area of buildings on a site divided by the gross site area, where the gross floor area is expressed as a fraction of the gross site area.
- Site Coverage** – Site coverage refers to the percentage of gross floor area of the building(s) footprint on the site. Increased site coverage may be considered on sites where underground or part-basement parking is provided, subject to high standards of design, adequate natural lighting and the protection of the amenity of adjacent developments.
- Public Open Space** – Public open space generally refers to usable, well-located green areas but in certain cases may also include paved areas that can be used for recreation, that are well-landscaped and that form an integral part of the development. Public open space would generally only be required in non-residential and multiple unit residential developments.

Residential Density	Dwelling Units/Ha	Dwelling Units/Acre	Possible Appropriate Locations
Medium to High	35 - 50	14 - 20	Village centre or immediately adjacent to public transport hubs.
Low to Medium	15 - 35	6 - 14	Neighbourhood centres (typically within 400m walking distance of centre point), inner urban suburbs.
Low	5 - 15	2 - 6	Urban periphery, outlying lands, areas with capacity/environmental constraints.

3.2 Flood Risk Management Guidelines

Flood Risk Management Guidelines

DM Guideline FL1 – Flood Zones and Appropriate Land Uses

The table below indicates the types of land uses that are appropriate in each of the Flood Zones identified within the plan area, in accordance with *The Planning System and Flood Risk Management Guidelines 2009* (and as updated). Where developments/land uses are proposed that are considered inappropriate to the Flood Zone, then a Development Management Justification Test and Site-Specific Flood Risk Assessment will be required in accordance with *The Planning System and Flood Risk Management Guidelines 2009* (and as updated).

Land Uses	Flood Zone A	Flood Zone B	Flood Zone C
HVD – Highly Vulnerable Development	Inappropriate (if proposed then Justification Test & detailed FRA required)	Inappropriate (if proposed then Justification Test & detailed FRA required)	Appropriate (screen for flood risk)
LVD – Less Vulnerable Development	Inappropriate (if proposed then Justification Test & detailed FRA required)	Inappropriate due to climate change (if proposed then Justification Test & detailed FRA required)	Appropriate (screen for flood risk)
WCD – Water-Compatible Development	Appropriate (detailed FRA may be required)	Appropriate (detailed FRA may be required)	Appropriate (screen for flood risk)

Notes (refer to *Flood Risk Management Guidelines 2009* for additional detail):

1. HVD – Houses, schools, hospitals, residential institutions, emergency services, essential infrastructure, etc.
2. LVD – Economic uses (retail, leisure, warehousing, commercial, industrial, non-residential institutions, etc.), land and buildings used for agriculture or forestry, local transport infrastructure, etc.
3. WCD – Docks, marinas, wharves, water-based recreation and tourism (excluding sleeping accommodation), amenity open space, sports and recreation, flood control infrastructure, etc.

Please refer to separate supporting document ‘*Stage 2 Strategic Flood Risk Assessment for the Bearna Plan*’,

