

Galway County Council

**Ballinasloe Draft Local Area Plan
2015-2021**

**Strategic Flood Risk Assessment of
Material Alterations**

4-04-03

Issue 1 | 29 July 2015

The maps produced as part of this study were prepared for the purpose of informing the Ballinasloe Draft Local Area Plan 2015-2021 and broadly indicate areas that may be prone to flooding. The study has taken into account various factors including local knowledge, photography, site walkovers and published data sources indicative of flood risk. The Indicative Flood Risk Zones should not be solely relied upon for site-specific flood risk assessments.

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1 Introduction

The Ballinasloe Draft Local Area Plan 2015-2021 was prepared and placed on public display for six weeks from Thursday 2 April 2015 to Thursday 14 May 2015. A total of 25 submissions were received on the Draft Plan and a Chief Executive's Report on the Draft Submissions was prepared and submitted to the Members of Galway County Council for their consideration.

On the 20 July 2015, at Council Meeting, the Elected Members considered the Draft plan and Chief Executive's Report and proposed a number of Alterations to the Ballinasloe Draft Local Area Plan, which were deemed to be Material Alterations.

In this report, the proposed Material Alterations are reproduced and comments on each are given in the context of the Strategic Flood Risk Assessment carried out for the draft Plan.

This report should be read in conjunction with the Strategic Flood Risk Assessment of the Ballinasloe Draft Local Area Plan 2015-2021.

2 Strategic Flood Risk Assessment of the Proposed Material Alterations of the Draft Ballinasloe Draft Local Area Plan 2015-2021

The following text formatting is used to highlight changes that are recommended as part of the proposed Material Alterations to the Ballinasloe Draft Local Area Plan:

- Existing Text – Shown in black text
- Proposed Addition – Shown in **red text** highlighted yellow
- Proposed Deletion – Shown in red strikethrough text with yellow highlight

Strategic Flood Risk Assessment comments / recommendations on the Proposed Material Alterations are shown in *green italics*.

Proposed Material Alterations to the Ballinasloe Draft Local Area Plan 2015 – 2021
Proposed Land Use Zoning Material Alterations (see attached Map 1A)
<p>MA 1: Rezone the subject land from Agricultural zoned land to R – Residential (Phase 2) outside the 90m buffer zone from the M6 Motorway at Garbally Demesne (Mackney) as per attached Map 1A.</p> <p><u><i>Strategic Flood Risk Assessment Comments / Recommendations</i></u></p> <p><i>The site of this Material Alteration is located in Flood Zone C, therefore is deemed to be acceptable in terms of flood risk.</i></p>
<p>MA 2A: Rezone undeveloped lands from Commercial/Mixed Use to Business and Enterprise (B & E) as per attached Map 1A.</p> <p>Amend the Land Use Zoning Matrix under Business and Enterprise (B & E) zoning re cinema from ‘Not Permitted’ to ‘Open for Consideration’.</p> <p><u><i>Strategic Flood Risk Assessment Comments / Recommendations</i></u></p> <p><i>The site of this Material Alteration is located in Flood Zone C, therefore is deemed to be acceptable in terms of flood risk. However, it is noted that Figure 7 in the Draft SFRA Report and Map 3A/3B of the Draft Plan show areas of potential pluvial flood risk area on this site. Therefore a site-specific flood risk assessment will be required for development proposals on this site.</i></p>
<p>MA 2B: Rezone the subject land from R – Residential Existing to Commercial/Mixed Use (C2), as per attached Map 1A.</p> <p><u><i>Strategic Flood Risk Assessment Comments / Recommendations</i></u></p> <p><i>The site of this Material Alteration is located in Flood Zone C, therefore is deemed to be acceptable in terms of flood risk.</i></p>
<p>MA 3:</p> <p>a) Rezone undeveloped C1 land in Flood Zone B to Open Space, Recreation and Amenity (to address the mapping error noted), as per attached Map 1A.</p>

- b) Consequential amendments to be made to the Specific Objectives Maps 2A/2B.
c) Amend the Disclaimer on the title page of the **Draft SFRA** as follows (and to delete the existing one)

The maps produced as part of this study were prepared for the purpose of informing the Ballinasloe Draft Local Area Plan 2015-2021 and broadly indicate areas that may be prone to flooding. The study has taken into account various factors including local knowledge, photography, site walkovers and published data sources indicative of flood risk. The Indicative Flood Risk Zones should not be solely relied upon for site-specific flood risk assessments.

