



Comhairle Chontae na Gaillimhe
Galway County Council

Clifden Local Area Plan 2018-2024

December 2018



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1. Introduction

1.1 Preamble

This Local Area Plan is a land use plan and overall strategy for the development of Clifden covering the period 2018 – 2024. This plan shall have effect from the date of adoption by the elected members of Galway County Council and shall cease to have effect at the expiration of 6 years from that date, unless the plan period is extended by resolution in accordance with Section 19 (d) to (f) of the Planning and Development Act 2000 (As amended). The successful implementation of the plan should have a positive impact on Clifden, ensuring it develops in a sustainable manner and complements the implementation of the current Galway County Development Plan 2015-2021.

1.2 Profile of Clifden

Clifden is located in the western coastal area of Connemara in County Galway, approximately 80 kilometres north-west of Galway City. The coastal village of Cleggan is located approximately 10km north of Clifden town, while Ballyconnelly is 10km to the south, along the coast. The town of Clifden is the main urban settlement serving the Connemara area as well a considerable rural hinterland in the west of the county. Apart from Galway City, the nearest large urban settlement is Westport in County Mayo, which is located 80km to the north-east. Clifden is served by the National Secondary Road, the N59 which is the main Galway-Clifden-Westport route, serving Connemara.



Figure 1. Contextual location of Clifden

Clifden, “An Clochan” in Irish, is a planned town, founded in the 19th century by John D’Arcy of Kiltullagh, Athenry. His castle located west of the town centre on the Sky Road. Clifden has a rich history which has moulded the town both physically and culturally. In particular, its associations with Marconi and Alcock & Brown during the 19th Century; the Galway-Clifden railway; and its function as a Maritime Port. Its historical importance as a settlement is demonstrated in monuments such as the Famine Graveyard, Clifden Castle and Clifden Gaol, and Clifden Courthouse. Today, Clifden is a thriving local market town and tourist centre. It hosts a very successful annual Arts Festival along with many other vibrant events throughout the year.

The topography and natural features (Alpine) of the area have influenced the pattern and form of development in the town. Clifden is intersected by the Owenglin River which flows through the town and into the sea at Ardbear bay an

inlet of Clifden Bay. Clifden is one of a series of harbours facing the Atlantic, sheltered to the North and South. On the land side, Clifden lies in the sheltered valley between the Falkeeragh and Shanakeever hill ridge areas to the North and the Ardbeer and Killymongan hill areas to the South.

The Owenglin River which flows into the sea through the town of Clifden contains brown and sea trout as well as salmon, attracting anglers and tourists. Tourism is a critical economic resource for Clifden and its environs offering the visitor a microcosm of the West of Ireland with the added advantage of a well-developed tourist service centre. The continued development of the Connemara Greenway running from Clifden to Galway City will further assist the tourism draw to the area.

The Galway County Development Plan 2015 – 2021 identifies Clifden as a Key Town in the settlement hierarchy for the county. This entails it functioning as a self-sufficient service hub, offering a range services including health, community, finance, employment, educational and retail provision to a broad catchment population. The population of Clifden has risen very slightly since the last Census. The 2016 Census for Clifden settlement indicates a population of 1597. Since the 2006 Census, the population of Clifden (1497) has grown by 100 inhabitants demonstrating a 6% increase. The 2011 census figures were returned on the day of the Clifden 10 KM run and are therefore not reflective of the ordinary resident population. It is envisaged that the population of Clifden will grow by approximately 250 people over the lifetime of the County Development Plan 2015-2021, in order for the town's development to progress in structured and responsive manner to the needs of the local population requires a proactive plan that will enable the town to grow and prosper in a sustainable manner.

1.3 Local Area Plan

1.3.1 Background to the Local Area Plan

This Local Area Plan has been prepared by Galway County Council to provide a statutory framework for the future growth and development of Clifden. It is consistent with the policies and objectives contained in the Galway County Development Plan, including the Core Strategy, and seeks to address the needs and requirements of the local community, service providers and other stakeholders. The purpose of the Local Area Plan is to guide future development within the town in a sustainable and equitable manner and to inform members of the public, the local community, stakeholders and developers, of the policies and objectives that will shape the development of the town over the next six years. The policies and objectives for the development of the town include provisions in relation to land use management, community facilities, amenities, transport, infrastructure, urban design, cultural/built heritage, natural heritage and the environment.

The plan period is for 6 years, from the date of adoption by Galway County Council, unless the timeframe is extended by resolution in accordance with Section 19(1)(d) of the Planning and Development (Amendment) Act 2010. The plan area is comprised of the town and its immediate environs and is considered to provide an appropriate development envelope for the anticipated growth of the town for the plan period.

1.3.2 Statutory Process

A Local Area Plan is prepared under the provisions of Sections 18, 19 & 20 of the Planning & Development Act 2000 as amended. A Local Area Plan is statutorily required to be consistent with the objectives of the current Galway County Development Plan 2015-2021 and consists of a written statement and plans which may include objectives for the zoning of land in accordance with the proper planning and sustainable development of the area. The legislation also requires the provision of detail on community facilities, amenities and detail on standards for the design of developments and structures.

Environmental assessments have also been undertaken to assess the potential impacts of the Local Area Plan on the environment, including a Strategic Environmental Assessment (SEA), the output of which is an (SEA) Environmental Report (SEA-ER) and a Stage 2 Appropriate Assessment (AA), the output of which is an AA Natura Impact Report (AA NIR). The SEA ER has been prepared in accordance with the EU Directive on SEA (2001/42/EC), the national SEA Regulations (SI No. 436 of 2004), (SI No. 201 of 2011), the 2004 Strategic Environmental Assessment Guidelines Implementation of the SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment issued by the Department of Environment, Heritage and Local Government (DoEHLG) and regard has also being given to Circular PSSP 6/2011 'Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA). The SEA 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. The findings of the SEA are provided in SEA ER.

The AA (also referred to as) a Habitats Directive Assessment has been prepared in accordance with Article 6(3) of the EU Habitats Directive (92/43/EEC), European Communities (Birds and Natural Habitats) Regulations 2011, the Appropriate Assessment of Plans and Projects in Ireland-Guidance for Planning Authorities 2010 issued by the Department of Environment, Heritage and Local Government and the Planning and Development Act 2000, (as amended). An Appropriate Assessment is an assessment of the implications of the plan or project, alone and/or in combination with other plans and projects, on the integrity of a European Site, in view of its conservation objectives.

A Stage 2 Strategic Flood Risk Assessment (SFRA) has been prepared for County Galway, which broadly considers the flood risk issues relevant to the plan area. The Strategic Flood Risk Assessment has been prepared in accordance with the EU Floods Directive (2007/60/EC), the national European Communities (Assessment and Management of Flood Risks) Regulations 2010 (SI No. 122 of 2010), the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 issued by the DoEHLG as updated by the Departmental Circular PL 2/2014 and identifies indicative flood risk areas within Clifden.

The relevant data, recommendations and mitigation measures from the (SEA, AA & SFRA) have been incorporated into the Local Area Plan, as appropriate.

1.3.3 Plan Structure

The Local Area Plan has been structured into 4 main sections as outlined below:

Section 1	Introduction Preamble Profile of Clifden Local Area Plan Plan Informants and Key Considerations.
Section 2	Strategic Vision and Development Strategy Strategic Vision Development Strategy
Section 3	Development Policies, Objectives and Guidelines Land Use Management Residential Development Social and Community Development Economic Development Tourism Transportation Infrastructure Utilities, Climate Change and Flood Risk Management Urban Design and Landscape Built Heritage and Cultural Heritage Natural Heritage and Biodiversity

Section 4**Local Area Plan Maps**

Map 1- Land Use Zoning

Map 2- Land Use Zoning– Town Centre

Map 3- Flood Risk Management

Supporting documents include a Stage 2 Appropriate Assessment (AA/NIR), an Environmental Report (SEA/ER) and a Stage 2 Strategic Flood Risk Assessment (SFRA) for the LAP area, which are available as separate documents to the Clifden Local Area Plan.

1.4 Plan Informants and Key Considerations**1.4.1 Plan Informants**

The preparation of the Clifden Local Area Plan has been informed by a wide range of inputs, including the following:

Public Consultation	Issues raised by the local community and other stakeholders through the publication of the draft Plan for public consultation and written submissions will all be considered.
Legislative Context	All relevant Irish and European planning and environmental legislation, in particular the <i>Planning and Development Act 2000</i> (as amended), the <i>Planning and Development Regulations 2001</i> (as amended); EU Directives, including the <i>Birds Directive (2009/147/EEC)</i> , <i>Habitats Directive (92/43/EEC)</i> , <i>Water Framework Directive (2000/60/EC)</i> , <i>SEA Directive (2001/42/EC)</i> , <i>Floods Directive (2007/60/EC)</i> , <i>EU Directive 2014/52/EU</i> which amends <i>Directive 2011/92/EU on the Assessment of the Effects of Certain Public and Private Projects on the Environment (EIA)</i> and all associated regulations.
Strategic Planning Context	<p>National Planning Framework Published 16th February 2018, “Ireland 2040”, the Regional Planning Guidelines for the West Region 2010-2022, National Development Plans, the emerging Regional Spatial and Economic Strategy any subsequent Regional Planning Guidance), the National Climate Change Strategy 2007-2012 and follow on document “National Climate Change Adaptation Framework Building Resilience to Climate Change 2012, Smarter Travel - A Sustainable Transport Future 2009-2020, and a range of guidelines including the Local Area Plan Guidelines (2013), SEA Guidelines 2004, Sustainable Residential Development in Urban Areas Guidelines 2009, Spatial Planning and National Roads-Guidelines for Planning Authorities (2012), The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 & Departmental Circular PL2/2014, Implementation of SEA Directive: Assessment of the Effects of Certain Plans and Programmes on the Environment Guidelines 2004, and the Appropriate Assessment of Plans and Projects in Ireland-Guidance for Planning Authorities, 2010.</p> <p>Statutory plans, in particular the previous Local Area Plan for the Town and the need for compliance and consistency with the current Galway County Development Plan 2015-2021 and the Regional Planning Guidelines for the West Region 2010-2022 and any subsequent emerging Regional Spatial and Economic Strategy.</p>

Statutory Planning Context	Statutory plans, in particular the previous Local Area Plan for the town and the need for compliance and consistency with the current Galway County Development Plan 2015-2021 and the Regional Planning Guidelines for the West Region 2010-2022 and emerging Regional Spatial & Economic Strategy.
Local Planning Context	Local plans, strategies and studies, including: the <i>Galway County Heritage and Biodiversity Plan 2017-2022</i> ; <i>Galway Transportation and Planning Study 2002</i> ; <i>Developing Sustainable Tourism in Galway: A Framework for Action 2003-2012</i> ; and <i>Galway County Local Economic and Community Plan 2016-2022</i>
Environmental Assessment	Assessment of potential environmental impacts of the Local Area Plan, including a Strategic Environmental Assessment, Habitats Directive Assessment, the Strategic Flood Risk Assessment for County Galway and a Stage 2 Strategic Flood Risk Assessment for Clifden.

1.4.2 Plan Issues, Considerations and Challenges

The proper planning and sustainable development of Clifden encompasses a wide range of issues, considerations and challenges, many of which have been highlighted through the consultation process. The plan seeks to balance the wide ranging, and sometimes competing needs of the local community, landowners and the environment, along with promoting the important role of Clifden within County Galway. Some of the plans key issues, considerations and challenges are set out hereunder:

- **Common Vision:** A common strategic vision needs to be developed that provides a positive framework for future growth, consolidation and enhancement of the town in accordance with the principles of proper planning and sustainable development.
- **Core Strategy:** The Core Strategy in the Galway County Development Plan has identified a target population growth of up to 250 persons for Clifden through to 2021, which results in a requirement for 12.92ha of zoned land for residential purposes (based on 50% over-zoning). A key factor in the preparation of the Plan has been the determination of the best locations for residential land uses within the town to accommodate this future growth and to ensure residential development takes place in an orderly and sequential manner.
- **Population Growth:** Clifden has varied but continued population growth over the last two Census periods. Ensuring sustainable settlement patterns, including the provision of the necessary planning framework, to accommodate educational, community, leisure and recreational facilities to satisfactorily match the level of population growth, is a key issue in planning for the future.
- **Infrastructure and Sustainable Transportation:** Working towards ensuring that infrastructure is developed on an ongoing basis to service future developments in order to accommodate planned population growth, whilst ensuring compliance with the statutory obligations to achieve good water quality status under the EU Water Framework Directive and associated national legislation. Whilst the opportunities for public transport are limited in Clifden, there is scope to focus on promoting and facilitating the use of sustainable modes of transport, such as walking and cycling, in and around the town areas and along the Connemara Greenway. The reduction of car dependency and promoting Smarter Travel initiatives are also key considerations in the Local Area Plan process.
- **Economic Activity and Tourism:** Ensuring the enhancement of Clifden's role as a centre for employment for residents of both the town and wider hinterland, through maximising the its tourism opportunity presented by its location in Connemara. It is important to foster and maintain local and small scale businesses through protecting the vitality and vibrancy of the town centre, promoting and facilitating appropriate tourism ventures, while ensuring that Clifden remains an attractive place to work, live, visit and do business.

- **Heritage and Environment:** Promoting and facilitating appropriate growth of the town, while protecting the built, cultural and natural heritage of Clifden in accordance with applicable legislation and policy. This also includes consideration of the environmental designations adjacent to and within the plan boundary.
- **Flooding:** Flood risk issues are an important consideration in the preparation of the Local Area Plan, particularly in zoning lands for appropriate uses in flood risk areas, and the Local Area Plan is guided by the Stage 2 Strategic Flood Risk Assessment for the Clifden LAP area which was carried out as part of the plan making process and aligns with the guidance contained within the document The Planning System and Flood Risk Management Guidelines for Planning Authorities Guidelines for Planning Authorities (2009), as updated and the DECLG Circular PL 2/2014.

2.0 STRATEGIC VISION AND DEVELOPMENT STRATEGY

Vision Statement

To promote the sustainable development of Clifden, as a prosperous town, providing a focus for future residential, economic & social development in west Connemara. Promoting the town as a visitor destination while preserving its unique historic identity, character and environmental quality, as well as improving its accessibility.

2.1 Strategic Vision

This plan is underpinned by a strategic vision. This is intended to guide the future growth and development of Clifden in a sustainable manner, achieving the strategic objectives set out for the town in the *Galway County Development Plan* in a way that reflects the existing character and protects the amenity of the area, the surrounding landscape, heritage, environment and improves the quality of life of residents and the local community.

The strategic vision is informed by the following guiding principles:

- Realising the town's potential as the 'Key Town' as set out in the *Galway County Development Plan* and attracting the population target established in the Core Strategy up to 2021 and beyond.
- The growth of Clifden for the life of the plan should focus on establishing new sustainable communities adopting a sequential approach to the zoning of residential lands extending outwards from the centre of the Town on suitable deliverable sites in line with the *Guidelines for Planning Authorities - Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)* (2009).
- 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 the elderly, to serve a growing community, which promote an inclusive and cohesive local community.
- Maintaining a strong and vibrant town centre which attracts new businesses and provides appropriate retailing and service functions to serve the needs of the Town and its surrounding hinterland, in addition to offering a pleasant and attractive environment for shopping, business, recreation and living.
- Capitalising on the compact urban form of Clifden by encouraging greater connectivity for new development which promotes and encourages walking and cycling ensuring that principles of sustainable transportation along with practical design measures become central to the development of new neighbourhoods.
- Promoting sustainable development which minimises negative impacts on the environment and helps to mitigate against the likely effects of Climate Change on present and future generations. Including the promotion of low-carbon technologies, building and water efficiency as well as the use of renewable technologies and sustainable forms of water and wastewater drainage.
- Integration of high quality design into all future development within the Clifden LAP area, promoting innovative, green technologies throughout the plan area which make a positive contribution to the environment.
- Ensuring all new development within the Architectural Conservation Area, reinforces local distinctiveness and creates a sense of place while protecting, conserving and enhancing the historic character of Clifden.

2.2 Development Strategy

2.2.1 Core Strategy Context

A Core Strategy is required under the Planning and Development Act 2000 (as amended) to ensure that the development objectives of Development Plans/Local Area Plans are consistent, as far as practicable, with national and regional development objectives. Based on the population targets outlined in the *Regional Planning Guidelines*, the *Galway County Development Plan* identifies a population growth target of 13,160 persons for the County (not including Galway City) by 2021.

A key component of the *Clifden Local Area Plan 2018-2024* is to ensure that it aligns with the County Core Strategy/ Settlement Strategy as set out in the *Galway County Development Plan*. The Core Strategy stipulates a population growth target of 250 persons by 2021 with a housing land requirement of 12.92 ha (which includes a permitted 50% over provision) in order to accommodate residential development over the plan period. This new plan must consider the most appropriate residential development options such as phasing, rezoning or de-zoning in order not to exceed the maximum requirements of the 12.92 ha from the Core Strategy and to ensure that suitable lands are brought forward for development during the plan period.