4. Land Use Zoning Matrix

4.1 Land Use Zoning Matrix

Land Uses	VC	R	CF	OS	CE	PU	TI
Commercial and Industrial Uses	VC	R	CF	OS	CE	PU	TI
Amusement	O	N	N	N	N	N	N
ATM	P	O	O	N	N	N	N
Bank/Building Society	P	N	N	N	N	N	N
Bar/Restaurant	P	N	N	N	N	N	N
B&B (Bed & Breakfast) ¹	O	O ¹	N	N	N	N	N
Betting Office	O	N	N	N	N	N	N
Boarding Kennel	N	N	N	N	N	N	N
Café ²	P	O	O ²	N	N	N	N
Caravan park - Holiday	N	N	N	N	N	N	N
Cash & Carry	N	N	N	N	N	N	N
Casual Trading	O	N	N	N	N	N	N
Cinema	P	N	O	N	N	N	N
Conference Centre	P	N	O	N	N	N	N
Data-Centres/Web-Hosting Centres	P	N	N	N	N	N	N
Drive-through Restaurant	O	N	N	N	N	N	N
Enterprise Centre	O	N	N	N	N	N	N
Extractive Industry	N	N	N	N	N	N	N
Garden Centre	O	N	N	O*	N	N	N
GP & Medical Related Services	P	O	O	N	N	N	N
Guesthouse ¹	P	O ¹	N	N	N	N	N
Hair Dressing Salon/Personal/Grooming	P	O	N	N	N	N	N
Home-based Economic Activity ¹	O	O ¹	N	N	N	N	N
Hostel	P	O	O	N	N	N	N
Hotel	P	O	N	N	N	N	N
Household Fuel Depot	N	N	N	N	N	N	N
Industrial	N	N	N	N	N	N	N
Logistic, Storage & Distribution Units	N	N	N	N	N	N	N
Media Recording & General Media Assoc. Uses	O	O	N	N	N	N	N
Motor Sales Showroom	O	N	N	N	N	N	N
Night-club	O	N	N	N	N	N	N
Office (<100m ²)	P	O	N	N	N	N	N
Office (100m ² to 1000m ²)	O	N	N	N	N	N	N
Office Park (>1000m ²)	N	N	N	N	N	N	N
Petrol Station	O	N	N	N	N	N	N
Professional /Other Services	P	O	N	N	N	N	N
Restaurant	P	N	N	N	N	N	N
Science & Technology Based Business	O	N	N	N	N	N	N
Scrap Yard	N	N	N	N	N	N	N
Service Garage	O	N	N	N	N	N	N
Shop – Comparison	P	N	N	N	N	N	N
Shop – Convenience	P	O	N	N	N	N	N
Shops – Large Scale Convenience/ Comparison Centre	O	N	N	N	N	N	N
Small Scale Manufacturing	N	N	N	N	N	N	N
Storage Depot	N	N	N	N	N	N	N
Take-Away	O	N	N	N	N	N	N
Transport Depot	N	N	N	N	N	O	N
Veterinary Surgery	O	O	N	N	N	N	N
Warehousing (Incl. Wholesale)	N	N	N	N	N	N	N
Warehousing (Retail/Non-Food <700m ²) ³	O	N	N	N	N	N	N
Warehousing (Retail/Non-Food/Bulky Household Goods 700m ² – 5,000m ²) ³	N	N	N	N	N	N	N

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Land Uses	VC	R	CF	OS	CE	PU	TI
Residential Uses	VC	R	CF	OS	N	PU	TI
Apartments ¹	P	O ¹	N	N	N	N	N
Halting Site	N	O	O	N	N	N	N
Residential (Excluding Apartments) ¹	O	P ¹	N	N	N*	N	N
Retirement Home	O	P	O	N	N	N	N
Short term holiday accommodation	O	N	N	N	N	N	N
Public, Community and Institutional Uses	VC	R	CF	OS	CE	PU	TI
Buildings for the Health, Safety & Welfare of the Public	P	O	O*	N	N	N	N
Cemetery	N	O	P	O*	N	N	N
Childcare Facilities (Crèche/Nursery)	P	O	P	N	N	N	N
Club House & Associated Facilities	O	O	P	O*	N	N	N
Community Facility	P	O	P	O*	N	N	N
Crematorium	N	O	O	O	N	N	N
Cultural/Recreational Building	P	O	P	O*	N	N	N
Education – Primary/Secondary	O	O	P	O*	N	N	N
Education – Other Education/Training	P	O	P	O	N	N	N
Funeral Home	P	O	O	N	N	N	N
Leisure	P	O	P	O*	N	N	N
Library	P	O	P	N	N	N	N
Place of Public Worship	O	O	O	N	N	N	N
Open Space, Recreation and Amenity Uses	VC	R	CF	OS	CE	PU	TI
Golf Course	N	N	N	O*	N	N	N
Recreational/Cultural Activities	O	O	P	O*	O*	N	N
Agricultural Uses	VC	R	CF	OS	CE	PU	TI
Abattoir	N	N	N	N	N	N	N
Agricultural Building	N	O	N	O*	N	N	N
Mart/Co-op	O	N	N	N	N	N	N
General/Services and Infrastructure Uses	VC	R	CF	OS	CE	PU	TI
Advertisements – Freestanding	O	N	O	N	N	O	O
Car Park	P	O	O	N	N	N	O
Recycling/Bring Bank Facilities	O	O	O	N	N	O	N
Refuse Landfill	N	N	N	N	N	N	N
Utilities Infrastructure & Public Service Installations	O	O	O	O*	N	P	O
Small scale, domestic Wind/Renewable Energy	O	O	O	O*	N	O	N

General Notes on Land-Use Zoning Matrix:

- (1) These uses on Residential lands will be considered subject to Objective RD3, or as appropriate.
- Cafe** (2) – This use will be considered where it is ancillary to an overall compatible development to serve the needs of the immediate area.
- Warehousing** (3) – The development or subdivision of stores into less than 700m² shall not normally be permitted in edge-of-centre and out-of-centre locations, in accordance with the Retail Planning Guidelines 2012 (or any updated/superseding document).
- Data Centre** – May be defined as a facility, which has information technology equipment installed and operated, as well as storing and distributing electronic data.
- Zone R: Residential** – Phase 1 is phased for residential development within the lifetime of this Plan;
-Phase 2 is generally not developable during the lifetime of this Plan, subject to the provisions and exceptions set out under Objective RD3.
- *OS** – See also **Map 2 – Flood Risk Management, Objective CCF1 and DM Guideline FL 1**.
Notwithstanding the Open Space/Recreation and Amenity zoning, proposed uses in this zone must demonstrate compliance with **The Planning System & Flood Risk Guidelines** (2009) (or as updated) in particular Chapter 3. A Justification Test may be required as set out in said guidelines.
- No specific land uses are attributed to the Constrained Land Use zone as this zone reflects existing development located within Flood Zone A/B. For guidance on uses/development appropriate in this zone, please refer to **Objectives LU9 and DM Guideline FL1** of this plan, **Map 2 and The Planning System & Flood Risk Guidelines including Departmental Circular PL2/2014**.
- N*-Not normally permitted, exceptions considered for applications under **Objective RHO4 Rural Housing Zone 4(An Gaeltacht), County Development Plan 2015-2021**.

Notes on Land Use Classes in Land Use Zoning Matrix:

The land use classes referred to in the land use zoning matrix have been defined as follows:

1. **Permitted in Principle (P)** – A use that is classified as *Permitted in Principle* is one that the Local Authority accepts in theory in the relevant zone, subject to compliance with the relevant policies, objectives, standards and requirements set out in this plan and the principles of proper planning and sustainable development.
2. **Open for Consideration (O)** – A use that is classified as *Open for Consideration* is one that the Local Authority may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with permitted uses and conforms to the proper planning and sustainable development of the area, including the policies and objectives set out in this plan.
3. **Not Normally Permitted (N)** – A use that is classified as *Not Normally Permitted* is one that, except in exceptional circumstances, will not be permitted by the Local Authority. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies, objectives, standards and requirements contained in this plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