- d) Insert the following User Note to Figures 5 and 7 of the **Draft SFRA** as follows:

The delineation of Indicative Flood Risk Zones has taken into account various factors including local knowledge, photography, and site walkovers and published data sources indicative of flood risk. The Zones indicate broadly areas that may be prone to flooding and have informed the Plan. The Zones are indicative and should not be relied upon solely for site-specific flood risk assessment. The Zones may be updated in the future to take account of new information.

Strategic Flood Risk Assessment

SFRA report to be amended to take account of this Material Alteration

Proposed Material Alterations to the Ballinasloe Draft Local Area Plan 2015 – 2021

Proposed Textual Alterations

MA 4:

1. Amend the text in the Local Area Plan, as appropriate, to reference European sites and update terminology in relation to the AA process, as appropriate, throughout the plan document.

2. Include the following text amendments to the Draft Local Area Plan and amendments to the NIR as appropriate:

Objective CF 4 – Lands for Community Facilities and Amenities

- a) Ensure that.....and allow for existing community facilities to expand on adjacent **Community, Facilities and Amenities (CF)** lands zoned for such uses.

Amend **Specific Objectives Maps 2A/2B**, to delete the Specific Objective CF5 from the south eastern area of the plan adjoining the cycle and pedestrian network.

Include a new objective in **S. 2.2.5** of the Draft Plan as follows:

Objective DS 9 – Appropriate Assessment Screening/Appropriate Assessment and the Conservation Objectives of European Sites

It is an objective of Galway County Council to ensure that Appropriate Assessment Screening and Appropriate Assessment, if required, is undertaken in view of the Conservation Objectives of the European sites that may be affected by any proposed development that:

a) the AA process will be a scientific assessment that will present relevant evidence where required, including data and analysis as available from the most up to date Article 17 reports on the conservation status of the natural habitats and species in the Habitat Directive Annexes and the most up to date Article 12 reports on status and trends of bird species, in addition to, data on ecological features in or near the Plan area available from other sources e.g. National Biodiversity Data Centre, Bird Watch Ireland, Bat Conservation Ireland and other sources as appropriate.

b) similarly that all habitats and species protected by Article 10 of the Habitats Directive and any other sites that may be considered as stepping stones in support of European sites will be addressed as part of the AA process.

Include a new Development Management Guideline in **S. 3.10.2** of the Draft Plan as follows

DM Guideline NH2 – Conservation Management Plan/Environmental Operating Plan and Project Specific Mitigation Measures

Project specific mitigation measures may be included in a Construction Management Plan (CMP) or an Environmental Operating Plan (EOP) and will be commensurate to the level of impact predicted and determined to be successfully employable with regard to the Conservation Objectives of the European sites in question.

The CMP or EOP may be required to present information on mitigation in terms of :

- 1) Evidence of how these will be secured and implemented and by whom;
- 2) Evidence of the degree of confidence of their likely success;
- 3) Timescale, relative to the plan or project, for their implementation or completion;
- 4) Evidence as to how the measures will be monitored and, should mitigation failure identified, how that failure will be rectified.

Amend the titles of Objective DS3 and Objective NH1 as follows:

- **Objective DS3 - ~~Natura 2000 Network and Habitats Directive Assessment European Sites~~;**
- **Objective NH 1 – ~~Natura 2000 Sites-European Sites~~**

Include additional text as follows:

'Refer to Objective DS 9 – Appropriate Assessment Screening/Appropriate Assessment and the Conservation Objectives of European Sites and to DM Guideline NH2 - Construction Management Plans/Environmental Operating Plan and Project Specific Mitigation Measures'

to each of the following Objectives

- **Objective DS 3 – ~~Natura 2000 Network and Habitats Directive Assessment European Sites~~**
- **Objective CF 4 - Lands for Community Facilities and Amenities**
- **Objective CF 5 - Educational Facilities (Refer to Maps 1A/1B and to Maps 2A/2B)**
- **Objective CF 13 – Amenity Network;**
- **Objective CF 14 – Linear Park**
- **Objective CF 15 – Cycle and Pedestrian Networks;**
- **Objective CC 2–Climate Change & Green Infrastructure;**
- **Objective UD 4 – Green Networking and Landscaping;**
- **Objective ED 8 – Water-Based Tourism;**
- **Objective TI 7- Walking and Cycling Strategies;**
- **Objective TI 12 – Rail Facilities/Services & Dualing of the Rail Tracks;**
- **Objectives TI 13 – Amenity/Walking Cycling Network.**
- **Objective NH 1 – ~~Natura 2000 Sites-European Sites~~**

Amend Objective FL 4 as follows:

Objective FL 4 - Management of Flood Risk in relation to ~~Natura-Sites~~ **European Sites**

In circumstances where certain measures proposed to mitigate or manage the risk of flooding associated with new developments are likely to result in significant effects to the environment or ~~Natura 2000~~ **European** sites, ~~the new developments~~ and ~~such these~~ measures will undergo environmental assessment and ~~Habitats Directive Appropriate Assessment~~, as appropriate.