2.2.2 Development Options

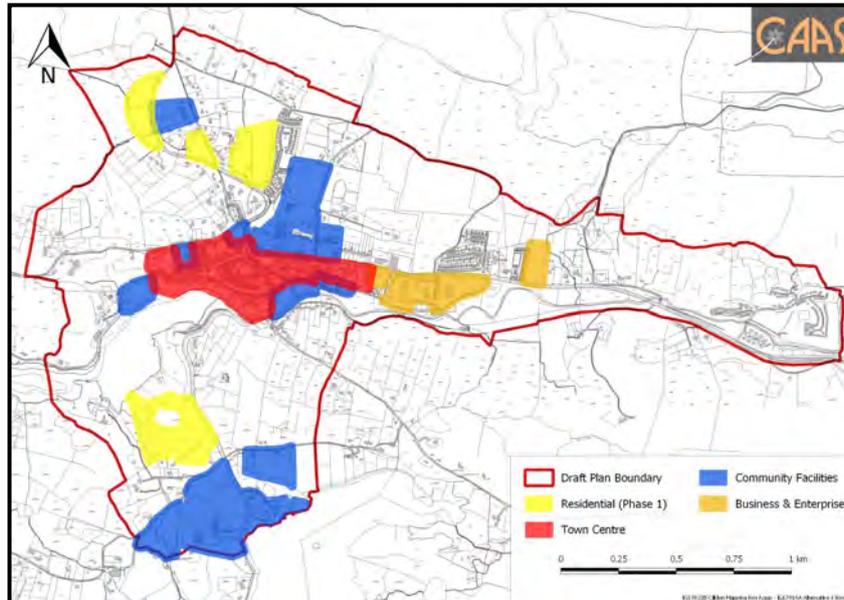
In order to achieve the strategic vision for Clifden, it is important to examine a number of Development Strategy Options to ascertain which option can deliver most effectively on the vision for the town.

A number of potential development options are outlined hereunder. These options have been developed having regard to a number of considerations including the Core Strategy, the settlement hierarchy, the role of the town as envisaged in the *Galway County Development Plan*, population and growth trends, the potential growth, the existing development pattern and character of the town, the existing amenities and environmental sensitivities and the lands and services available for future development.

Alternative 1: Even Development

- Clifden to reach population allocation, resulting in balanced orderly development and implementation of the core strategy as contained in Chapter 2 of the Galway County Development Plan 2015-2021.
- The infrastructure required to be in place to achieve the growth targets is already in place or planned.
- Residential Development to take place on R1 lands in the lifetime of the Plan, unless a comprehensive justification is provided for alternative residential lands.
- Community development facilities to be developed in tandem with economic and residential growth.
- Town Centre developments would be developed in a planned and coordinated manner focused within the town centre.
- Business and Enterprise development would occur in the periphery close to existing infrastructure.
- Opportunity sites identified with clear design and proposed uses identified.
- Open Space and Recreational Lands would be preserved.

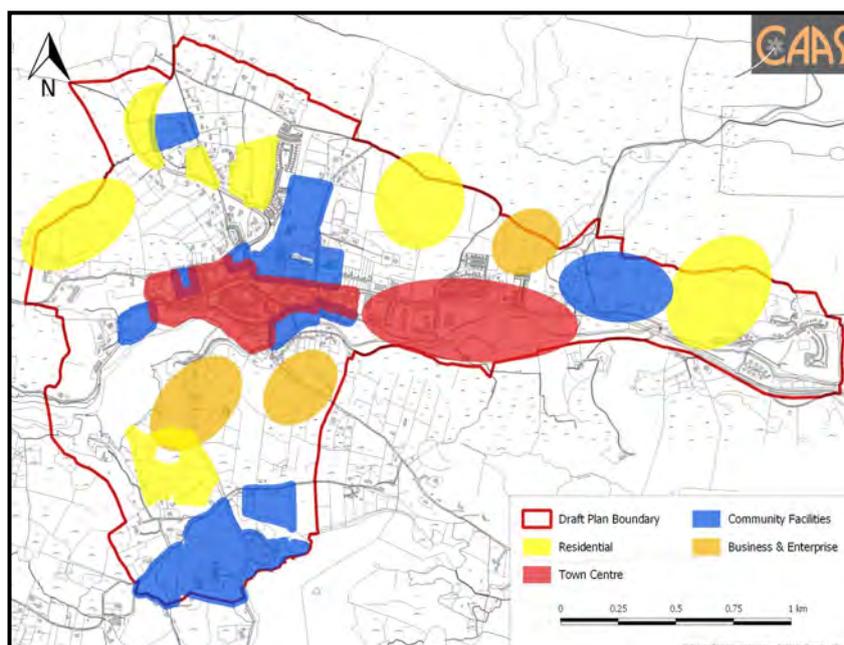
Alternative 1.



Alternative 2: Sporadic Development

- Clifden to reach population allocation, contributing towards implementation of the core strategy as contained in Chapter 2 of the Galway County Development Plan 2015-2021.
- Additional infrastructure would be required to accommodate sporadic development, more than would be required for Alternative 1 'Even Development'.
- Residential Development to take place on R1 and R2 lands in the lifetime of the Plan, unless a evidence based justification is provided for alternative residential lands.
- Community Facilities to be developed on reserved lands in tandem with economic and residential growth. Additional community lands to be provided under the alternative along the Galway Road.
- Business & Enterprise development would occur at locations including those close to residential development.
- Town centre development would be sporadic and uncoordinated around the Town centre zonings with an easterly expansion occurring along the N59 Galway Road.
- Opportunity sites are identified but no clear guidance on the design parameters or uses identified.

Alternative 2.



Alternative 3: Haphazard Development

- Clifden to reach population allocation, contributing towards the implementation of the core strategy as contained in Chapter 2 of the Galway County Development Plan 2015-2021.
- Additional infrastructure would be required to accommodate sporadic development, more than would be required for Alternative 1 'Even Development' or Alternative 2 'Sporadic Development', development would have to be serviced by private waste water treatment systems which would have to be properly maintained.
- Residential development would occur on a piecemeal and haphazard basis.
- Town centre development would be permitted throughout the plan area and not concentrated in the Town centre.
- No opportunity sites identified-laissez faire attitude in relation to development.
- Each application would be considered on its own merits and no land use zoning is provided. This policy is applied to all lands within the Plan area—therefore there is no map for this alternative.

2.2.3 Preferred Development Option

After an assessment of the development options presented, Alternative 1 is deemed the preferred Development Option.

This option includes a refined plan boundary, providing a more appropriate development envelope and greater certainty to the future growth of the Town, including rationalised land use zonings to align with the Core Strategy. It also takes account of the infrastructural capacity within the town, with particular regard to water and wastewater availability and takes cognisance of flood risk areas.

The approach promotes the consolidation of development within the plan area, supports sequential development of the remainder of the urban area from the centre outwards and ensures that serviced, residential lands close to the Town centre on less constrained developable sites and sustainable transport options are the primary focus for development in the short to medium term. This in turn will encourage reduced travel demands, more sustainable transport options and ease of access to community facilities, employment sources and retail and service provision within the town centre.

The retail function within the town centre performs a very important focus for the vibrancy and vitality of the town centre. The mix of retail offer enables the town to attract shoppers from the surrounding hinterland into the centre and allows the town to maintain its historic draw as an important market town. In addition to this, in Clifden the provision of services for Tourism are of vital importance to the town's success. The centre provides accommodation, restaurants, shopping and public services. Appropriately scaled retail in the right location, including the redevelopment of brownfield and under utilised sites in the town centre will ensure resilience and assist in reducing retail vacancy levels. The application of a sequential retail policy looking at existing vacant retail floor space in advance of edge of centre or out of centre development proposals will reduce vacancy and focus new development within the existing centre.

A significant portion of the LAP area consists of land heavily constrained by the landscape. A large portion of the land immediately surrounding the defined town centre are poorly drained and consist of varying steep gradients unsuitable for development. As a result, to achieve the core strategy zoned Residential Phase 1 land requirement it has been necessary to extend northwards and southwards from the town centre to zone appropriate lands.

This development option also takes account of the necessary environmental considerations for Clifden. A Stage 2 Strategic Flood Risk Assessment was carried out in tandem with the preparation of the Local Area Plan which informs future land uses including the avoidance of flood risk areas and the avoidance of inappropriate development. Green infrastructure and climate change were also keys elements for consideration in the preparation of this Local Area Plan.

The built heritage, including recorded monuments, National Monuments, buildings on the Record of Protected Structures, and the designated Architectural Heritage Area and buildings of vernacular interest within the town offer link to the Town's past and create a sense of place as well as giving the town its unique character.

Similarly, the natural heritage and biodiversity of Clifden are important features which contribute to the character of the area and also need to be safeguarded under the preferred development option.

Finally, this preferred Development Strategy Option is informed by the statutorily required environmental assessment and seeks to enhance sustainability, promote economic and social development and ensure quality of life and the protection of the environment. It also aligns with and aims to deliver on the Core Strategy requirements set out for Clifden in the Galway County Development Plan, Regional and National planning policies and Objectives.

Land Use Management and Zoning

In order to deliver on this preferred Development Strategy, a number of scenarios have been considered in relation to land use management and zoning:

1. Re-zoning of lands.
2. Phasing of development on lands zoned for residential uses.
3. De-zoning of lands.

The rationalising of the plan boundary, the phasing of residential development and the rezoning of certain lands for environmental reasons as well as an evaluation of deliverability is considered the most appropriate approach at this time. The zoning of suitable Residential Phase 1 land adjacent to the town centre has proven difficult in this unique landscape. Relatively level sites, with appropriate access and acceptable drainage were not immediately evident for zoning. Therefore, zoning of development lands in Clifden, it has been necessary to look both north and south of the town centre. The lands zoned to the north and south, while appearing visually remote from the town centre are within approximately 800m, have good accessibility including footpaths from the town centre.

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 that are serviceable and accessible. These lands include infill sites, extensions to the existing residential fabric and growth areas. The phasing as applied allows for some flexibility, as detailed by the policies and objectives in the plan, while adhering to the Core Strategy.

The allocation of phase 1 zoned lands has been achieved on the basis of an analysis of the planning history, site constraints, length of time zoned and land ownership (single or multiple landowners). Analysis of this information has allowed the consideration of deliverability of lands zoned as phase 1 lands within the lifetime of this Local Area Plan.

All green field/undeveloped lands located within identified flood risk areas (in particular Indicative Flood Zone A and B) have been rezoned as 'Open Space/Recreation & Amenity' in accordance with the Flood Risk Management Guidelines 2009 and the Departmental Circular PL2/2014, in order to avoid inappropriate development in high to moderate flood risk areas and to address the potential impacts of climate change. In addition, existing developed lands have been attributed a 'Constrained Land Use' zoning in order to align with the requirements of Circular PL2/2014. The plan also includes policies and objectives to ensure that the sensitivities of the flood risk areas are adequately considered, protected and managed as appropriate, in the development management process.

Larger scale employment uses are considered appropriate at existing zoned lands. The defined town centre remains the primary target for the location of new retail & tourism development, with an opportunity to consolidated retail core. In addition, the land use zoning matrix provides further guidance on appropriate uses in the various zones. Overall this is considered to be the most appropriate option at this time for securing the orderly and sequential development of Clifden.

2.2.4 Development Strategy Policy and Objectives

Development Strategy Policy

Policy DS 1 – Development Strategy

It is the overarching policy of Galway County Council to support and facilitate the sustainable development of the plan area in line with the preferred development strategy option, *Alternative 1 - Even Development* with a Refined Plan Boundary, which allows Clifden to develop in a manner that maintains and enhances the quality of life of the local community, promotes opportunities for economic development, sustainable transport options, connectivity and social integration, protects the cultural, built, natural heritage and environment and complies with relevant statutory requirements.

Development Strategy Objectives

Objective DS 1 – Orderly and Sequential Development

Support the orderly and sequential development of the plan area, focussing on consolidation of development, continued vitality and viability of the Town centre and the protection and enhancement of the existing landscape setting, character and unique identity of the town.

Objective DS 2 – Consistency with the Core Strategy

Galway County Council will ensure that developments permitted within the plan area are consistent with the zoned land allocations in the Core Strategy and associated provisions in the Galway County Development Plan 2015-2021 (as amended).

Objective DS 3 – European Sites Network and Habitats Directive Assessment

Protect European sites that form part of the European Sites network (including Special Protection Areas and Special Areas of Conservation) in accordance with the requirements in the EU Habitats Directive (92/43/EEC), EU Birds Directive (2009/147/EC), the Planning and Development (Amendment) Act 2010, the European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011) (and any subsequent amendments or updated legislation) and having due regard to the guidance in the Appropriate Assessment Guidelines 2010 (and any updated/superseding guidance). 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 and a Habitats Directive Assessment where necessary, that:

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

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

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

Objective DS 4 – Development Management Standards and Guidelines

The general development management standards and guidelines set out under the current Galway County

Development Plan, or any subsequent variation/review, shall apply as appropriate in the plan area. In addition, any specific development management guidelines set out in Section 3 of this plan shall also be applied, as appropriate, to development proposals in the plan area.

Objective DS 5 – Service Led Development

Development under the plan shall be preceded by sufficient capacity in the public waste water infrastructure and potable water infrastructure.

Objective DS 6 – Residential Development Phasing

Direct residential development into appropriately zoned and serviced areas in accordance with the phased development framework set out in Sections 3.1 and 3.2 and on Map 1- Land Use Zoning.

Objective DS 7 – Flood Risk Management and Assessment

Ensure that proposals for new developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) (or as updated) & Departmental Circular PL2/2014 and the relevant policies and objectives of this plan. (Refer to Map 3– Flood Risk Management)

Objective DS 8 – Climate Change & Adaptation

Galway County Council shall support the National Climate Change Strategy and National Adaptation Framework and National Mitigation Plan 2017 (or any updated/superseding document) including the transition to a low carbon future, taking account of flood risk, soil erosion, the promotion of sustainable transport, improved air quality, the importance of green infrastructure, the use of renewable resources and the reuse of existing resources.

3.0 DEVELOPMENT POLICIES, OBJECTIVES AND GUIDELINES

3.1 Land Use Management

3.1.1 Context

The Core Strategy of the current Galway County Development Plan 2015– 2021 sets the context and parameters for the development of Clifden as an identified 'Key Town' in the county. Based on population projections derived from the population targets set out in the North West Regional Authority, the amount of zoned residential land required to facilitate this target is set at 12.92 hectares for the time period up to 2021. Lands have also been zoned for other land uses in the plan, including town centre/commercial, business/enterprise, community facilities, open space/recreation and amenity and constrained land uses. In addition, a number of 'opportunity sites' have been identified within the plan area. These are underutilised sites in central locations with good development prospects which the Council would encourage to be brought forward for development within the lifetime of this Local Area Plan.

The land use zonings within the Clifden LAP are based on Clifden's role in the Core Strategy/Settlement Strategy, existing land use patterns, and projected needs derived from medium and long term population targets. The optimum utilisation of existing and planned infrastructure is also a key consideration in the development of this land use framework.

3.1.2 Policies and Objectives

Land Use Management Policies

Policy LU 1 – Land Use Management

It is the policy of Galway County Council to provide a land use zoning framework for the plan area, to direct the type, density and location of development, in a manner that contributes to the consolidation of the town centre, and is in compliance with the statutory requirements of the Planning and Development Act, 2000 (as amended). The land use zoning framework is supported by a residential phasing scheme to ensure compliance with the Core Strategy and to promote orderly and sequential development of the town.

Land Use Management Objectives

Objective LU 1 – Town Centre/Commercial (C1)

Promote the development of the town centre as an intensive, well connected, high quality, well-landscaped, human-scaled and accessible environment, with an appropriate mix of uses, including residential, commercial, service, tourism, enterprise, public and community uses as appropriate, that provide a range of retail, services, facilities and amenities to the local community and visitors. The town centre and associated main streets shall remain the primary focus for retail and service activity within Clifden.

Objective LU 2 – Residential (R)

Promote a phased, sequential approach on Residential zoned lands, with a strong emphasis on consolidating existing patterns of development, encouraging infill opportunities and promoting sustainable transport options.

It is an objective to:

a) Promote the development of appropriate and serviced lands to provide for high quality, well connected and well laid out and 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 population of the area.

b) 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.

A phasing scheme shall apply to residential uses on Residential (R) zoned lands, as set out under Objective RD1 in Section 3.2.2.

Objective LU 3 – Business & Enterprise (BE)

Promote the development of business and enterprise uses, light industry/warehousing and the facilitation of enterprise park/office park type uses to include incubation/start-up units and Small Medium Enterprises, on suitable lands with adequate services and facilities and with a high level of access to the major road networks and to public transport facilities.

Objective LU 4– 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 LU 5 – Open Spaces/Recreation & Amenity (OS)

Promote the sustainable management, use and/or development, as appropriate, of the OS lands.

This will include the:

- a) Development of open spaces, sport and recreational activities, in accordance with best practice and on appropriate lands with suitable levels of access to the local community.
- b) Existing open space, sport and recreational facilities, should be retained unless it can be clearly demonstrated to the satisfaction of Galway County Council that these uses are surplus to requirements of the local community or are to be replaced by an equivalent or better provision ;
- c) Appropriate management and use of any flood risk areas within the OS zone to avoid, reduce and/or mitigate, as appropriate, the risk and potential impact of flooding;
- d) Appropriate management and use of any areas of high biodiversity value.

Objective LU 6 – Public Utilities (PU)

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

Objective LU 7 – Transport Infrastructure (TI)

Facilitate the provision and maintenance of essential transportation infrastructure. This shall include the reservation of lands to facilitate public roads, footpaths, cycle ways, bus stops and landscaping together with any necessary associated works, as appropriate.

Objective LU 8—Tourism (TO)

To promote and facilitate sustainable tourism development within Clifden. Encouraging the town to expand its range of services, facilities and tourism infrastructure which are necessary for the industry to grow and thrive, for the benefit of the town and its surrounding areas.

Objective LU 9 – 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 Local Area Plan, which would contribute towards the compact and sustainable urban development of the town.