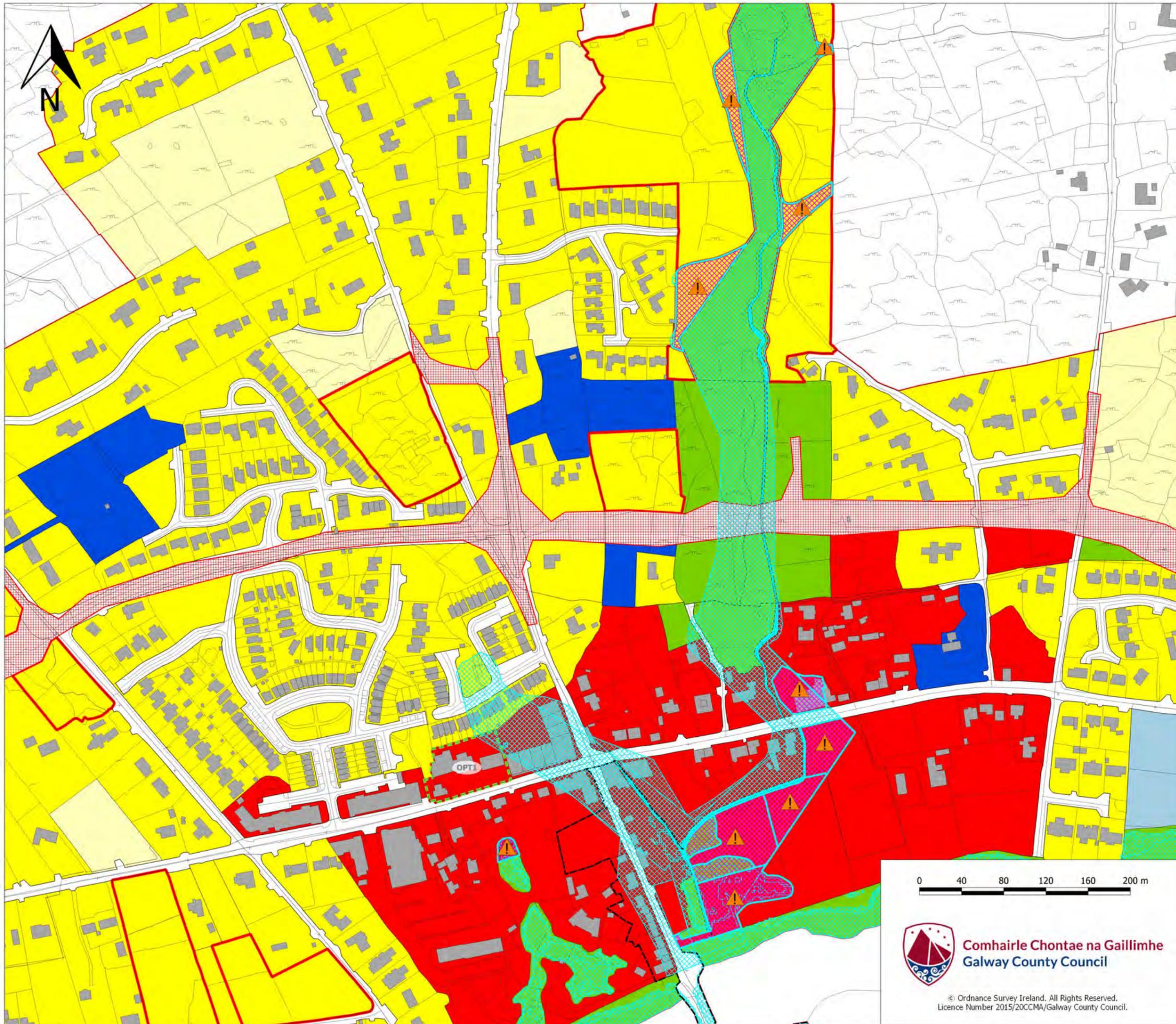
The land use zones referred to in the land use zoning matrix are comprised of the following:

1. **Zone VC** – Village Centre
2. **Zone R** – Residential
3. **Zone CF** – Community Facilities
4. **Zone OS** – Open Space/Recreation & Amenity
5. **Zone CE**-Coastal Edge
6. **Zone PU** – Public Utilities
7. **Zone TI** – Transport Infrastructure
8. **Zone CL**– Constrained Land Use - Please refer to Objective LU 9.

Zoning	Area
Residential (Phase 1)	14.36ha
Residential (Phase 2)	32.53ha

Table 4.2

5. Land Use Zoning and Flood Maps for Bearna



- Plan Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- VC - Village Centre
- CF - Community Facilities
- OS - Open Space/Recreation & Amenity
- TI - Transport Infrastructure
- Rivers & Streams
- CE - Coastal Edge
- CL - Constrained Land Use
- Architectural Conservation Area
- Proposed Berna Inner Relief Road
- OPT Opportunity Site
- ▲ Objective CCF6 - Inappropriate Development on Flood Zones
- Mitigation Measures Apply