Amend **Objective FL 7 - Protection of Water Bodies and Watercourses** with the inclusion of new text as follows:

- **Ensure that any new development proposals within or near the 10m buffer are adequately assessed, undergo Appropriate Assessment and the preparation of**

an NIS, should screening show that this is necessary and where the PA consider that such screening/assessments are required.

Amend **Objective NH 6 – Biodiversity and Ecological Networks (Refer to Maps 2A/2B)** with the inclusion of new text under new part e) as follows:

- e) Ensure that any new development proposals within or near the 10m buffer are adequately assessed, undergo Appropriate Assessment and the preparation of an NIS, should screening show that this is necessary and where the PA consider that such screening/assessments are required.

Amend **Objective NH 3 – Environmental Management** as follows:

Ensure that any new development proposals on or near the environmental management area that may impact on River Suck Callows Special Protection Area (SPA; Site Code 004097), the Suck River Callows Natural Heritage Area (NHA: Site Code 000222; S.I 575 of 2005) are adequately assessed, undergo ~~environmental and/or Habitats Directive~~ Appropriate Assessment and the preparation of an NIS, should screening show that this is necessary

- Seek to ensure that a **minimum setback of 10 meters** is
- In the event of lighting being proposed along watercourse corridors an Ecological Impact Assessment extent possible. No lighting will be installed without prior ~~consultation with NPWS~~ planning permission and shall be in line with advances in knowledge into

Amend **Objective NH 4** as follows:

Protect Natural Heritage.....Where a proposed development within the plan area may give rise to likely significant effects on any Natural Heritage Area or proposed Natural Heritage Area (e.g. Ballinasloe Esker proposed Natural Heritage Area (pNHA: Site Code 001779), an EIA/EIS may be required and shall be carried out in accordance with the EIA Directive and associated regulations.

Amend **Objective NH 13** as follows:

Objective NH 13 – ~~Consultation with Environmental Authorities~~ Screening for Appropriate Assessment

Ensure that all development proposals are screened to determine whether they on their own or in combination with other plans and projects are likely to have a significant ~~direct, indirect or cumulative~~ effect on ~~the integrity or conservation objectives of any Natura 2000~~ a European site in view of its conservation objectives. and, ~~where~~ significant effects are likely or uncertain; an NIS will be required in accordance with the Habitats Directive.

~~there will be a requirement for consultation with the relevant environmental authorities as part of any Habitats Directive Assessment that may be required.~~

Amend **Objective NH 14** as follows:

Objective NH 14 – NPWS & Integrated Management Plans

Galway County Council shall seek to engage with and support the National Parks and Wildlife Services (NPWS) at their request to ensure integrated Management Plans are prepared for all ~~Natura~~ European sites within the sphere of influence of the Ballinasloe LAP area and ensure that such plans prioritise achieving the conservation objectives of European sites, that they are practical, achievable and sustainable and have regard to all relevant ecological, cultural, social and economic considerations and with special regard to the local community.

Amend **Objective NH1** and consequential amendments to **Objective DS3** of the Draft plan as follows:

Objective NH 1/Objective DS3 – Natura 2000 European Sites

Protect European sites that form part of the Natura 2000 network

A plan or project (e.g. proposed development) within the plan area will only be authorised after the competent authority (Galway County Council) has ascertained, based on

scientific evidence **including a Screening for Appropriate Assessment and Appropriate Assessment if necessary, Habitats Directive Assessment where necessary, that**

1. The plan or project will not give rise to significant adverse direct, indirect or secondary impacts on the integrity of any **Natura 2000 European site** (either individually or in combination with other plans or projects); or
2. The plan or project will adversely affect the integrity of any **Natura 2000 European site** (that does not host a priority natural habitat type and/or a priority species)
3. The plan or project will adversely affect the integrity of any **Natura 2000 European site** (that hosts a priority natural habitat type and/or a priority species)

Strategic Flood Risk Assessment Comments / Recommendations

SFRA report to be amended to take account of amendments to Objectives FL 4 and FL 7.