The underlying zoning or the existing permitted uses are 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 Objective FL3 & DM Guideline FL 2)

Objective LU 10 - Galway County Development Plan 2015-2021 (as varied)

The provisions of the Galway County Development Plan 2015—2021 (as varied), including the measures contributing towards environmental protection and sustainability (some of these measures are repeated in Section 9 of the SEA) Environmental Report that accompanies this Plan) shall be complied with by any future development.

Objective LU 11 – Flood Risk Areas and Land Use Zones (Refer to Map 1, 2 and Map 3)

Ensure that any proposed development that may be compatible with the land use zoning objectives/matrix but which includes a use that is not appropriate to the Flood Zone (as indicated on Map 8 – Flood Risk Management) and/or that may be vulnerable to flooding is subject to flood risk assessment, in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and the Departmental Circular PI 2/2014 (or as updated within the lifetime of this plan) and the policies and objectives of this plan.

Objective LU 12 – Land Use Zoning Matrix (Refer to DM Guideline LU 2)

Direct different land uses into the appropriate land use zone(s) in accordance with the land use zoning objectives and the land use zoning matrix set out under DM Guideline LU2. Ensure that proposed land uses are compatible with existing land uses and in keeping with the character of the area.

Objective LU 13– Opportunity Sites

To encourage and support the appropriate and sustainable development of lands identified on Zoning Map 2, to positively contribute to the vitality and character of Clifden.

Land Use Density Objectives

Objective LUD 1 – Development Densities

Ensure that the density of new development is appropriate to the land use zone and site context, is in keeping with the development pattern of the area, does not unduly impact on the amenities of the area and that it results in a positive relationship between existing developments and any adjoining public spaces. The development of higher density development shall be promoted in appropriate locations, such as suitable sites within the Town centre and adjacent to public transport facilities, where such development is compatible with the built & natural heritage, urban design objectives, infrastructure capacity and environmental considerations. The density of developments will generally be in accordance with the guidance set out under DM Guideline LU1, although the Planning Authority may consider higher density developments where this is deemed appropriate to secure the urban design or other objectives of the plan.

Objective LUD 2 – Residential Densities

Promote a range of residential densities within the plan area appropriate to the prevailing development pattern,

supporting infrastructure, urban character and heritage resources in accordance with the guidance in ‘Sustainable Residential Development in Urban Areas Guidelines 2009’ (or as updated within the lifetime of this plan). Higher residential densities should be encouraged at locations where it is appropriate to the existing context and density of the plan area, for example around the town centre and within convenient walking distance of public transport facilities, and where it will not unduly impact on built or natural heritage or impact adversely on the integrity of European Sites. The density of residential developments will generally be in accordance with the guidance set out under DM Guideline LU1, although the Planning Authority may consider higher residential densities where this is considered appropriate to the context and necessary to secure the urban design or other objectives of the plan. Development will only be permitted where there is capacity and/or adequate services can be made available.

Development Management Guidelines

DM Guideline LU 1 – Development Densities

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 C1	1.00 to 1.25 PAR	80%	Site Specific
Zone R	0.10 to 0.50 PAR	50%	15%
Zone BE	0.40 to 1.00 PAR	60%	15%
Zone CF	Site Specific	Site Specific	15%
Zone OS	Site Specific	Site Specific	Site Specific
Zone PU	Site Specific	Site Specific	Site Specific
Zone CL	Site Specific	Site Specific	Site Specific
Zone TI	N/A	N/A	N/A
Zone A	Site Specific	Site Specific	Site Specific
Zone TO	Site Specific	Site Specific	Site Specific

Notes:

- 1) *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.
- 2) *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.
- 3) *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	Town 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.

DM Guideline LU2 – Land Use Zoning Matrix

The land use zoning matrix indicates the types of land uses that are Permitted in Principle (P), Open for Consideration (O) and Not Normally Permitted (N), for the land use zones designated in Section 3.1.1 above. Whilst the matrix does not provide an exhaustive list of potential uses, the uses listed in the matrix should be considered by applicants to provide a clear indication of the overall acceptability of a particular land use within a specific zoning category. Where a use is proposed that is not listed in the matrix, development proposals will be assessed on their individual merits in accordance with the general guidance provided by the matrix and having regard to the nature of existing and proposed uses, to the general policies and zoning objective(s) for the area in the Local Area Plan and to the principles of proper planning and sustainable development. Where there is no perceived conflict between existing and proposed uses, favourable consideration will be given to the proposed development, subject to all other normal requirements and to the principles of the proper planning and sustainable development of the area. The Land Use Zoning Matrix is intended as a guide to assist users of the Local Area Plan in relation to the types of uses that may be considered under each of the land use zonings. The matrix in isolation will not prohibit an appropriate development and each application will be considered on its merits and in accordance with proper planning and sustainable development.

(Please also refer to Maps 1, 2 – Land Use Zoning & Map 3– Flood Risk Management)

Land Uses									
Commercial and Industrial Uses	C1	R	BE	CF	OS*	A	PU	TI	TO
Amusement	O	N	N	N	N	N	N	N	N
ATM	P	O	O	O	N	N	N	N	O
Bank/Building Society	P	N	N	N	N	N	N	N	N
Bar/Restaurant	P	N	N	N	N	N	N	N	O
B&B (Bed & Breakfast) ¹	O	O ¹	N	N	N	O ¹	N	N	O
Betting Office	O	N	N	N	N	N	N	N	N
Café ²	P	O	O ²	O	N	N	N	N	O
Cash & Carry	N	N	P	N	N	N	N	N	N
	C1	R	BE	CF	OS*	A	PU	TI	TO
Casual Trading	O	N	N	N	N	N	N	N	N
Cinema	P	N	N	N	N	O	N	N	N
Conference Centre	P	N	N	O	O	O	N	N	N
Data-Centres/Web-Hosting Centres ⁴	P	N	O	P	P	N	N	O	O
Drive-through Restaurant	O	N	N	N	N	N	N	N	N
Enterprise Centre	O	N	O	O	P	N	N	O	O
Extractive Industry	N	N	N	N	N	N	N	O	N

	C1	R	BE	CF	OS*	A	PU	TI	TO
Garden Centre	O	N	O	N	O*	N	N	N	N
GP & Medical Related Services	P	O	N	O	N	N	N	N	N
Guesthouse ¹	P	O ¹	N	N	N	O ¹	N	N	P
Hair Dressing Salon/Personal/Grooming	P	O	N	N	N	N	N	N	N
Home-based Economic Activity ¹	O	O ¹	N	N	N	O ¹	N	N	N
Hostel	P	O	N	O	N	N	N	N	P
Hotel	P	O	N	N	N	N	N	N	P
Household Fuel Depot	N	N	O	N	N	N	N	N	N
Industrial	N	N	O	N	N	N	N	N	N
Logistic, Storage & Distribution Units	N	N	O	N	N	N	N	N	N
Media Recording & General Media Associated Uses	O	O ¹	P	N	N	N	N	N	N
Motor Sales Showroom	O	N	O	N	N	N	N	N	N
Night-club	O	N	N	N	N	N	N	N	N
Office (<100m ²)	P	O	N	O	N	O	N	N	O
Office (100m ² to 1000m ²)	O	N	O	N	N	N	N	N	N
Office Park (>1000m ²)	N	N	O	N	N	N	N	N	N
Petrol Station	O	N	O	N	N	N	N	N	N
Professional /Other Services	P	O	N	N	N	N	N	N	N
	C1	R	BE	CF	OS*	A	PU	TI	TO
Restaurant	P	N	N	N	N	N	N	N	O
Science & Technology Based Business	O	N	P	N	N	N	N	N	N
Scrap Yard	N	N	O	N	N	N	N	N	N
Service Garage	N	N	O	N	N	N	N	N	N
Shop – Comparison	P	N	N	N	N	N	N	N	N
Shop – Convenience	P	O	N	N	N	N	N	N	O
Shops – Large Scale Convenience/ Comparison Centre	P	N	N	N	N	N	N	N	N
Small Scale Manufacturing	N	N	O	N	N	N	N	N	N
Storage Depot	N	N	O	N	N	N	N	N	N
Take-away	O	N	N	N	N	N	N	N	N
Transport Depot	N	N	P	N	N	N	O	N	N
Veterinary Surgery	O	O	O	N	N	O	N	N	N
Warehousing (Incl. Wholesale)	N	N	O	N	N	N	N	N	N
Warehousing (Retail/Non-Food <700m ²) ³	O ³	N	N	N	N	N	N	N	N
Warehousing (Retail/Non-Food/Bulky Household Goods 700m ² – 5,000m ²) ³	N	N	O ³	N	N	N	N	N	N
Residential Uses	C1	R	BE	CF	OS*	A	PU	TI	TO
Apartments ¹	P	O ¹	N	N	N	N	N	N	O
Halting Site	N	O	N	O	N	O	N	N	N
Residential (Excluding Apartments) ¹	O	P ¹	N	N	N	O ¹	N	N	N
Retirement Home	O	P	N	O	N	N	N	N	N

Public, Community and Institutional Uses	C1	R	BE	CF	OS*	A	PU	TI	TO
Buildings for the Health, Safety & Welfare of the Public	P	O	O	P	O*	N	O	N	N
Cemetery	N	O	N	P	O*	P	N	N	N
Childcare Facilities (Crèche/Nursery)	P	O	O	P	N	N	N	N	N
Club House & Associated Facilities	O	O	N	P	O*	O	N	N	N
Community Facility	P	O	O	P	O*	O	N	N	N
Crematorium	N	O	O	O	N	O	N	N	N
Cultural/Recreational Building	P	O	O	O	O*	N	N	N	P
Education – Primary/Secondary	O	O	N	P	O*	O	N	N	N
Education – Other Education/Training	P	O	O	P	N	O	N	N	N
Funeral Home	P	O	O	O	N	N	N	N	N
Leisure	P	O	O	P	O*	O	N	N	P
Library	P	O	N	P	N	N	N	N	N
Place of Public Worship	O	O	O	O	N	N	N	N	N
Open Space, Recreation and Amenity Uses	C1	R	BE	CF	OS*	A	PU	TI	TO
Golf Course	N	N	N	N	O*	O	N	N	O
Recreational/Cultural Activities	O	O	O	O	O*	O	N	N	P
Agricultural Uses	C1	R	BE	CF	OS*	A	PU	TI	TO
Abattoir	N	N	O	N	N	O	N	N	N
Agricultural Building	N	O	O	O	O*	P	N	N	N
Mart/Co-op	N	N	O	N	N	P	N	N	N
General/Services and Infrastructure Uses	C1	R	BE	CF	OS*	A	PU	TI	TO
Advertisements – Freestanding	O	N	O	O	N	N	O	O	N
Car Park (Excluding Multi-Storey)	P	O	O	O	N	N	N	O	N
Car Park – Multi-Storey	P	N	O	N	N	N	N	N	N
Park & Ride Facility	O	O	P	P	O*	O	N	O	N
Recycling/Bring Bank Facilities	N	N	O	O	N	O	O	N	N
Refuse Landfill	N	N	N	N	N	O	N	N	N
Utilities Infrastructure & Public Service Installations	O	O	O	O	O*	O	P	O	N
Wind/Renewable Energy	O	O	O	O	O*	O	O	N	N

General Notes on Land Use Zoning Matrix:

- 1) ⁽¹⁾ These uses on Residential lands will be considered subject to Policy RD1 and Objective RD1, or as appropriate.
- 2) **Cafe** ⁽²⁾ – This use will be considered where it is ancillary to an overall compatible development to serve the needs of the immediate area.
- 3) **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).
- 4) **Data Centre** – May be defined as a facility, which has information technology equipment installed and operated, as well as storing and distributing electronic data.
- 5) **Zone R: Residential** – Phase 1 is phased for residential development within the lifetime of this Plan (total undeveloped area:

Approximately 10 ha);

-Phase 2 is generally not developable during the lifetime of this Plan, subject to the provisions and exceptions set out under Section 3.2.1

6) **Areas** – All areas noted in the above matrix are gross floor areas.

7) ***OS** – See also **Map 3– Flood Risk Management, Objective LU 8 & Objective FL 2.**

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.

8) 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 LU 8, Objective FL3, DM Guideline FL 2 & Sections 3.6.7 to 3.6.9** of this plan, **Map 1/2 & Map 3 & The Planning System & Flood Risk Guidelines including Departmental Circular PL2/2014.**

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 the Local Area 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 the Local Area 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 Local Area 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 C1** – Town Centre/Commercial
2. **Zone R** – Residential
3. **Zone BE** – Business & Enterprise
4. **Zone CF** – Community Facilities
5. **Zone OS** – Open Space/Recreation & Amenity
6. **Zone A** – Agriculture
7. **Zone PU** – Public Utilities
8. **Zone TI** – Transport Infrastructure
9. **Zone CL** – Constrained Land Use - Please refer to Objective LU 8 & LU 11
10. **Zone TO** – Tourism

Areas of Zoned Land:

Land Use Zoning	Area of Zoned Developed Land (Ha)	Area of Zoned Undeveloped Land (Ha)	Total Zoned Land (Ha) (Dev + Undev.)
R – Residential (Existing)	49.94ha	0 ha	49.94ha
R1 – Residential (Phase 1)	0 ha	12.14 ha	12.14 ha
R2 – Residential (Phase 2)	0 ha	29.62 ha	22.51 ha

3.2 Residential Development

3.2.1 Context

Galway County Council's primary aim in relation to residential development is to ensure the delivery of high quality, sustainable living environments which are attractive, safe, vibrant and meet the needs of the residents of the community. The principles of quality and sustainability must be foremost in future residential development in the plan area including private, social, affordable and voluntary housing proposals.

Developing sustainable living environments should be guided by the principle of universal design. Universal design is the design of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability. By considering people's diverse needs and abilities throughout the design process, which reflects the life cycle approach, environments that meet the needs of all can be achieved. In this way, sustainable design and universal design are inextricably linked and sustainable design when incorporated from the early stage of planning integrated neighbourhoods, will reduce the need for costly and wasteful retrofits over the medium to long term.

The Local Area Plan provides detail in relation to the location, types and design principles of new residential development, together with a phasing framework for residential zoned land, which ensures compliance with the Core Strategy of the *Galway County Development Plan* and has had overall regard to the principles of proper planning and sustainable development, and the guidance contained within the 'Quality Housing for Sustainable Communities' (2007), the *'Sustainable Residential Development in Urban Areas'* (2009) and its companion document *Urban Design Manual: A Best Practice Guide for Planning Authorities 2009*.

Residential lands have been included in a phasing scheme, taking account of the Core Strategy of the Galway County Development Plan, 2015-2021, and flood risk considerations. The Phase 1 lands (12.14ha) have been identified to accommodate the projected residential growth for Clifden over the plan period. Many potential residential sites adjacent to the town centre are heavily constrained by the geography of the landscape. Identified phase 1 residential sites have been zoned on the basis of deliverability. Much of the land is extremely constrained by significant level differences as well as the prevalence of poorly drained lands across the LAP boundary. These constraints have limited the developable area of these sites, and led to cost prohibitive development sites, unique to this landscape. Therefore, lands further from the town centre have had to be identified to accommodate the projected growth and ensure housing delivery over the plan period. Identified Phase 1 lands while visually appearing remote from the town centre are all within 800 metres of the defined town centre, with good connectivity, including pedestrian footpaths into the town centre.

In addition, the zoning of phase 1 lands, consideration has been apportioned potential pedestrian/cycle connectivity to the town centre and the avoidance of flood risk, planning histories, unfinished estates and extant permissions were also considered in identifying the Phase 1 lands. Phase 2 lands (29.62 ha) are not generally developable within the lifetime of the plan and Phase 1 lands are promoted for immediate development.

3.2.2 Policies and Objectives

Residential Development Policies

Policy RD 1 – Residential Development

It is the policy of Galway County Council to support the creation of sustainable communities and high quality, well connected and accessible residential areas at appropriate locations, with a range of housing options and adequate support services, facilities and amenities, having regard to the guidance contained in the following policy/guidance documents or any updated/amended versions:

- National Planning Framework

- Design Standards for New Apartments 2018
- Local Area Plan Guidelines 2013 & companion manual
- Galway County Council's Housing Strategy
- Requirements of Emerging Housing Need & Demand Assessments.
- Sustainable Residential Developments in Urban Areas: Guidelines for Planning Authorities, 2009.
- Urban Design Manual: A Best Practice Guide – A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009.
- Design Manual for Urban Roads & Streets (DMURS) 2013
- Galway County Council's Traveller Accommodation Programme.
- Smarter Travel-A Sustainable Transport Future - A New Transport Policy for Ireland 2009-2020 including the National Cycle Policy Framework 2009-2022 and any other related national documents.
- Water Framework Directive and The Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009.

Policy RD 2 – Phased Development on Residential Zoned Lands

It is the policy of Galway County Council to encourage orderly, sequential and phased residential development in accordance with the Preferred Development Strategy and the land use management and zoning provisions set out in this Local Area Plan. This shall include a positive presumption in favour of the sequential development of suitably serviced R - Residential (Phase 1) lands in order to align the Local Area Plan with the Core Strategy/Settlement Strategy in the current Galway County Development Plan, subject to compliance with the policies and objectives in this Local Area Plan and the principles of proper planning and sustainable development. There will be a general presumption against residential development on lands zoned R - Residential (Phase 2) within the lifetime of the Local Area Plan, subject to the exceptions provided for under the Residential Development Objective RD1.

Residential Development Objectives

Objective RD1 – Phased Residential Development (Refer to Map 1& 2 - Land Use Zoning)

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 town. 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:

- Single house developments for local family members on family owned land
- 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.

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, 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 Clifden.