0 40 80 120 160 200 m

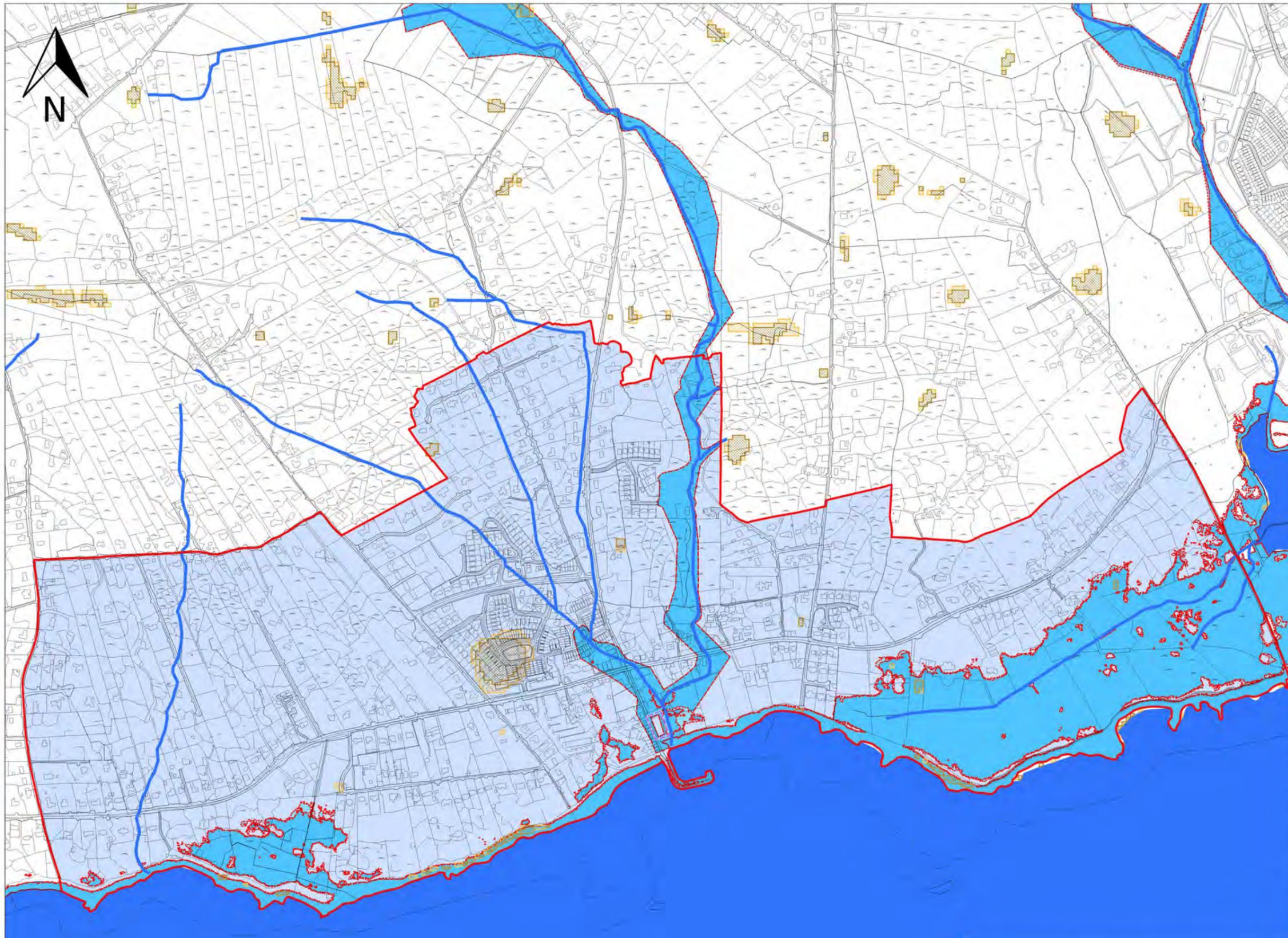


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Variation 2(a) to
Galway County Development Plan
2015-2021, Berna Plan

Village Centre
Land Use Zoning Map for
Berna

July 2018



- Plan Boundary
- Indicative Flood Zone A
- Indicative Flood Zone B
- Indicative Flood Zone C
- Pluvial Indicative
- Pluvial Extreme
- Rivers & Streams
- Coastal Waters
- Flood Zone to the east of Pier Road is discussed under the Important User Note below.

Important User Note:

The indicative Flood Risk Zones were produced as part of the Strategic Flood Risk Assessment (SFRA), the findings of which accompany the Plan. The delineation of Indicative Flood Risk Zones has taken into account various factors including historical and predictive indicators of flood risk, potential source and direction of flood paths and locations of topographical and built features.

In addition, the flood zones at lands to the east of Pier Road were informed by and are consistent with information on flood risk that was submitted by a landowner as part of the consultation on the Proposed Amendment to the Bearna Local Area Plan 2007-2013. This information was reviewed again as part of this SFRA. Prospective applicants should ensure compliance flood risk management provisions contained within the Plan as varied, including Objective CCF 1 "Flood Zones and Appropriate Land Uses" and Objective CCF 2 "Specific Flood Risk Locations".

The Zones indicate broadly where there are elevated levels of flood risk and have informed the Bearna Plan. The zones should not be relied on solely for site-specific flood risk assessments. The zones may be updated in the future to take account of new information.

Note:

This map should be read in conjunction with the relevant land use zoning map and provisions outlined within the County Development Plan as varied.



Comhairle Chontae na Gaillimhe
Galway County Council

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Galway County Development Plan
2015-2021

Bearna

Flood Risk Management

July 2018