MA 5:

Update **Policy TI 2** in the Draft plan as follows:

Policy TI 2 – Roads, Streets and Parking

..... In this regard, the principles, approaches and standards set out in relevant national policy, including the Spatial Planning and National Roads Guidelines, the Sustainable Residential Development in Urban Areas Guidelines and the accompanying Urban Design Manual, the Traffic Management Guidelines (2003), the Traffic and Transport Assessment Guidelines **(2007)(2014)**, the Design Manual for Urban Roads and Streets (2013) **and the NRA Design Manual for Roads and Bridges as appropriate to the national road network outside areas subject to a reduced urban speed limit**, and any forthcoming guidelines in relation to street design and cycling facilities shall be applied to new developments, as appropriate.

Strategic Flood Risk Assessment Comments / Recommendations

No comments

MA 6:

- 1) Include specific reference to the SEA Regulations, S.I. No. 201 of 2011 within S. 1.3.2 Statutory Process (p. 6 in the Draft plan) as follows:

The Environmental Report (ER) has been prepared in accordance with the EU Directive on SEA (2001/42/EC), the **National Planning and Development (Strategic Environmental Assessment) Regulations 2004** (SI No. 436 of 2004) **as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011** (S.I. No. 201 of 2011), the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (SI No. 200 of 2011) **amending the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004** (S.I. No.435 of 2004), **and** the 2004 Strategic Environmental Assessment Guidelines. Regard has also being given to *Circular PSSP 6/2011 'Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA)*. An Environmental Report (ER) is required as part of the plan making process to assess the likely significant adverse effects on the environment of implementing the Local Area Plan, before a decision is made to adopt it.

- 2) Include a new Objective as follows:

Objective DS 10 – Future Developments and EU Directives

Ensure that all future developments within the plan area fully take into account the requirements of the EIA, Habitats, Birds, Water Framework and Flood Directives respectively, as relevant and as appropriate.

- 3) Apply textual amendments as per recommendations in Submission No 2 (DAHG) under Objective NH14 in relation to the issue of habitat mapping.

Strategic Flood Risk Assessment Comments / Recommendations

No comments

MA 7:

Amend the capacity figures in **S. 3.6.2 Utilities Infrastructure – Water Supply** as follows:

- 1) The current capacity of the town's water supply at Derrymullen is ~~4,500~~ 4,750 m³/day and the current demand is ~~3,300~~ 3,630 m³/day.
- 2) Make textual inclusions, deletions and wording changes to S. 3.6.2 Utilities Infrastructure – Water Supply as follows:

Wastewater Disposal

Ballinasloe is serviced by a public wastewater collection network with both primary and secondary treatment (with phosphorus removal). The wastewater works collects and treats domestic and commercial effluent and surface water from a combined sewerage system. The wastewater treatment plant at Pollboy has a current design capacity of 13,500 population equivalent (P.E.); the current loading to the plant is 12,100 P.E., leaving a spare capacity of 1,400 P.E. The existing plant is considered sufficient to cater for wastewater loads up to 2020, ~~the period of this plan. The waste assimilative capacity at the estimated 2020 population equivalent is 13,309 P.E. The proposed additional upgrade of the wastewater treatment plant to 1,800 P.E. is not included on Irish Water's Capital Investment Programme 2014-2016 and such works will not commence prior to 2018.~~ The requirement and provision for any further upgrades will be reviewed and considered by Irish Water when planning any subsequent Capital Investment Programme'.

An Appropriate Assessment Screening for the Ballinasloe Agglomeration was undertaken by Irish Water in relation to the Waste Water Certificate of Authorisation: D0032-01 process and it was determined that that the discharge from the wastewater treatment plant or in-combination with other sources (diffuse agricultural runoff) will not have a significant impact on the River Suck Callows SPA or downstream receiving Natura 2000 European sites¹. ~~The private sewerage works² located in the Portnick area will be connected to the foul sewer network and treatment system. Any new development within the grounds of the former St. Brigid's hospital will be required to link up with GCC network.~~

Some developments at the outer areas of the town remain connected to individual septic tanks or proprietary wastewater treatment systems. ~~The connection of existing houses to the wastewater system (which is currently served privately) should be progressed through Irish Water's New Connection process and potentially in conjunction with a DECLG subsidised Group Wastewater scheme. This New Connections process ensures that the cost associated with serving new customers is recovered from these new customers and this cost does not fall on the existing customer base.~~