Objective RD 2 – Sequential Development

Endeavour to promote the orderly and phased development of residential development in accordance with the principles of the sequential approach as set out in the Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) Guidelines 2009 (or as updated). This shall include a positive presumption in favour of the sequential development of suitably serviced R- Residential (Phase 1) lands outwards from the town core and/or sequential extensions to the existing residential fabric of suitably serviced R- Residential (Phase 1) lands within the LAP boundary, subject to the principles of proper planning and sustainable development and the current County Development Plan. This objective shall not refer to single house build.

Objective RD 3– Quality Housing Environments

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 documents 'Quality Housing for Sustainable Communities 2007', the '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 & Streets (2013) (or as updated).

Objective RD 4 – Housing Options

Require that a suitable variety and mix of dwelling types, tenures and sizes are provided in developments to meet different needs, having regard to demographics and social changes, social inclusion, life time changes, smaller household sizes, lower formation age, immigration, etc. The type, mix and tenure of new housing permitted shall be informed by a Housing Need Demand Assessment as carried out by the Local Authority (as updated/amended) in accordance with the requirements of the NPF, new housing provision will include the provision of housing for older people, for people with disabilities and other special needs households.

Objective RD 5– Apartment Development

Facilitate the development of apartments at appropriate locations, such as in the town centre, and have regard to the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018 (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 RD 6 – Open Space in Residential Areas

Ensure the provision of adequate areas of high quality, safe and overlooked open space within residential developments and support the provision of play and recreational areas in all new large residential developments.

Objective RD 7 – Social and Specialist Housing

Require that a minimum of 10% of all new eligible residential sites are set aside for the development of new social and specialist housing units, unless addressed through suitable alternative arrangements by agreement with the Planning Authority, in accordance with County Galway Housing Strategy and Part V of the Planning and Development Act 2000 (as amended) and any subsequent amendments to the Part V provision to reflect Government policy.

Objective RD 8 – Traveller Accommodation

Support the provision of adequate accommodation facilities for the traveller community in accordance with the finalised Galway County Council's Traveller Accommodation Programme 2014-2018, or any updated version of this document.

Objective RD 9 – Compatible Development

Facilitate the development of appropriate, compatible uses within residential areas, subject to ensuring that an adequate amount of residential zoned lands are retained and can be developed for residential uses to meet the

growth needs of the town within the plan period. Non-compatible uses include those uses that may generate large amounts of traffic, emissions, pollution, noise, odour, etc., or uses that can impact negatively on residential amenity.

Objective RD 10 – Other Residential Development

There shall be a general presumption in favour of the development of nursing/care homes and retirement accommodation/facilities and community/day care centres on residential zoned lands, community facility zoned lands or adjacent to the established town centre or as suitable re-use for protected structures or other buildings (e.g. institutional or educational buildings) that would have limited re-development potential given their size and architectural character, subject to normal planning, environmental, access and servicing requirements.

Objective RD 11 – Connectivity Between Phased Residential Lands

Ensure that development proposals for the R-Residential (Phase 1) lands consider and provide for both vehicular, pedestrian and cycle access, as appropriate to adjoining R-Residential (Phase 2) lands. Provision should also be made in development proposals for green space linkages between both the R-Residential (Phase 1) lands and the R-Residential (Phase 2) lands in these areas, as appropriate

Objective RD 12 – Reservation of Access Points to Residential & Other Lands

Reserve access points that may be identified for reservation by the Planning Authority during the Plan period, to ensure adequate vehicular, pedestrian and cycle access to back lands and to ensure connectivity and accessibility to lands with limited road frontage.

Objective RD 13 – Natural Features

As part of their landscaping proposals, developers should define the character of a site in the context of its surrounding environment (including mature trees, topography, aspect, habitats, flora, fauna, foliage, geological features, stone walls) and integrate these features into new development proposals.

Objective RD 14 – Agricultural Zoned Lands

There will be a general presumption against residential development on Agricultural (A) zoned lands, located within the plan boundary with the exception of single house developments for family members on family owned lands, which may be considered subject to compliance with Policy RD1, as appropriate, normal planning, access and servicing requirements and the principles of proper planning and sustainable development. Developments will only be permitted where a substantiated 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 the town. An enurement condition shall apply for a period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies.

3.3 Social and Community Development

3.3.1 Context

The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities, at a local level planning policies have the ability to create the framework for communities to realise their vision for their local environment. Successful neighbourhoods are not achieved in isolation, planning for the built environment must take cognisance of the social environment, planning policies and objectives should ensure new and existing communities have sufficient access to the services and facilities which meet their needs. In addition, the planning system has a social role to play ensuring equality of access to all members of local communities irrespective of social background, gender, race, colour, religion or belief or gender identity.

Social inclusion refers to a series of positive actions to achieve equality of access to services and goods, to assist all individuals to participate in their community and society, to encourage the contribution of all persons to social and cultural life and to be aware of and to challenge all forms of discrimination. Social inclusion seeks the creation of an inclusive and fair society, combating inequality, social exclusion and poverty.

Local policies and objectives should ensure a safe and accessible environment for all people and deliver social; recreational and cultural facilities and services to meet local need. Planning for new neighbourhoods and the expansion of Clifden needs to ensure sufficient zoned land for projected future school places requirements in addition to ensuring adequate childcare facilities.

Healthy balanced communities are dependant on having access to high quality open spaces' as well as being able to access opportunities for sport and recreation. Social and community policies and objectives should ensure full inclusion of all members of society recognising special requirements of certain groups who have previously experienced social isolation including older persons, people with disabilities, foreign nationals and the travelling community.

3.3.2 Policies and Objectives

Social Inclusion and Universal Design & Access Policies

Policy SI 1 – Social Inclusion and Universal Design & Access

It is the policy of Galway County Council to support the principles of social inclusion and universal design & access, to ensure that all individuals have access to goods, services and buildings, in order to assist them to participate in and contribute to all aspects of a vibrant life within Clifden.

Social Inclusion and Universal Design & Access Objectives

Objective SI 1 – Social Inclusion

Support, as appropriate, the implementation of the provisions of the Galway County Council Social Inclusion Action Plan 2010 and Social Inclusion Work Programme 2011, the County Galway Local Authorities Disability Action Plan 2007-2015, the Galway Age Friendly Strategy 2014-2019, Galway County Integration and Diversity Strategy 2013-2017, Galway Traveller Interagency Strategy, Celebrating Diversity Plan for the Development of LGBT Services & Supports in Galway City & County 2012-2015, the Galway County Local Economic and Community Plan 2016-2022, the National Positive Ageing Strategy and any subsequent updates to these documents.

Objective SI 2 – Universal Design and Access

Ensure that housing developments, community facilities, public spaces, public roads, public footpaths and transport services give due consideration to the needs of disabled or mobility impaired people and the requirements of the Disability Act 2005, the Council's Disability Action Plan 2007-2015 (and any updates to this document), and the Traffic Management Guidelines 2003 (and any subsequent reviews/updates to these documents).

Community Facilities, Amenities and Greenspace Policies

Policy CF 1 – Community Facilities, Amenities and Greenspace

It is the policy of the Council to support the provision, maintenance and retention of an appropriate provision and equitable distribution of community facilities, amenities and greenspace in the plan area:

- To meet the needs of the local community and as resources permit.
- To provide opportunities for sport & recreation
- Located in appropriate, accessible locations to serve the residential population in the plan area.
- Are clustered or linked together wherever facilities and amenities are complementary and it is practicable to do so, to allow for shared and multi-purpose use of facilities.

Community Facilities, Amenities and Greenspace Objectives

Objective CF 1 – Lands for Community & Recreation & Amenity Facilities

Ensure that there are adequate lands zoned and services to cater for the establishment, improvement or expansion of educational, community, recreation and amenity facilities within the plan area. This will include the reservation of lands for existing community facilities and for the expansion and provision of additional community facilities to existing community facility lands.

Objective CF 2 – Educational Facilities

Support the provision and improvement of educational facilities, including primary, post-primary and other training facilities, in order to meet the needs of the widest range of residents within Clifden and its environs.

Objective CF 3 – Childcare Facilities

Facilitate and promote the development of childcare facilities in suitable locations and in accordance with national policy and the Department of the Environment, Heritage and Local Government's document 'Childcare Facilities-Guidelines for Planning Authorities' 2001, (or any updated/amended version of this document).

Objective CF 4 – Health Services

Seek to facilitate the continued improvement and expansion of health and medical care facilities within Clifden in a planned and co-ordinated way by seeking to accommodate projects that assist in providing health and medical care facilities, together with their necessary support services and developments, as well as their infrastructural requirements.

Objective CF 5 – Recreation, Amenity and GreenSpaces

Protect existing recreation and amenity green spaces from inappropriate development, so as to maintain their attractiveness and role in enhancing the residential amenity and overall character of Clifden and facilitate the provision of open spaces and civic spaces at suitable locations within the plan area.

Objective CF 6 – Show Grounds

To ensure the long term protection and management of this important facility, to support and encourage the maintenance and/or improvement of the grounds.

Objective CF 7 – Sports, Play and Recreation Facilities

Support the provision, maintenance and upgrading of existing sports, play and recreational facilities to service the needs of the local community, require the provision of play/recreation facilities in new large residential developments or where on-site provision is not possible require an off-site provision in accordance with the adopted Development Contribution Scheme 2016 under Section 48, Planning & Development Act 2000 (as amended).

Objective CF 8 – Community, Recreation and Amenity Facilities

Retain existing facilities and lands zoned for such uses, and prevent their change of use or redevelopment, unless;

- A full assessment has been undertaken which has clearly shown the open space, buildings or zoned land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss

Objective CF 9 – Amenity Network

Support the delivery of the Connemara Greenway Project as well as the establishment of an accessible network of greenway linkages and amenities that provide safe and attractive circulation routes for pedestrians and cyclists for the enjoyment and recreational use of the entire community and visitors to the town.

3.4 Economic Development

3.4.1 Context

Clifden is identified as a key town within the settlement hierarchy of the Galway County Development Plan 2015-2021. Their importance is identified in their position as key service centres and drivers of growth for their immediate surrounds and wider rural hinterland. The Local Area Plan recognises and supports the role and potential of Clifden as outlined in the GCDP and provides a land use framework, policies and objectives to promote the development of a range of commercial, business, enterprise and tourism activities and to encourage and sustain a diversity of employment opportunities within the Plan Area.

The National Planning Framework (NPF) seeks to drive sustainable economic development within existing towns and cities. The projected future growth of Clifden will be informed by the Regional Spatial and Economic Strategy (RSES) produced by the NWRA which is expected to be published in 2019.

The Town currently has an even split in the numbers of people employed in the main industries. Approximately 7.6% of those working are employed in manufacturing, 20.9% within commerce and 16.5% of the population identify themselves as being professional. Only 8% of the total population of Clifden & its environs are employed in traditional rural economies of agriculture, forestry or fishery.

Lands zoned for business and enterprise are located the edge of the town on the Galway Road with good transport links, close to the highway network.

3.4.1.1 Enterprise, Retail & Services

The plan identifies ample lands zoned for Town centre/business and enterprise uses to facilitate and cater for a variety of enterprises. In addition, the Town Centre/Commercial (C1) zoned lands provide for a range of suitable retail and service facilities throughout the town, which should protect the vitality and viability of the town centre, while providing a strong base for employment opportunities. In addition, the Town centre inset map provides demarcation of opportunity sites within the Town Centre whose development would greatly enhance the streetscape and help promote the town and improve the overall retail offer & town experience. Planning policies and objectives within the Local Area Plan will positively and proactively encourage the sustainable economic growth of Clifden. In accordance with National, Regional and Local planning policy and guidelines.

The Plan aims to revitalise and enhance the town centre. This is to be achieved through a number of measures including encouraging the renewal of derelict sites, backland areas and street infill in a manner that is sympathetic to the character of the surrounding area. The Plan supports the role of the town centre as the principal commercial area within the town and encourages a mix of commercial and residential development in order to maintain a vibrant town centre. A large number of commercial businesses operate in Clifden town, some of which are of a seasonal nature.

A high proportion of the service industry counts accommodation, restaurant and general tourism related services amongst its number. A sizeable proportion of this segment of the employment stock consists of seasonal employment. Apart from small workshops, garages, and local craft/cottage industry Clifden does not have a tradition of industrial employment. However, with growing technological and broadband advances it is an objective of this plan to encourage self sustaining skills based employment into Clifden town.

In order for Clifden to become relatively self sustaining, employment opportunities must be created within the plan boundary. The County Council recognises that the Plan cannot by itself create employment but that all aspects of the Plan can influence job creation. Hence it is imperative that industrial and enterprise development be accommodated within the plan boundary.

In this regard, it is imperative that the plan supports the vitality and viability of the town centre, in order to maintain and expand its retail offer in a sustainable manner, in line with the national policy on Retail Planning – Guidelines for Planning Authorities (2012).

3.4.1.2 Tourism

Clifden is known as the “capital of Connemara”, delivering a high profile position, with the “brand name” known internationally. The term “Connemara” carries with it a readily identifiable history of excellence from the early days of modern tourism in the nineteenth century. Apart from Killarney and the Giant’s Causeway, there are few better known names synonymous with Irish tourism and hospitality. The town has grown into its role as a service provider, as well as an end destination in itself. Its natural local attractions are coastal, countryside, hill, lake and river. It has grown from a small accommodation provider to being a town with a large choice of accommodation type and restaurant provision. Its outdoor pursuit provision encompasses sea based and land based activities, including, walking, cycling, swimming, sailing/boating, angling, canoeing, diving, and golf. For the modern tourist there is the ubiquitous, yet necessary element of shopping choice, albeit of a specialist tourist/craft/luxury nature. Tourism provides the most employment of a seasonal and permanent nature in Clifden. Much has been done through local and national investment to promote this industry in the area.

The Wild Atlantic Way has raised the profile of the west coast of Ireland and it is important that Clifden can build on this success and stake its claim as an integral part of the route offering a destination for tourists and visitors.

This Plan will endeavour to facilitate the further development of a sustainable and indigenous product which enhances the area, not alone for the holiday maker, but also provides an enhanced social, physical and economic milieu for the permanent resident. The importance of protecting environmental assets including built, natural and cultural heritage is recognised, as these are the cornerstone of the tourism product. Accordingly the Plan aims to realise the tourism potential of Clifden in an environmentally sensitive and sustainable manner.

3.4.2 Policies and Objectives

Economic Development Policy

Policy ED 1 – Economic Development

It is the policy of Galway County Council to support sustainable economic development and employment creation in Clifden through the identification of appropriately located and adequately serviced lands for business and enterprise, retail, and commercial developments, the promotion of investment in transportation and other support infrastructure and the creation of a high quality environment to encourage economic investment. The promotion of economic development and employment creation will be appropriately guided to ensure the protection of residential amenities, built and natural heritage, landscape and streetscape, character of the town and the vitality and viability of the town centre.

- Support the aims, objectives and recommendations, where appropriate in the context of Clifden of the following:
- Regional Planning Guidelines for the West Region 2010-2022, (any updated Strategy/Guidelines)
- County Galway Local Economic and Community Plan 2016-2022.

Economic Development Objectives

Objective ED 1 – Employment & Economic Development

Support the Economic Development Strategy of the West Regional Authority Regional Planning Guidelines 2010-2022, (or as updated) and the economic development and tourism policies and objectives as set out in the Galway County Development Plan and the Galway County Local Economic and Community Plan 2016-2022.

Objective ED 2 – Business/Enterprise Development

Facilitate and encourage the establishment of business/enterprise, technology uses that are considered compatible with surrounding uses, on suitably zoned and serviced sites. Where such uses are developed adjacent to residential areas or community facilities, suitable buffer zones shall be provided as well as adequate screening in the form of planting and landscaping, as appropriate. The Business and Enterprise (BE) zonings will be the primary focus for such uses, subject to the guidance provided in DM Guideline LU 2 – Land Use Zoning Matrix.

Objective ED 3 – Retail Development

Support the development of appropriate types, scales and patterns of retail development in suitable locations within the Town centre and with high quality designs that:

- Comply with the Guidelines for Planning Authorities Retail Planning 2012 (and any updated/superseding document), including the need for a sequential approach to retail development, the policies and objectives of any future Retail Strategy for Galway that may be adopted within the lifetime of this Local Area Plan and the guidance set out in the Retail Design Manual – A Good Practice Guide Companion Document to the Guidelines for Planning Authorities Retail Planning (2012).
- Support the vitality and viability of the existing Town centre and associated main streets and ensure new development does not undermine their vitality and viability.
- Protect investment in strategic roads and infrastructure and that are easily accessible.
- Contribute to the creation of a high quality retail environment.

The Town Centre (C1) zoning will remain the primary focus for the location of new retail 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 in 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, Design Statements and Transport Impact Assessments where appropriate, for retail developments in accordance with the Retail Planning Guidelines and DM Guideline ED1 and ED2.

Objective ED 4 – Town Centre Viability & Vitality

Ensure a balance of development in the retail core in the town centre so as to ensure that the main streets, leading to Market Square are revitalised, vacancies are reduced and an unbalanced retail pull from this area is avoided.

Objective ED 5 – Town Centre Management

Subject to appropriate resources, the Council in collaboration with local stakeholders shall prepare a town centre management plan for Clifden. The Management Plan will consider some or all of the following:

- Upgrade of public lighting
- Connectivity of the Town centre including upgrade of paving,
- Consider upgrade/redesign of Market Square
- Scheme for façade improvement on identified priority streetscapes.
- Upgrade and improvement of street furniture.
- Consistent sustained signage design policy within the Town Centre.
- Provision of appropriate quality soft landscaping and planting as well as functional public spaces.
- Car parking management.
- Consideration of reuse of backlands within the town centre for civic space/ other uses.