- 3) Make textual inclusions, deletions and wording changes to S. 3.6.3 Water Supply, Wastewater & Surface Water Policies and Objectives as follows:

Amend Policy UI 1- Water Supply, Wastewater and Surface Water Infrastructure

Support Irish Water in the provision and maintenance of adequate ~~wastewater disposal,~~ water supply, ~~wastewater management, and surface water drainage~~ infrastructure, in accordance with EU Directives, to service the development of Ballinasloe. This will

¹ (Source: Irish Water AA Screening for the Ballinasloe Waste Water Certificate of Authorisation: D0032-01; submitted to EPA 14/08/2014 and GCC Water Services Section).

² (primary treatment GCC Discharge Licence W 005/78)

include satisfactory capacity for public wastewater ~~networks and storm-water sewers~~ as appropriate ~~and~~ a satisfactory quantity and quality of water supply. ~~and the promotion of Sustainable Drainage System approaches and techniques within the plan area.~~

Amend **Objective UI 2 – Water Supply and Water Conservation** as follows:

Support Irish Water in:

- a) ~~Ensure~~ **Ensuring** that new developments are adequately serviced with a suitable quantity and quality of drinking water supply, promote water conservation/~~demand management~~ to reduce the overall level of water loss in the public supply and require that new domestic developments provide ~~infrastructure to facilitate for water supply~~ metering when ~~making~~ a connection to the public water supply ~~is required~~;
- b) ~~Collaborate with Irish Water in~~ the upgrading of the existing water treatment plant ~~capacity~~ at Derrymullen as deemed necessary.

Strategic Flood Risk Assessment Comments / Recommendations

No comments

MA 8:

Include a new narrative on p. 35 of Draft Plan after Tourism Linkages as follows:

Agriculture Linkages

It is recognised that Ballinasloe is an important market town having a large agricultural hinterland, which is well served in recognising services such as livestock equine mart. In addition the plan recognises the importance of the Agricultural, Educational and Advisory services to the plan area.

Strategic Flood Risk Assessment Comments / Recommendations

No comments

MA 9:

Include a new narrative on p. 65 of the Draft Plan as follows:

Ballinasloe Fair

The Ballinasloe Plan supports and recognises the significance of the Ballinasloe Fair which is renowned as the largest such Fair in Europe. The Fair is highly important to the local economy of Ballinasloe and the plan recognises this.

Strategic Flood Risk Assessment Comments / Recommendations

No comments

MA 10:

Include a new policy on p. 65 of Draft Plan as follows:

Policy BAC 3 – Bridleways in Ballinasloe

Support the creation of bridleways within Ballinasloe plan area given the strong local equine connections.

Strategic Flood Risk Assessment Comments / Recommendations

No comments

MA 11:

Include a new policy on p. 42 of the Draft Plan as follows:

Policy TI 4 Bi – Lingual Road Signage

Support and facilitate Bi – Lingual Road Signage within the plan area.

Strategic Flood Risk Assessment Comments / Recommendations

No comments

MA 12:

Amend **Objective LU 3 – Residential** to include a new subparagraph No. 3 as follows:

3. Existing commercial businesses in Residential Zonings shall, as far as is practicable, be facilitated to expand and develop their commercial activity.

Amend **Land Use Zoning Matrix** as follows:

Amend **Residential Zoning from 'Not Permitted' to 'Open for Consideration' for Petrol Station.**

Strategic Flood Risk Assessment Comments / Recommendations

No comments

MISCELLANEOUS

- Update *Maps 1A and 1B-Land Use Zoning, Maps 2A and 2B - Specific Objectives and Maps 3A and 3B Flood Risk Management*, as required;
- Update *Table 1 Capacity of Zoned Land within the Ballinasloe Draft LAP* on p. 26 of the Ballinasloe Draft Local Area Plan 2015-2021 as a consequence of the Material Alterations.
- Update any typos in the document, as required.
- Any necessary updates to the NIR and SEA as appropriate.

Strategic Flood Risk Assessment Comments / Recommendations

No comments

3 Summary

This report assessed the proposed Material Alterations to the Ballinasloe Draft Local Area Plan 2015 - 2021 in the context of the Strategic Flood Risk Assessment for the Draft Plan. Generally, the proposed Material Alterations will have no significant impact on flood risk management issues in Ballinasloe. Amendments to the SFRA report will be made to take account of proposed changes to text and mapping as necessary.