Objective ED 6 – Visual Quality Working Environments

Encourage the provision of high quality designs (including variations in design and scale), layout, boundary treatment and arrival views of development within the Business and Enterprise (BE) and Town Centre Zones (C1) in order to positively contribute to the character and visual amenity of the area.

Objective ED 7 – 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, as appropriate, to more sustainable and appropriately zoned lands.

Objective ED 8 – Proliferation of Any Individual Uses

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

Objective ED 9 – Tourism Development

Encourage and assist the development of the sustainable tourism potential within Clifden in a manner that respects, builds on, protects and enhances the cultural, built, architectural, archaeological and heritage significance of the town including natural heritage and biodiversity, and its local amenities.

Objective ED 10 - Tourism Strategy

Subject to appropriate resources, the Council will support the preparation of a Tourism Strategy for Clifden specifically, or as part of a wider Connemara/ Galway Tourism Strategy, to support the enhancement and improve Tourism in the region as the major economic driver to the benefit of the local economy. Such a Strategy would be required to be subject to SEA and AA as relevant.

Economic Development Management Guidelines**DM Guideline ED1 – Retail Impact Assessments**

Retail Impact Assessments will be required with planning applications for large retail developments (such as shopping centres or large food/grocery chain stores), mixed use developments with a large retail component, developments that may have a significant effect on the vitality and viability of the Town centre or as otherwise considered appropriate by the Planning Authority. Retail Impact Assessments will be in accordance with the Retail Planning Guidelines for Planning Authorities (2012), including details of the sequential test.

DM Guideline ED2 – Design and Access Statements

Design and Access Statements may be required with planning applications for major proposals, proposals that are located within a sensitive area such as the ACA, and/or for developments as otherwise considered appropriate by the Planning Authority. Design Statements should address the issues raised in UD1 & in Section 5.3 of Guidelines for Planning Authorities Retail Planning 2012 (and any updated/superseding document), including an appraisal of the character of the area adjoining the site and proposals for high quality design that integrates successfully with the context. Design Statements should also take account of the design and layout guidance set out in the Retail Design Manual-A Good Practice Guide Companion Document to the Guidelines for Planning Authorities.

3.5 Transportation Infrastructure

3.5.1 Context

An integrated approach to land-use and transportation generates efficiencies and helps to sustain and improve existing transport systems. Reduced dependency on the private car for short routine trips and replacement by public transport, walking and cycling will result in a reduction in consumption of non-renewable resources and CO2 emissions, helping to meet national emission reduction targets. It will also bring health benefits to our own mental and physical wellbeing. Prioritising transport and movement schemes, particularly those that increase the use of walking and cycling within the town centre are advocated in the local area plan.

3.5.1.1 Smarter Travel

The *Clifden Local Area Plan 2018-2024* recognises and supports the importance of sustainable transport, including the effective integration of land use and transport and encouraging a modal shift from private transport to public transport, walking and cycling. The plan has had due regard to applicable national legislation and policy, including *Smarter Travel – A Sustainable Transport Future*, *Spatial Planning and National Roads Guidelines for Planning Authorities* (2012), the *Traffic Management Guidelines* (2003) and the *Design Manual for Urban Roads and Streets* (2013). The new manual aims to end the practice of designing streets as traffic corridors, and instead focuses on the needs of pedestrians, cyclists and public transport users.

3.5.1.2 Public Transport

Public transport in Clifden is limited to bus services, consisting predominantly of regional services which play a vital role in connecting Clifden to Galway City and Clifden to Westport and beyond. Citylink provides a daily service from the town to Galway. Whilst Clifden is no longer served by an operational rail service, the existing rail infrastructure in the town forms part of the historic Connemara Line, closed in 1935.

3.5.1.3 Walking & Cycling

Walking and cycling are healthy and environmentally friendly forms of transport that can improve the health and wellbeing of citizens. The National Cycle Planning Policy Framework 2009-2020 sets out a range of objectives and requires that cycle-friendly principles are incorporated into the local area plan. Clifden currently has 4 looped cycling hubs. The walking network in Clifden comprises of the existing footpaths adjoining public roads. There is currently no dedicated walkway/cycling network within the town centre, however, given the relatively compact urban form of Clifden there is significant potential for modal shift from the private car to walking and cycling as a mode of transport, particularly if improved linkages between the town centre and residential areas are realised and new developments focus on connectivity, legibility and permeability. It is imperative that all new development links with the existing pedestrian network of the town so that connectivity is realised and utilised within the town and therefore this aim is reflected in the policies and objectives within this section of the plan.

3.5.1.4 Roads, Traffic Management & Parking

The aim of Galway County Council is to promote efficiency of traffic circulation and management around Clifden and to facilitate the appropriate provision of parking convenient to the town centre. The review of the Traffic Management Plan for Clifden would be beneficial to provide for car park management within the town and improvements to traffic congestion that is being experienced at present. Clifden is situated at the Western axis of the N59, Galway to Clifden Road. The N59 brings a considerable volume of traffic through the town's edge, particularly during the peak tourist season. Traffic congestion from users of the N59, together with through traffic to other routes, and in-town created traffic, is probably the single biggest transport issue for Clifden at present. To alleviate traffic congestion particularly during the tourist season, the local authority has provided additional car parking to the rear of Station House. These spaces will assist in improving the quality of environment in the centre of the town and in improving traffic circulation

and traffic management.

3.5.2 Policies and Objectives

Sustainable Transportation Policies

Policy ST 1 – Sustainable Transport, Walking and Cycling

It is the policy of Galway County Council to promote the use of public transport, walking and cycling as safe, convenient and environmentally sustainable alternatives to private transport and to implement the key goals, policy guidance and relevant actions set out in the Department of Transport's policy document Smarter Travel: A Sustainable Transport Future – A New Transport Policy for Ireland 2009-2020 (and any subsequent amendments or updates) and to any Smarter Travel Plan(s) adopted by Galway County Council.

Sustainable Transportation Objectives

Objective ST 1 – Integrated Land Use and Transport

Ensure that land use planning is integrated with transportation planning and reduce the need to travel, particularly by private transport, through:

- Promoting the consolidation of development;
- Encouraging intensification and mixed use development along public transport corridors and at public transport hubs and nodes;
- Prioritising walking, cycling and public transport within new development proposals, as appropriate;
- Ensuring that land use and zoning are fully integrated with the provision and development of a comprehensive, sustainable, efficient, high quality transportation network that accommodates the movement needs of residents, businesses and visitors.

Objective ST 2 – Sustainable Transportation

Facilitate any Smarter Travel initiatives that will improve sustainable transportation within the plan area and facilitate sustainable transportation options including public transportation, rail freight, electric vehicles, car clubs, public bike schemes, as appropriate.

Objective ST 3 – Walking

Facilitate the improvement of the pedestrian environment and network so that it is safe and accessible to all, through the provision of the necessary infrastructure such as footpaths, lighting, pedestrian crossings etc. New development shall promote and prioritise walking, shall be permeable, adequately linked and connected to neighbouring areas, the town centre, recreational, educational, residential and employment destinations and shall adhere to the principles contained within the national policy document Smarter Travel-A Sustainable Transport Future 2009-2020 and the Design Manual for Urban Roads & Streets (2013), (as updated) or with any associated guidance documents.

Objective ST 4 – Cycling

Facilitate the improvement of the cycling environment/network so that it is safe and accessible, through the provision of the necessary infrastructure, such as surface treatment, junction treatment, cycle track(s), cycle lane(s), lighting, road crossings etc. New development shall promote and prioritise cycling, shall be permeable, adequately linked and connected to neighbouring areas, the town centre, recreational, educational, residential and employment destinations and shall adhere to the principles contained within the national policy document Smarter Travel-A Sustainable Transport Future 2009-2020, the National Cycle Policy Framework, and the Design Manual for Urban Roads & Streets (2013) documents or updated/amended guidance documents.

Objective ST 5 – Bicycle Parking

Seek to provide adequate levels of bicycle parking throughout the plan area, in accordance with the standards as

set out in the current Galway County Development Plan, or as varied/updated, and ensure that new private developments provide safe, secure and sheltered bicycle parking facilities.

Objective ST 6 – Walking & Cycling Strategy

Support the principles set out in the Galway County Walking & Cycling Strategy, as appropriate to the plan area.

Objective ST 7 – Pedestrian Crossings

Facilitate the provision of pedestrian crossings adjacent to schools, residential areas and at other appropriate locations within the plan area, as required in Clifden.

Objective ST 8 – Amenity Walking/Cycling Network

Support the progressive improvement of the amenity walking/cycling network within Clifden. This shall include existing and enhanced public footpaths along the main streets and the provision of linkages to existing and future schools, cycling routes where possible and amenity corridors linking the town centre, residential areas, community facilities, public amenity areas and public transport areas.

Objective ST 9 – Mobility Management Plans

Require Mobility Management Plans for all medium to large scale residential, commercial, mixed use or business/enterprise, industrial, business and technology developments, as appropriate.

Objective ST 10 – Charging Points for Electric Vehicles

Facilitate the provision and delivery of recharging points for electric powered vehicles within public car parks and at other appropriate locations in Clifden for domestic, transition and end of journey type travel.

Objective ST 11 – Bus Facilities & Services

Support the improvement of bus facilities and services within the town, including the provision of bus shelters at appropriate locations within the town.

Roads, Streets and Parking Policies

Objective TI 1– National Road Network

- a) Protect the national road network and safeguard the efficiency, safety, capacity and strategic investment in the N59 national secondary route having regard to the Spatial Planning and National Roads Guidelines for Planning Authorities (2012).
- b) Galway County Council will not normally permit the creation of any additional access points from new development or the generation of increased traffic/intensification from existing accesses onto the N59 where speed limits greater than 60kmh apply.
- c) Transitional zones – (where national roads on the approaches to or exiting urban areas are subject to a speed limit of 60kmh before a lower 50kmh is encountered) a limited level of direct access to facilitate orderly urban development may be provided. Any such proposal must be subject to a road safety audit carried out in accordance with the TII's requirement and a proliferation of such entrances, which would lead to a diminution in the role of such zones, shall be avoided.
- d) There shall be a general presumption against large scale retail proposals located adjacent or close to existing, new or planned national roads and interchanges. Proposals for large scale developments will be required, where appropriate, to submit Traffic and Transport Assessments to assess the impact of the proposed development and associated traffic movements on the efficiency, safety and capacity of the national road network.

Objective TI 2 – Urban Street Network

Support the treatment of the route network within the built areas of the town as urban streets that prioritises the

needs of pedestrians, that facilitates cyclists wherever possible and that supports public and private transport movements, stopping and parking, as appropriate. In this regard, the principles, approaches and standards set out within the Design Manual for Urban Roads and Streets (2013) (or as updated) shall be applied to new developments, as appropriate. New developments will be required to facilitate the extension of the urban street network, to provide improved connectivity and permeability, particularly for pedestrians and cyclists, in order to achieve connectivity with the town centre and to promote sustainable transport options.

Objective TI 3 –Transport Network

Facilitate improvements to the existing transportation network and the implementation of traffic management measures, subject to normal planning and environmental considerations.

Objective TI 4 – Road Schemes/Road Improvements

Support the development of appropriately approved schemes/road improvements in and around the plan area. Any indicative roads be subject to needs assessment and detailed corridor and route selection processes taking into account, inter alia, environmental constraints and opportunities.

Objective TI 5 – Preservation of Routes, Road Upgrades & Infrastructure Provision

Prohibit development on lands which are reserved for proposed road corridors and associated buffers and where development would affect a route, line, level or layout of any proposed new roadway.

Objective TI 6 – Road Safety Audits, Traffic Impact Assessment

Require all significant development proposals to be accompanied by a Road Safety Audit and Traffic & Transport Assessment carried out by suitably competent consultants, which are assessed in association with their cumulative impact with neighbouring developments on the road network, in accordance with the requirements contained within the TII's Publications, having regard to Road Safety Audits in the TII document GE-STY-01024 Road Safety Audit (including any updated/superseding document).

Objective TI 7 – Noise

Require all new proposed development, which is considered to be noise sensitive within 300m of existing, new or planned national roads, or roadways with traffic volumes greater than 8,220AADT, to include a noise assessment and mitigation measures if necessary with their planning application documentation. The cost of mitigation measures shall be borne by the developer. Mitigation measures in order to protect the noise environment of existing residential development will be facilitated or enforced as necessary.

Objective TI 8 – Schools

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

Objective TI 9 – Signage on or Visible from National Roads

Avoid the proliferation of non-road traffic signage on and adjacent to national roads outside of the 50-60kph speed limit area, in the interest of traffic safety and visual amenity, in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (2012). The TII document Policy & Provision of Tourist and Leisure Signage on National Roads March (2011) (including any updated/superseding document) shall also be considered in the assessment of relevant developments.

Objective TI 10 – Preparation of a Revised Traffic Management Plan

It is an objective to revise/implement a Traffic Management Plan for Clifden within the life of this Local Area Plan, which shall include provisions to address the issues with parking on the main streets and the traffic congestion resulting from parking on both sides of the streets.

Objective TI 11 – Local Roads Upgrade

Facilitate the upgrade of local roads within the plan boundary. Any upgrade shall facilitate public lighting, pedestrian and cycling facilities and shall have regard to the Design Manual for Urban Roads and Streets (2013).

Objective TI 12 – Car Parking

Facilitate the development and improvement of public car parking facilities in the town.

Objective TI 13 – New Developments & Connection to the Town Footpath & Lighting Network

New development shall be required to ensure that they are satisfactorily connected to the footpath & public lighting network that currently services the town 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.

Objective TI 14 – Footpath, Public Lighting, Cycle Provision & Traffic Calming

Ensure the provision and upgrade of footpaths & public lighting within the town. Traffic calming measure to be considered as part of the traffic management plan. Cycling facilities shall also be provided where feasible. 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.

3.6 Utilities Infrastructure, Climate Change & Flood Risk Management

3.6.1 Context

The sustainable growth of Clifden is dependent on the satisfactory provision of service infrastructure, including utilities, energy, and communication networks. This infrastructure requires the need to plan for all of these elements so as to ensure that there is adequate availability to support future development, in a manner that is environmentally appropriate, cost effective and efficient while ensuring the protection of public health.

3.6.1.1 Water Framework Directive

In accordance with the requirement of the Water Framework Directive, there is a Water Framework Directive Register of Protected Areas which consists of an inventory of protected area sites representing area categories to include waters used for the abstraction of drinking water, areas designated to protect economically significant aquatic species, recreational waters, nutrient sensitive areas, and areas designated for the protection of habitat and species.

The European Communities (Drinking Water) (No.2) Regulations 2007 (S.I. No.278 of 2007) transpose outstanding aspects of the EU Drinking Water Directive into Irish law by underpinning comprehensive supervision and maintenance regimes for both sanitary authority and group water scheme supplies and by providing for increased penalties for non-compliance. Achieving and improving appropriate water quality standards for the town are of significant importance to Galway County Council.

Irish Water is now responsible for the operation of public water and wastewater services and provision of these services across Ireland. For decades, Local Authorities have provided water and waste-water services within the resources available to them. In order to maintain continuity of service, Irish Water has entered into Service Level Agreements (SLA) with Galway County Council for the operation of Irish Water's assets. Irish Water's Capital Investment Plan 2017-2021 outlines the indicative investment priorities in water services infrastructure over the coming years. The Capital Investment Plan consists of a targeted programme consisting of individual projects and a range of sub-programmes, which will deliver improvements in drinking water quality, leakage, wastewater compliance, business efficiencies and customer service. Irish Water has also published a 25 Year Water Services Strategic Plan which will set out its long term strategy and objectives.

3.6.1.2 Water Supply

Clifden receives its water supply from the Clifden Regional Water Supply Scheme serving the town, its environs and extending southwards towards Ballyconneely and northwards towards Claddaghduff. Several short sections of problematic watermain in the network are to be replaced in 2019 and minor water availability issues in the scheme are to be addressed.

3.6.1.3 Wastewater Disposal

A new wastewater treatment plant (WWTP) was completed, along with collection network improvements, in 2015, providing Clifden with a public wastewater treatment system with the capacity to treat a population equivalent (p.e) of 6,000. The reported load to the WWTP in 2017 was 3,074p.e and the plant is compliant with the standards set out in the EPA wastewater discharge licence and the Urban Wastewater Treatment Regulations.

3.6.1.4 Surface Water Drainage

Sustainable Drainage Systems (SuDS) in developments can contribute to surface water retention and help reduce and prevent flooding. In order to ensure that surface water is disposed of in a controlled and sustainable manner, future developments will be required to address surface water disposal through on-site systems, (depending on site characteristics), discharge to adjacent surface water (where available), or discharge to an existing surface water sewer, if available. Proposals for SuDS (which can include permeable surfaces, retention ponds and rainwater harvesting, restrict surface water runoff in new developments to green field levels and minimise flood risks and

potential impacts) shall be in accordance with the recommendations as contained within the EPA document entitled 'Guidance on Authorisation of Discharges to Groundwater 2011' (or any updated version of this document).

3.6.2 Water Supply, Wastewater & Surface Water Policies and Objectives

Water Supply, Wastewater & Surface Water Policies

Policy UI 1 – Water Supply, Wastewater and Combined Drainage Infrastructure

Support Irish Water in the provision and maintenance of adequate wastewater disposal and water supply and the maintenance of the existing combined (sewage and surface water) drainage infrastructure, in accordance with EU Directives, to service Clifden. This will include satisfactory capacity for public wastewater and a satisfactory quantity and quality of water supply, Sustainable Drainage System approaches and techniques within the plan area shall also be supported.

Policy UI 2 – Irish Water's Water Services Strategic Plan

Support Irish Water in the implementation of their Water Services Strategic Plan, (as updated/superseded).

Water Supply, Wastewater & Surface Water Objectives

Objective UI 1 – Irish Water & Water and Wastewater Projects

Support Irish Water in identifying, prioritising and progressing the implementation of water and wastewater projects in the Clifden plan area, as appropriate.

Objective UI 2 – Water Supply & Water Conservation

Ensure that new developments are adequately serviced with a suitable quantity and quality of drinking water supply, promote water conservation to reduce the overall level of water loss in the public supply and require that new domestic developments provide for water supply metering.

Objective UI 3 – Wastewater Disposal

New developments shall only be permitted where it can be clearly demonstrated that they can be serviced and that there is adequate capacity in the wastewater disposal infrastructure in accordance with applicable requirements and standards, including urban wastewater treatment disposal standards.

Objective UI 4 – Connections to the Public Sewer & Public Water Mains

Development shall connect to the public sewer and public water mains, subject to a connection agreement with Irish Water, in order to protect all waters in the plan area, and also to consolidate the urban structure and to control ribbon development along approach roads into Clifden.

Objective UI 5 – Surface Water Drainage and Sustainable Drainage Systems

Maintain and enhance, as appropriate, the existing surface water drainage system throughout the plan area and ensure that new developments are adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems in new developments. Surface water runoff from development sites will be limited to pre-development levels and planning applications for new developments will be required to provide details of surface water drainage and Sustainable Drainage Systems proposals, with the developer responsible for the satisfactory disposal of surface water.

Objective UI 6 – Wastewater Treatment Plant Buffer

Provide and protect a 50 metre buffer around the wastewater treatment plant site.

3.6.2.1 Water Quality

The E.U. Water Framework Directive 2000/60/EC adopted in 2000 requires member states to ensure that all their waters (including surface and groundwater) achieve at least 'good status' by 2015 and to ensure that the current status does not deteriorate in any waters. In accordance with the requirement of the Water Framework Directive, there is a Water Framework Directive Register of Protected Areas which consists of an inventory of protected area sites representing area categories to include waters used for the abstraction of drinking water, areas designated to protect economically significant aquatic species, recreational waters, nutrient sensitive areas and areas designated for the protection of habitats and species. The Western River Basin Management Plan recognises the need to integrate water protection measures with land use planning at regional and local level, as responsibility for taking measures within the plan lies with all public bodies whose activities impact on water quality or who regulate such activities.

The Owenglin River flows through the town to Clifden Bay. The relevant water bodies for the Clifden LAP area are the Owenglin (river) and Clifden Bay (a transitional waters). Other areas within the LAP areas that do not drain towards these waters are assumed to drain directly to Clifden Bay. In addition the status of groundwaters in the LAP area must be considered.

Clifden is located within two groundwater body areas - Clifden-Castlebar and Clifden-Marbles which are noted on www.epa.ie as having an overall good status. The plan area is underlain by limestone and a regionally important karstic aquifer, and the Groundwater Protection Scheme identifies the majority of the plan area as predominantly having a groundwater vulnerability rating of high, with some small areas of extreme vulnerability and some small areas with bedrock at the surface. Therefore it is essential that this resource is sufficiently protected in line with the Groundwater Directive & the Water Framework Directive.

3.6.3 Water Quality Policy & Objectives

Water Quality Policy

Policy WQ 1 – Water Quality

It is the policy of Galway County Council to seek the protection and improvement in water quality in all waters, in conjunction with other agencies and stakeholders in accordance with the EU Water Framework Directive (2006/60/EC), EU Groundwater Directive (2006/118/EC) and other relevant EU Directives, including associated national legislation and policy guidance, (including any superseding versions of same), and to support the implementation of the National River Basin District Management Plan and consider the above when assessing new development proposals.

Water Quality Objectives

Objective WQ 1 – Western River Basin District Management Plan and Protection of Waters

Support the implementation of the relevant recommendations and measures as outlined in the National River Basin Management Plan. Development shall only be permitted where it can be clearly demonstrated that the proposal would not have an unacceptable impact on the water environment, including surface water, groundwater quality and quantity, river corridors and associated wetlands.

Objective WQ 2 – Groundwater & Aquifers

Support the protection of groundwater resources and dependent wildlife/habitats in accordance with the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (Groundwater) Regulations, 2010 (S.I. No. 9 of 2010) as amended by the European Communities Environmental Objectives (Groundwater) (Amendment) Regulations 2012 or any other updates. In addition, protect the regionally important aquifer that underlays the plan area from risk of environmental pollution and have regard to any groundwater protection schemes and groundwater source protection zones where data has been made available by the Geological Survey of Ireland.

3.6.3.1 Climate Change, Air Quality and Radon Gas

Climate change refers to changes in climatic conditions whether through natural variations or as a result of anthropogenic influences. The impacts of climate change present very serious global risks and threaten the basic components of life, including health, access to water, food production and the use of land. Climate change also poses threats in terms of likelihood and severity of flooding and impacts on water resources, biodiversity, natural habitats and species distribution.

The National Strategy on Climate Change 2007-2012 set out the cross-sectoral measures necessary to achieve Ireland's Kyoto Protocol commitments. Under the first Kyoto Protocol, Ireland committed to restrict greenhouse gas emissions growth to an increase of 13% over the 1990 baseline levels within the 2008-2012 period. During the second Kyoto Protocol commitment period, parties, including Ireland, committed to reduce greenhouse gas emissions by at least 18 percent below 1990 levels in the eight-year period from 2013 to 2020. The National Climate Change Adaptation Framework launched in 2012 provides a strategic policy focus to ensure adaptation measures are taken across different sectors and levels of government to reduce Ireland's vulnerability to the negative impacts of climate change. This was bolstered by the Climate Change Bill 2013, whose aim is to ensure that the State's net carbon account for the year 2050 is at least 80% lower than the 1990 baseline.

At a local level, Galway County Council must contribute to the stabilisation and reduction of national greenhouse gas emissions and including climate change adaptation through the promotion of renewable energy sources and energy conservation in policies and objectives regarding the environment, housing and infrastructure. The policies and objectives within the Clifden Local Area Plan will contribute to the national commitment to limit the impact of climate change and reduce energy consumption and greenhouse gas emissions. This includes support for measures aimed at reducing travel demand by integrating land use and transportation, facilitating an increased modal share of sustainable travel modes, encouraging passive solar design and energy efficient buildings, promoting greater use of renewable energy and energy conservation, re-use of existing building stock, promoting waste reduction and addressing increased flooding risks due to climate change.

3.6.3.2 Air Quality and Radon Gas

The EU CAFE Directive was transposed into Irish legislation by the Air Quality Standards Regulations 2011 (SI No. 180 of 2011). The Plan contains a number of policies and objectives that focus on air quality, including ensuring adherence to relevant air quality standards and promoting planting and landscaping, enhanced public transport and energy efficiency buildings.

Radon is a naturally occurring radioactive and carcinogenic gas that originates from the decay of uranium in rocks and soils. Radon has no smell, colour or taste and can only be detected using special detectors. The Radon Protection Institute of Ireland has identified Clifden as a high radon area, estimating that greater than 20% of homes are above the Reference Level. The Radon Protection Institute of Ireland highlights the dangers of exposure to radon, including increased risk of lung cancer. Their website provides details with regard to assessing homes for the risk of radon (www.rpii.ie).

3.6.4 Climate Change, Air Quality and Radon Gas Policy & Objectives

Climate Change Policy

Policy ENV 1 – Climate Change Policy

It is the policy of Galway County Council to support EU and national legislation and strategies on climate change in its decision making, in order to contribute to a reduction and avoidance of human induced climate change and to assist in achieving the national targets set out and updated under the EU Effort Sharing Scheme.

Climate Change, Air Quality & Radon Objectives

Objective ENV 1 – Climate Change & The National Climate Change Adaptation Framework

Galway County Council shall support and facilitate European and national objectives for climate adaptation and mitigation as detailed in the National Adaptation Framework 2018, the National Mitigation Plan 2017 and relevant Sectoral Adaptation Plan(s).

Objective ENV 2 – Climate Change & Green Infrastructure

Galway County Council shall promote the integration of green infrastructure/networks (e.g. interconnected networks of green spaces including aquatic ecosystems) and other physical features on land) into new development proposals in order to mitigate and adapt to climate change.

Objective ENV 3 – Air Quality

Promote the preservation of best ambient air quality compatible with sustainable development throughout the plan area by seeking to protect and maintain the regulatory standards contained with the EPA's Air Quality in Ireland 2016 Key Indicators of Ambient Air Quality (or any superseding document) and ensure that all air emissions associated with new developments are within Environmental Quality Standards as set out in statutory regulations, namely SI 180/2011 Air Quality Standards Regulations 2011.

Objective ENV 4 – Air Purification

Encourage landscaping and deciduous tree planting in an environmentally sensitive manner within the plan area as a means of air purification, the filtering of suspended particles and the improvement of the micro-climate for Clifden town.

Objective ENV 5 – Radon

Galway County Council shall have regard to and implement as appropriate the specific guidance on radon prevention measures for new homes as contained within the Building Regulations.

3.6.4.1 Flood Risk Management and Assessment

The Department of the Environment and the OPW published National Flood Risk Management Guidelines in 2009 entitled The Planning System and Flood Risk Management: Guidelines for Planning Authorities 2009 and subsequently issued Circular PL 2/2014 which provides clarification of advice contained within the guidelines. The guidelines require Planning Authorities to ensure that, where relevant, flood risk is a key consideration in preparing development plans, local area plans and the assessment of planning applications. The aim of the guidelines is to avoid flood risk where possible, substitute less vulnerable uses when avoidance is not possible and mitigate and manage the risk where avoidance and substitution are not possible.

The guidelines provide guidance on identifying areas where the probability of flood risk is high (Flood Zone A), moderate (Flood Zone B) and low (Flood Zone C) and identifies the types of land use that are appropriate within each Flood Zone. The guidelines also highlight the need to assess the potential impacts of climate change as part of a Strategic Flood Risk Assessment for a plan. The guidelines suggest that where mathematical models are not available, climate change flood extents can be assessed by using the Flood Zone B outline as a surrogate for Flood Zone A with allowance for the possible impacts of climate change. Planning applications will also be required to demonstrate that climate change has been taken into consideration in any flood risk assessment submitted with an application.

Clifden has also been identified as an area of further flood risk assessment by the OPW and final maps are in the process of being prepared. 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 Clifden Local Area Plan area. As part of this assessment for Clifden, 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.

The Clifden Local Area Plan takes due consideration of The Planning System and Flood Risk Management: Guidelines for Planning Authorities 2009 and associated Circular PL 2/2014 and the recommendations emanating from the Strategic Flood Risk Assessment for County Galway. The Local Area Plan identifies flood zones in accordance with the Guidelines (shown on Map 8 – Flood Risk Management), designates land use zones (See Map 1 & 2 – Land Use Zoning) considered appropriate to each flood zone and includes policies and objectives dealing with flood risk assessment and management.

The flood zones identified are:

Flood Zone	Probability of Flooding	Flood Risk Areas Included
A	High	> 1:100 for river flooding
B	Moderate	1:100 to 1:1000 for river flooding
C	Low	< 1:1000 for river flooding

The Clifden Local Area Plan promotes the use of Sustainable Drainage Systems (SuDS) in developments, which can contribute to surface water retention and help reduce and prevent flooding.

3.6.5 Flooding Policies & Objectives

Undeveloped lands are zoned Open Space, Recreation & Amenity, notwithstanding this, any proposed development on this zoning must also comply with The Planning System & Flood Risk Management Guidelines 2009 in terms of the uses being appropriate to the flood zone. Existing developed areas located within Flood Zone A/B have been attributed a Constrained Land Use zoning which seeks to facilitate the appropriate development of existing buildings while ensuring protection against flood risk.

Flood Policy

Policy FL 1 – Flood Risk Management

It is the policy of Galway County Council to support, in co-operation with the OPW, the implementation of the EU Flood Risk Directive (2007/60/EC), the Flood Risk Regulations (SI No. 122 of 2010) and the DoEHLG/OPW publication The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and Departmental Circular PL2/2014 (or any updated/superseding legislation or policy guidance). Galway County Council will also take account of the OPW Catchment Flood Risk Management Plans (CFRAMs) as appropriate, the Strategic Flood Risk Assessment for County Galway 2015 and the Strategic Flood Risk Assessment carried out for Clifden and any recommendations and outputs arising that relate to or impact on the plan area.

Flood & Flood Related Objectives

Objective FL 1 – Flood Risk Management and Assessment

Ensure the implementation of the DoEHLG/OPW publication The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009, including the Department of the Environment, Heritage & Local Government's Circular PL 2/2014 (or any updated/superseding document) in relation to flood risk management within the Plan Area. This will include the following:

- Avoid, reduce and/or mitigate, as appropriate in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (and as updated), the risk of flooding within the flood risk areas indicated on Maps 3– Flood Risk Management, including fluvial, pluvial and groundwater flooding, and any other flood risk areas that may be identified during the period of the plan or in relation to a planning application.
- Development proposals in areas where there is an identified or potential risk of flooding or that could give rise to a risk of flooding elsewhere will be required to carry out a Site-Specific Flood Risk Assessment, and Justification Test where appropriate, in accordance with the provisions of The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009, (or any superseding document) and Circular PL2/2014 (as updated/superseded). Any flood risk assessment should include an assessment of the potential impacts of climate change, such as an increase in the extent or probability of flooding, and any associated measures necessary to address these impacts.
- Development that would be subject to an inappropriate risk of flooding or that would cause or exacerbate such a risk at other locations shall not normally be permitted.
- 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 European sites downstream, such measures will undergo environmental assessment and Appropriate Assessment, as appropriate.

Galway County Council shall work with other bodies and organisations, as appropriate, to help protect critical infrastructure, including water and wastewater, within the County, from risk of flooding. Future amendments to the plan shall consider, as appropriate any new and/or emerging data, including, when available, any relevant information contained in the Flood Risk Management Plans and as recommended in the SFRA from the plan area.

Objective FL 2 – 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 DM Guidance FL 1- Flood Zones and Appropriate Land Uses. 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, (Please also refer to DM Guidelines FL1) 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.

(& Refer to Map 3 - Flood Risk Management)

Objective FL 3 – 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.

(Please Refer to Objective LU 8 & DM Guideline FL 2)

Objective FL 4 – Strategic Flood Risk Assessment and Flood Risk Assessments

Ensure that Strategic Flood Risk Assessments and site specific Flood Risk Assessments consider and provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) shall be consulted with to this effect.

Objective FL 5 – Environmental Impact Assessment (EIA) & Flood Risk Assessment

Flood risk may constitute a significant environmental effect of a development proposal that in certain circumstances may trigger a sub-threshold EIA, therefore Galway County Council shall ensure that Flood Risk Assessment would form an integral part of any EIA undertaken for projects within the town.

Objective FL 6 – Pluvial and Groundwater Flood Risk

Planning applications on lands identified within pluvial and/or groundwater flood risk 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 the Flood Risk Management Guidelines for Planning Authorities (2009) (or any updates to same). Such assessments shall be prepared by suitably qualified experts with hydrological experience and shall quantify the risks and the effects of any necessary mitigation, together with the measures needed or proposed to manage residual risks.

Objective FL 7 – New and Emerging Data

Future amendments to the plan shall consider, as appropriate any new and/or emerging data, including, when available, any relevant information contained in the Flood Risk Management Plans and as recommended in the SFRA from the plan area.

Objective FL 8 – Protection of Water Bodies and Watercourses

Protect water bodies and watercourses within the plan area from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. 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). In addition, promote the sustainable management and uses of water bodies and avoid culverting or realignment of these features.

Objective FL 9 – Arterial Drainage Scheme

Facilitate access to the channels that the Office of Public Works maintain and ensure that, in general no development takes place within 10 metres of these maintenance channels. (This distance may be increased and decreased on a site by site basis, as appropriate). The OPW shall be consulted with regard to any proposed development in or adjacent to these watercourses.

Objective FL 10 – Improvement &/Or Restoration of Natural Flood Risk Management Functions

Where resources are available and subject to compliance with the Habitats and Birds Directives, Galway County Council will contribute towards the improvement and/or restoration of the natural flood risk management functions of flood plains.

3.6.6 Waste Management

The Connaught Waste Management Plan provides policy guidance on waste management in County Galway. Best practice in terms of waste management recommends that as much waste as possible is dealt with through reduction, reuse and recycling, with as little as possible remaining to be disposed of. The Council promotes environmental awareness measures, initiatives and campaigns in the local communities through involvement with various groups and organisations and through the implementation of the Green Schools programme - an international programme designed to encourage and acknowledge whole school action for the environment.

3.6.6 Waste Management Policies & Objectives

Waste Management Policy

Policy WM 1 – Waste Management

It is the policy of the Council to support waste reduction and sustainable waste management through prevention, reduction and recycling and by facilitating the provision of adequate waste infrastructure, such as bring banks, at locations that will not adversely affect residential amenity or environmental quality.

Policy WM 2 – Waste Management Plan

Support the implementation of the Connacht Ulster Waste Management Plan 2015-2021, Galway County Council's Litter Management Plan 2015-2018, the National Waste Prevention Programme, the EPA's National Hazardous Waste Management Plan 2014-2020 and any superseding versions of these plans over the lifetime of this Local Area Plan.

Waste Management Objectives

Objective WM 1 – Waste Prevention, Reduction & Recycling

Promote the prevention, reduction and recycling of waste in new developments, new development proposals shall be required to submit proposals demonstrating how this is to be achieved and shall seek to ensure on-site provision for waste storage and segregation (bio-waste/dry recyclables/residual waste) pending collection at all new domestic and non-domestic premises.

Objective WM 2 – Bring Bank Facility

Facilitate the installation of bring bank(s) at suitable locations within the plan area, which do not adversely effect residential amenity or environmental quality.

3.6.7 Telecommunications, Energy Infrastructure & Renewable Energy

Developments require adequate power, energy and telecommunications services, including electricity, gas supply, telephone services and broadband, which are provided in Clifden by various service providers. The plan aims to seek a balance between the need to maintain and develop energy & telecommunications infrastructure while having regard to amenities, protected areas and sensitive landscapes. Galway County Council will continue to implement the Council's Energy Action Plan regarding energy efficiency and conservation in existing and future residential, commercial and industrial buildings within Clifden.

3.6.7.1 Renewable Energy Resources

Renewable energy is increasingly seen as a means to address climate change challenges, reduce carbon dioxide emissions and increase national energy security. Ireland's need to support renewable energy stems from its EU commitments, namely the EU Directive 2009/29/EC on the Promotion of Renewable Energy Sources, which establishes a binding target of 20% of overall EU energy consumption coming from renewable resources by 2020, as well as a binding 10% minimum target for energy from renewable resources to account for 16% of total energy consumption by 2020. In line with these commitments, Ireland's target for electricity from renewable energy sources is 40% by 2020. Galway County Council recognises the importance of developing renewable energy resources in the interest of delivering on the National Climate Change Adaptation Framework. The Planning and Development Regulations 2007 and 2008 provide some exemptions from planning permission for solar panel, heat pumps, wind turbines and wood pellet burners subject to certain conditions and limitations. However, the restrictions on exempted development as set out in Article 9 of the Planning & Development Regulations 2001 (as amended) also still apply. Where an individual wishes to install any class of micro-renewable technology that does not fall within the exemptions, they are required to apply for planning permission.

3.6.8 Telecommunications, Energy & Renewable Energy Policy & Objectives

Energy & Communications Policy

Policy EC 1 – Energy and Communications

It is the policy of Galway County Council to support the provision of adequate energy and communications infrastructure to service developments including gas, electricity, broadband, and telephone services. In particular, the Council supports the increased use of renewable energy and the aims of sustainable energy use and conservation in building design and construction.

Energy & Communications Objectives

Objective EC 1 – Broadband & Telecommunications

Facilitate the provision of adequate telecommunication infrastructure within the plan area, including telephone and broadband services, to the requirements of the relevant service providers and in accordance with the principles of proper planning and sustainable development.

Objective EC 2 – Gas & Electricity Supply

Facilitate the provision of an adequate supply of electricity and gas to developments in the plan area, to the requirements of the relevant service provider, and in accordance with the principles of proper planning and sustainable development.

Objective EC 3 – Energy Conservation & Efficiency

New buildings shall be sustainable in their siting, orientation, design and construction, adopting "fabric first" principles. Passive solar design techniques, high energy efficiency, low impact construction methods and the use of local building materials shall be encouraged to ensure that new developments minimise their environmental impacts and long term costs.

Objective EC 4 – Renewable Energy

Promote and facilitate the development of renewable sources of energy within the plan area and encourage the integration of micro-renewable energy sources into the design and construction of new developments, as appropriate.

Development Management Guidelines

Flood Risk Management Guidelines

DM Guideline FL 1 – 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):

HVD – Houses, schools, hospitals, residential institutions, emergency services, essential infrastructure, etc.

LVD – Economic uses (retail, leisure, warehousing, commercial, industrial, non-residential institutions, etc.), land and buildings used for agriculture or forestry, local transport infrastructure, etc.

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 Clifden Local Area Plan 2018-2024*’,

DM Guideline FL 2 – Structural and Non-Structural Risk Management Measures in Flood Vulnerable Zones

Applications for development 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

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels. In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings.

Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:

- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and
- Awareness of risks and evacuation procedures and the need for family flood plans.

Access and Egress During Flood Events

Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- flood escape routes have been kept to publicly accessible land.
- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- this information will be provided in a welcome pack to new occupants.

Further Information

Further and more detailed guidance and advice can be found at <http://www.floodinfo.ie> and in the Building Regulations.

Surface Water Network Development Management Guideline

DM Guideline UI 1 – Surface Water Network

Require all relevant applications to provide for separate surface and foul water sewers to assist and optimise the use of the existing collection system and the wastewater sewage system. It shall be the responsibility of the developer to satisfactorily dispose of all surface water arising from their development.

Water Quality Development Management Guideline

DM Guideline WQ 1 – Water Bodies and Watercourses

Require all relevant applications, which are located in close proximity to water bodies or watercourses to submit measures to reduce and prevent pollution to the water body/watercourse, both during construction and after completion of the scheme.

Energy and Communications Development Management Guideline

DM Guideline EC 1 – Energy Statements

All proposals for new non-residential developments with a floor area of 1,000m² or more and residential developments comprised of 10 or more units may be required to submit an Energy Statement outlining the methods proposed to minimise energy use in the development, such as building orientation and passive solar design, materials and insulation, renewable/alternative energy sources, etc.

DM Guideline EC 2 – Energy Efficient Street Lighting

Galway County Council shall require the provision of energy efficient street lighting in all private developments.

3.7 Urban Design and Landscape

3.7.1 Context

3.7.1.1 Urban Design

Urban design refers to the theory and practice of creating successful urban places, its an approach to the built Environment which involves looking particularly at the spaces between buildings, including the streets, frontages, landscaping, civic spaces and overall place-making, such as building types, building materials, mass, height and scale as well as arrangements, urban block types and patterns, mix of uses and activities, etc. Successful urban design is essential in the creation of attractive and sustainable living and working environments and the establishment of a unique identity and sense of place for Clifden which is crucial to the vitality and success of the Town centre. Cohesive well designed communities and settlements have to opportunity to attract better investment, they are functional; they support mixed uses and tenures; include successful public spaces; are adaptable and resilient; have a distinctive character; are attractive; and encourage ease of movement.

3.7.1.2 Landscape, Townscape and Visual Amenity

The European Landscape Convention that was signed and ratified by Ireland came into force in March 2004. The Convention introduced a European wide concept centring on the quality of landscape protection, management and planning and extends to natural, urban, peri-urban and rural areas encompassing land, inland water, coastal and marine areas. The Convention defines landscape as “.....area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”, which is also the definition included in the Planning and Development Act, 2000 (as amended).

Galway County Council prepared a Landscape Character Assessment in 2002 which forms part of the current Galway County Development Plan and indicates the landscape character rating, value rating and sensitivity rating. Landscape sensitivity in County Galway ranges from Class 1 to Class 5, with Class 1 being low sensitivity, Class 2 – moderate sensitivity, Class 3 – high sensitivity, Class 4 - special sensitivity and Class 5 – unique sensitivity. The plan area falls between both Class 4 & the built up area rating of Class 2. Landscaping, planting and mature trees and shore edges can create local identity and character of the town and their conservation and retention is key to the visual amenity of the town.

In addition, the view of both St. Joseph’s Church and Christ Church are also of local importance and give the town its recognisable long distance views set against the background of the Connemara Mountains and are required to be protected. The townscape and streetscape of Clifden are an important part of the built heritage and visual amenity of the town. The protection and enhancement of the Townscape, streetscapes and historic street pattern when considering future development are a priority for the enhancement of the town centre. Key street frontages have been identified and given priority status, a scheme of enhancement and improvement of these buildings and streets will be considered as part of the town centre management plan (see Objective ED 5 – Town Centre Management).

3.7.2 Policies and Objectives

Urban Design and Landscape Policy

Policy UD1 – Urban Design and Landscape

It is the policy of Galway County Council to promote the use of sustainable urban design principles and approaches that will help to create high quality built and natural environments appropriate to the context and landscape setting of Clifden, having regard to the guidance contained in the Sustainable Residential Development in Urban Areas Guidelines 2009 and the accompanying Urban Design Manual 2009 & the Design Manual for Urban Roads & Streets 2013 (including any superseding guidance documents). This will focus on the development of a high quality, well landscaped and appropriately scaled built environment with a strong civic and commercial core, responsive building frontages, appropriate building forms, heights, designs and materials and high quality civic, community,

recreational and amenity facilities. The creation of a high quality natural environment will also be supported through the protection of the landscape sensitivities, views and prospects in the Town and the promotion of the development of a green network and high quality landscaping.

Urban Design and Place-Making Objectives

Objective UD 1 – High Quality, Contextually Sensitive Design

Ensure that new developments are responsive to their site context and in keeping with the character, amenity, heritage, environment and landscape of the area. New development proposals will be required to complement the existing character of the area in terms of scale, height, massing, building line, urban grain and definition and through high quality design proposals for buildings/structures/shop fronts, the use of high quality, appropriate materials and the provision of appropriate signage, lighting, landscaping proposals and other such details.

Objective UD 2 – 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 should avoid the over-proliferation of different elements and/or cluttering of public spaces.

Objective UD 3 – Spatial Definition and Animation

Ensure that new developments are designed to provide spatial definition and animation to public spaces and streets through the use of appropriate building lines and built forms, responsive building frontages and passive surveillance and high quality streetscapes and/or landscaping edges to enclose and address public spaces. Perimeter block typologies provide a useful approach in generating good spatial definition, adequate enclosure and a high quality public realm and the creation of focal points, such as landmark buildings and gateways, help to improve spatial definition and legibility and will be encouraged in appropriate locations.

Objective UD 4 – Green Network and Landscaping

Support the development of a network of amenities, open spaces and natural areas that support biodiversity, that incorporate existing landscape features such as local rivers, streams, natural meadows, trees, stone walls and hedgerows, that provide pedestrian and cycling linkages and active and passive recreation opportunities, that help to structure and provide relief from the built environment and that can provide areas for surface water attenuation and flood risk management.

Objective UD 5 – Street-Oriented Development and Responsive Frontages

Promote street-oriented development along the urban street network within the built areas and along the approach routes to the town. This will include improved facilities for pedestrians, cyclists and public transport as appropriate and the promotion of high quality building and/or hard and soft landscaping edges to these routes. Buildings and spaces should be designed to provide a human scale along street frontages with the use of appropriate building heights and responsive ground floor treatments. Intensive, fine-grained developments will generally be encouraged to provide a diversity of building forms and public spaces.

Objective UD 6 – Design and Access Statements

The Planning Authority will require all large scale or sensitively located development proposals, such as those in close proximity to the Architectural Conservation Area, Protected structures, significant public amenity, elevated positions or visually vulnerable areas, and in the case of any other development proposals where this is considered necessary by the planning authority to be accompanied by design and access statements.

Objective UD 7 – Landscape Character, Values, Sensitivity and Views/Prospects

Protect the landscape character, values, sensitivities, focal points and views in the plan area, including those identified in the Galway County Development Plan, included in the Landscape Character Assessment for County

Galway.

Ensure that new developments are responsive to the high and special sensitivity landscapes within the plan area, visually vulnerable areas, elevated areas or locally important townscape contexts.

Require Visual Impact Assessment for developments including verified visuals with potential to impact on areas of significant landscape character, value or sensitivity, including both urban and natural features, such as historic buildings/structures, as appropriate.

Prohibit development that will block or interfere with a significant view or prospect. Where it is considered that a development may impact on views or prospects, have regard to the significance of any such impact and any appropriate mitigation measures that should be incorporated.

Urban Design and Landscape Development Management Guidelines

DM Guideline UD1 Design and Access Statements:

Design and Access statements will be required of developments over 9 houses, new buildings in excess of 1000 square metres or located within a sensitive area such as the ACA, and/or for developments as otherwise considered appropriate by the Planning Authority. The Design & Access Statements will involve a three stage process:

- Assessment
 - evaluation
 - design.
1. Design and Access statements should be succinct documents that include both text and supporting graphics.
 2. The design section should examine the proposed use, amount of development, the proposed layout, the scale, the hard & soft landscaping and the appearance of the proposed development. The document will provide the rationale for the design approach taken in relation to the site and its wider context.
 3. The access section will examine the pedestrian and vehicular access and transport links- justification for access points and routes that have been chosen, as well as how the site responds to the existing road layout and public transport provision.
 4. And inclusive access -How can everyone get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

Please Refer to the Development Management Standards and Guidelines in the Galway County Development Plan.

3.8 Built Heritage & Cultural Heritage

3.8.1 Context

The built and cultural heritage in Clifden contribute to its character and local distinctiveness. The built heritage includes both architectural and archaeological heritage and Clifden has a number of elements of both, that form part of the history and character of the Town. The preservation of this rich architectural and cultural heritage is fundamental to the retention of the distinctiveness of the Town. The slow eroding of the character would be of significant harm to the local environment, therefore this plan contains policies and objectives which seek to preserve and enhance the historic environment and resist development which will lead to its erosion. Clifden's cultural heritage is reflected within the built environment and the landscape this must also be afforded protection and preservation when considering new development proposals.

3.8.1.1 Architectural Heritage

The town of Clifden is one of the last towns to be built in Ireland, it was laid out and built over a 30 year period. It follows the classic nineteenth century layout. The town follows an oval plan, with three principal streets– Market Street, Main Street and Bridge Street with a Market Square.

The Council is committed to the protection and enhancement of this heritage through the measures contained in planning legislation, through the implementation of appropriate conservation led policies, as well as sensitive land use objectives, urban design principles and development standards, which will significantly enhance the architectural setting of Clifden.

3.8.1.2 The Record of Protected Structures

The current Galway County Development Plan incorporates the Record of Protected Structures, which protects structures which are considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social, technical interest or value. A statutory framework for protecting, managing and enhancing historic towns is set out in the Planning and Development Act 2000, (as amended). The inclusion of a structure on the RPS does not preclude appropriate use or development. There are a number of protected structures located within the Clifden Plan area, examples include the Court House, Christ Church and St. Joseph's Church. Planning permission must be obtained before significant works which would materially alter the character of a protected structure can be carried out. Refer to the Record of Protected Structures which forms part of the current Galway County Development Plan 2015-2022.

3.8.1.3 Architectural Conservation Area

An Architectural Conservation Area is a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest. The Architectural Conservation Area can also include areas which contribute to the appreciation of a protected structure and may or may not include protected structures. Planning permission must be obtained before significant works, which might alter the character of a structure or/ the Architectural Conservation Area, can be carried out to the exterior. The designation of the historic town centre as an Architectural Conservation Area and the associated management of both individual buildings and the public realm in that area will significantly enhance the quality of the local environment.

3.8.1.4 Statement of Significance for the Architectural Conservation Area

Clifden has a designated Architectural Conservation Area and its significance lies in its historical origins, period of development, planned layout, building style, picturesque townscape and architectural coherence. The majority of its buildings span the mid 19th century and share many characteristics. A large portion are in simple vernacular style, arranged around a central core, along two wide roads which focus on Market Square. Clifden contains a number of buildings of national or regional significance. The town has long been a tourism destination, but is vulnerable to excessive or insensitive development and/or alteration.

Within the ACA as well as its gateways and edges, the worst negative elements are traffic congestion, discordant

new developments, disfiguring incremental alterations to principal elevations and a poor public realm. Despite some improvements, Market Square fails as a focal point on account of traffic dominance, inferior surfacing and past architectural misjudgements. The local area plan will seek through its policies and objectives to conserve, and enhance the historic core of the town.

3.8.1.5 Archaeological Heritage

There are a number of Recorded Monuments in Clifden which provide evidence of early settlement in the area. The National Monuments Acts 1930-2004 provides for the protection of archaeological heritage, including the establishment of a Record of Monuments and Places, which is a national inventory of archaeological sites and monuments, under Section 12 of the National Monuments (Amendment) Act 1994. Some archaeological sites and monuments may also be of significant architectural heritage value and may be afforded dual protection as a Recorded/National Monument under the National Monuments Acts and as Protected Structure under the Planning and Development Acts.

The Archaeological Constraint Maps prepared for County Galway as part of the Record of Monuments & Places identify the approximate locations of archaeological sites and monuments and give an indication of the extent of the site or monument, although the area around the site or monument may also have archaeological potential and significance. Accordingly, the Zone of Archaeological Potential around Recorded Monuments and Places is typically 30m from the outline indicated on the Archaeological Constraint Maps. In advance of any new development on a site of archaeological significance or within a Zone of Archaeological Potential, there is a requirement for consultation with the Monuments Service of the Department of Arts, Heritage and the Gaeltacht. The Galway County Development Plan also provides that, where developments are located within areas of archaeological potential or within close proximity to a Recorded Monument, then further archaeological assessment and/or mitigation may be necessary.

The Department for Culture, Heritage and Gaeltacht is responsible for the protection of our archaeological heritage, including the licensing of archaeological excavations under the National Monuments Acts 1930-2004. When the owner or occupier of a property, or any other person proposes to carry out, or to cause, or to permit the carrying out of any work at or in relation to a Recorded Monument or Place they are required to give notice in writing to the Minister two months before commencing that work.

Refer to the Archaeological Constraints Map for County Galway and the website of the National Monuments Service (www.archaeology.ie) in relation to Recorded Monuments and Places on the RMP.

3.8.1.6 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 town like Clifden displays and ensure that new development supports and complements that identity.

3.8.2 Policies and Objectives

Built Heritage & Cultural Heritage Policies

Policy HC 1 – Built Heritage

It is the policy of Galway County Council to support the protection and conservation of the architectural and archaeological heritage in the plan area, including the Protected Structures, Architectural Conservation Area, Recorded Monuments and Places and other important features of architectural or archaeological heritage.

Galway County Council will ensure the implementation of the legislative, statutory and policy provisions relevant to the conservation of the built heritage including the following (and any updated/superseding documents):

- Legislative provisions in the Planning and Development Act 2000 (as amended) and National Monuments Act

1930 (as amended).

- Statutory provisions in the Galway County Development Plan, including the Record of Protected Structures.
- Policy guidance in Government Policy on Architecture 2009-2015, the Architectural Heritage Protection Guidelines 2004/2011, and the Archaeology and Development: Guidelines for Good Practice for Developers.

Policy HC 2 – Cultural Heritage

It is the policy of Galway County Council to acknowledge and promote awareness of the origins, historical development and cultural heritage of the town and to generally support high quality developments that relate to local heritage and to ensure that new development respects and is responsive of its local context.

Built Heritage & Cultural Heritage Objectives

Objective HC 1 – Architectural Heritage and Protected Structures

Ensure the protection and conservation of the architectural heritage in the plan area, in particular by implementing the relevant legislative provisions of the Planning and Development Act 2000 (as amended) in relation to architectural heritage and policy guidance contained within the Architectural Heritage Protection Guidelines 2004/2011, (or any superseding document).

Objective HC 2 – Protected Structures

Ensure the protection and sympathetic enhancement of structures included and proposed for inclusion in the Record of Protected Structures that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, together with the integrity of their character and setting.

Objective HC 3 – Architectural Conservation Areas

Protect, conserve and enhance the essential character of the Clifden Architectural Conservation Area, through respecting the surviving historic plots and street patterns and through the appropriate management and control of the design, location and layout of new development, alterations or extensions to existing structures, and/or modifications to the setting of the structure and the character of the Architectural Conservation Area.

Objective HC 4 – Development Relating to Protected Structures and ACAs

Ensure that any development, modifications, alterations, or extensions materially affecting the character of a protected structure, or structure adjoining a protected structure, or structure within or adjacent to the Architectural Conservation Area, is sited and designed appropriately and is not detrimental to the character or setting of the protected structure, or the Architectural Conservation Area. This will include the following:

- Works materially affecting the character of a protected structure or the exterior of a building/structure within an Architectural Conservation Area will require planning permission.
- Any works/development carried out to a protected structure or the exterior of a building/structure within an Architectural Conservation Area shall be in accordance with best conservation practice and use sustainable and appropriate materials.
- Works/development within the Architectural Conservation Area shall ensure the conservation of traditional features and building elements which contribute to the character of the area.
- New proposals shall have appropriate regard to scale, plot, form, mass, design, materials, colours and function.

Objective HC 5 – Energy Efficiency and Traditional Buildings

Ensure that measures to upgrade the energy efficiency of protected structures and traditionally built structures/buildings are sensitive to traditional construction methods and use appropriate materials and do not have detrimental impact on the material, aesthetic, visual character or function of the building.

Objective HC 6 – Demolition

Prohibit development proposals, either in whole or in part, for the demolition of protected structures or structures

within the Architectural Conservation Area, unless exceptional circumstances can be demonstrated which justify that demolition.

Objective HC 7 – Architectural Conservation Area Appraisal and Management Plan

Prepare and publish an Architectural Conservation Area Appraisal and Management Plan for Clifden over the lifetime of the plan, to preserve, protect and enhance the character of this area, including the public realm and implement recommendations contained within.

Objective HC 8 – Vernacular Architecture & Structures of Local Interest

Recognise the importance of the contribution of vernacular architecture to the character of Clifden and ensure the protection, retention, and appropriate revitalisation and use of vernacular heritage, including structures of local interest that contribute to the local distinctiveness, built heritage and/or townscape character and resist their demolition.

Objective HC 9 – Archaeological Heritage

a) Ensure the protection and sympathetic enhancement of archaeological heritage in the Plan Area, in particular by implementing the relevant provisions of the Planning and Development Act 2000 (as amended), the National Monuments Act 1930 (as amended), and the Archaeology and Development: Guidelines for Good Practice for Developers.

b) Ensure that any development in the immediate vicinity of a National Monument and a Recorded Monument is sensitively designed and sited and does not detract from the Recorded Monument or its visual amenity.

Objective HC 10 – Other Archaeological Sites/ Landscapes

Seek the identification and/or authentication of important archaeological sites/landscapes in the plan area where feasible.

Objective HC 11 – Protection of Monuments and Places

Ensure the protection and sympathetic enhancement of the monuments and places included and proposed for inclusion in the Record of Monuments and Places, as well as any monument that may be designated as a National Monument, together with the integrity of their character and setting, by implementing the relevant provisions of the Planning and Development Act 2000 (as amended) and the National Monuments Act 1930 (as amended) and the Archaeology and Development: Guidelines for Good Practice for Developers. This will include the protection of Monuments on the list provided by the National Monument Service, Department of Arts, Heritage and the Gaeltacht, which has statutory responsibility in this area.

Objective HC 12 – Archaeological Assessment

a) Ensure that all planning applications for development within close proximity of Recorded Monuments and Places and any monuments that may be designated as National Monuments, and within Zones of Archaeological Potential are referred to the Department of Arts, Heritage and the Gaeltacht (DAHG) and take account of the archaeological heritage of the area, any advice received from the DAHG and the need for archaeological assessments and, where appropriate, mitigation measures.

b) An Archaeological Assessment for such developments within the plan area that include or are proposed to be located at or close to a Recorded Monument, those that are extensive in terms of area (0.5h hectares or more) or length (1 kilometre or more), those that may impact on the underwater environment (riverine) and developments that require an Environmental Impact Assessment Report.

National Monuments include:

- National Monuments in the ownership of the state or Local Authority;
- Archaeological and architectural monuments/sites in the Record of Monuments and Places;
- Monuments in the Register of Historic Monuments;
- Underwater archaeological heritage;
- Previously unknown and unrecorded archaeological sites (including subsurface elements with no visible

surface remains and potential sites under water in rivers, and can include fish traps, anchorages, bridges, fording points;

- Potential sites located in the vicinity of large complexes of sites or monuments;
- Present or former wetlands, unenclosed land, and rivers.

c) Flood relief works and other development in or adjacent to the coast, rivers and streams in Clifden have the potential to negatively impact on known, potential submerged or buried archaeology and therefore there will be a need for an appropriate level of archaeological assessment of any proposed works in these areas.

Objective HC 13 – Underwater Archaeological Sites

Protect and preserve the underwater archaeological sites in rivers, lakes, intertidal and sub-tidal locations within the plan area, including forms of underwater archaeology that may await discovery in the waterbodies in Clifden.

Objective HC 14 – Cultural Heritage: Local Place Names

Protect local place names as an important part of the cultural heritage and unique character of the plan area, and support the use of appropriate names for new developments that reflect the character/heritage of the area and that contribute to the local distinctiveness of the village. New developments will be required to consult with Coiste Logainmneacha Chontae na Gaillimhe, Galway County Council 'Placename Committee' to identify an appropriate name for new developments that reflect the local character and heritage of the area.

Development Management Guidelines

Please Refer to the Development Management Standards and Guidelines in the Galway County Development Plan.



Figure. 2 Pawel Edmund Strzelecki (1797–1873) Commemoration Plaque, The Quay Clifden.

3.9 Natural Heritage and Biodiversity

3.9.1 Context

Natural heritage includes the variety of life we see around us every day and also includes the landscape and its geological foundation. The variety of life is often referred to as biological diversity or biodiversity. Biodiversity is a word used to describe the natural world that includes people, animals, plants, microbes as well as the places they live which are called habitats. Natural heritage includes a wide range of natural features and processes that make an essential contribution to the environmental quality, ecological biodiversity, landscape character, visual amenity, recreational activities, public health and investment potential of the town.

3.9.1.1 European Directives, the European Sites Network and Environmental Assessments

At European level, the Habitats Directive (92/43/EEC) and the Birds Directive (2009/147/EC) mandate the identification and protection of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which together create a network of protected wildlife areas, known as the European Sites network, across the European Union. The designation of these sites form part of a range of measures aimed at conserving important or threatened habitats and species. The Water Framework Directive Register of Protected Areas as required under the Directive also contains an inventory of protected area sites representing area categories to include areas designated for the protection of habitat and species.

There is a legal requirement that all land use plans comply with the Birds and Habitats Directives, in particular through the preparation of a Screening for Appropriate Assessment or a full Appropriate Assessment as appropriate. The Strategic Environmental Assessment Directive (2001/42/EC) also requires that all land-use plans legally comply with the Strategic Environmental Assessment Directive, including the preparation of a Strategic Environmental Assessment Screening or a Strategic Environmental Assessment Report, as appropriate. Further details regarding the Appropriate Assessment Screening/Natura Impact Assessment and the Strategic Environmental Assessment Screening are available separately as supporting documents to this Plan. Clifden has one European Site traversing the Plan area associated with the Owenglin River . The Owenglin River forms part of the The Twelve Bens/Garraun Complex SAC. The plan boundary is also adjact to the Connemara Bog Compleae SAC & SPA.

3.9.1.2 Natural Heritage Areas and Associated Legislation

The national designation for wildlife is a Natural Heritage Area (NHA), which are protected under the Wildlife Acts, 1976-2000. The Natural Heritage Areas cover nationally important semi-natural and natural habitats, landforms or geo-morphological features, wild plant and animal species or a diversity of these natural attributes. These areas are considered important for the habitats present or hold species of plants and animals whose habitat need protection under national legislation. Clifden has no proposed or designated Natural Heritage Areas within the plan boundary.

3.9.1.3 Ecological Networks

Ecological networks are supported at EU level through the European Spatial Development Perspective and European Sites and underpin the Pan-European Biological and Landscape Diversity Strategy, which has been ratified by Ireland. Inland and coastal waterways, which include lakes, rivers, and streams, are living systems of high local biodiversity value due to the habitats associated with them, and function as ecological corridors that connect related habitats/designated sites, enabling species to move between them. The Owenglin River such as in the plan area perform such an ecological network function before they drain from a designated site – The Twelve Bens/Garraun Complex SAC. Trees and hedgerows are also of high local biodiversity value and contribute to ecological connectivity. Features that contribute to the creation of an ecological network should be retained and included in the design plans for development proposals.

3.9.1.4 Green Infrastructure

Green infrastructure can be defined as networks of green areas that provide multiple environmental, social and economic benefits to society and can include open spaces, woodlands, parks, farmland and private gardens. Developing a green infrastructure approach can assist with the loss of biodiversity while enhancing an environment in which we live and thereby creating a high quality environment. Comhar Sustainable Development Council publication (2010) Creating Green Infrastructure for Ireland: Enhancing Natural Capital for Human

Wellbeing' sets out how a network of green spaces can be developed to benefit natural heritage and biodiversity as well as the greater economy and society.

3.9.1.5 Invasive Species

Non-native species both animal and plants can represent a major threat to local, regional and global biodiversity. Terrestrial and aquatic habitats can be negatively affected, resulting in significant damage to conservation and economic interests such as agriculture, forestry and civil infrastructure. The Third Schedule of European Communities (Birds & Natural Habitats) Regulations 2011 list restricted non-native species and Regulation No.49 and No. 50 specifically relate to recognised invasive species.

3.9.2 Natural Heritage and Biodiversity Policies and Objectives

Natural Heritage and Biodiversity Policies

Policy NH 1 – Natural Heritage, Landscape and Environment

It is the policy of Galway County Council, to support the conservation and enhancement of natural heritage and biodiversity, including the protection of the integrity of European Sites , the protection of Natural Heritage Areas and proposed Natural Heritage Areas and the promotion of the development of a green/ecological network within the plan area, in order to support ecological functioning and connectivity, create opportunities in suitable locations for active and passive recreation and to structure and provide visual relief from the built environment. The protection of natural heritage and biodiversity, including European Sites, will be implemented in accordance with relevant EU environmental directives and applicable national legislation, policies, plans and guidelines, including the following (and any updated/superseding documents):

EU Directives, including the Habitats Directive (92/43/EEC), the Birds Directive (2009/147/EC codified version of Directive), the Environmental Impact Assessment Directive (2011/92/EU, as amended by (2014/52/EU), the Water Framework Directive (2000/60/EC) and the Strategic Environmental Assessment Directive (2001/42/EC); the Environmental Liability Directive 2004/35/EC;

National legislation, including the Wildlife Act 1976, the European Communities (Environmental Impact Assessment) Regulations 1989 (SI No. 349 of 1989) (as amended), the Wildlife (Amendment) Act 2000, the European Union (Water Policy) Regulations 2003 (as amended), the Planning and Development (Amendment) Act 2010 and the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011) and the Regulation of the European Parliament and of the Council on the Prevention and Management of the Introduction and Spread of Invasive Non-Native Species [2013/0307 (COD)] (adopted by European Council coming into effect January 2015)

National policy guidelines, including the Landscape and Landscape Assessment Draft Guidelines 2000, the Environmental Impact Assessment Sub-Threshold Development Guidelines 2003, Strategic Environmental Assessment Guidelines 2004 and the Appropriate Assessment Guidelines 2010.

Catchment and water resource management plans, including the National River Basin District Management Plan.

Biodiversity plans and guidelines, including Ireland's National Biodiversity Plan 2017-2021, and the *Galway County Heritage and Biodiversity Plan 2017-2022* .

Natural Heritage and Biodiversity Objectives

Objective NH 1 – European Sites

Protect European sites that form part of the European Sites network (including Special Protection Areas and Special Areas of Conservation) in accordance with the requirements in the EU Habitats Directive (92/43/EEC), EU Birds Directive (2009/147/EC), the Planning and Development (Amendment) Act 2010, the European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011) (and any subsequent amendments or updated legislation) and having due regard to the guidance in the Appropriate Assessment Guidelines 2010 (and any updated/superseding guidance). 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 and

a Habitats Directive Assessment where necessary, that:

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

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

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

Objective NH 2 – Protected Habitats and Species

Support the protection of protected habitats and species listed in the annexes to the EU Habitats Directive 1992 (92/43/EEC) and the Birds Directive (2009/147/EC) and regularly occurring-migratory birds and their habitats, species protected under the Wildlife Acts and the Flora Protection Order. This includes the protection of the barn owl, otters, salmon, brook lamprey, bats and their roosts and the maintenance of woodland, hedgerows, tree lines, waterways and ecological networks and corridors which serve as feeding areas, flight paths and community routes for bats.

Objective NH 3 – 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). 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 an Ecological Impact Assessment or an Environmental Impact Assessment, as appropriate, may be required.

Objective NH 4 – Impact Assessments

Ensure full compliance with the requirements of the EU Habitats Directive (92/43/EEC), SEA Directive (2001/42/EC) and EIA Directives including 2011/92/EU & 2014/52/EU and associated legislation/regulations, including the associated European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011), European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004-2011, Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 and the European Communities (Environmental Impact Assessment) Regulations 1989-2011 & European Union (Environmental Impact Assessment) Planning and Regulations 2014 (or any updated/superseding legislation). Planning applications for proposed developments within the plan area that may give rise to likely significant effects on the environment may need to be accompanied by one or more of the following: an Environmental Impact Assessment Report, an Ecological Impact Assessment Report, a Habitats Directive Assessment Screening Report or a Natura Impact Statement, as appropriate. Ensure that Natura Impact Statements and any other environmental or ecological impact assessments submitted in support of proposals for development are carried out according to best practice methodologies and contain all necessary baseline assessments.

Objective NH 5 – Biodiversity & Ecological Networks

Support the protection of biodiversity and ecological connectivity within the plan area including woodlands, trees, hedgerows, roadside verge vegetation, rivers, streams, natural springs, wetlands, stonewalls, fens, geological and geo-morphological systems, other landscape features and associated wildlife, where these form part of the

ecological network. Seek to retain and incorporate these natural features into developments, in order to avoid ecological fragmentation and maintain ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive:

- a) Seek to retain and incorporate these natural features into developments, in order to avoid ecological fragmentation and maintain ecological corridors and stepping stones.
- b) Protect and enhance the water quality and ecology of the Owenglin River & Shoreline, in the plan area and their function of as ecological corridors, by maintaining the existing banks and channel and ensuring that new developments are generally set back at least 10m as measured from the near river bank (this distance may be increased and decreased on a site by site basis, as appropriate).
- c) Maintain and enhance biodiversity through the appropriate planting of native trees, shrubs and hedgerows indigenous to the area and of Irish provenance in public and private areas and in new developments.
- d) Seek to prevent inappropriate shoreline development which would negatively impact on the ecological quality and biodiversity of the coastal waters.
- e) Seek to prevent the introduction of imported ash trees/plants or other such species into the plan area in line with the Plant Health Directive and any updated legislation.

Objective NH 6 – Water Resources

Protect all water resources in the plan area, including sea waters, rivers, streams, springs, wetlands, surface waters and groundwater quality, in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC), the European Union (Water Policy) Regulations 2003 (as amended), the National River Basin Management Plan and other relevant EU Directives, including associated national legislation and policy guidance (including any superseding versions of same). Support the application and implementation of a catchment planning and management approach to development and conservation, including the implementation of Sustainable Drainage System techniques for new development in the plan area.

Objective NH 7 – Wetlands, Springs, Rivers and Streams

Seek to preserve the wetlands of Clifden, identify and protect natural springs, streams/rivers, where possible and ensure that any plans/projects with the potential to adversely affect groundwater, springs, streams or rivers, identify the presence of these features and adequately assess the impacts to them. Protect springs identified on Ordnance Survey mapping or any springs newly identified during project assessment, so that they are not impeded.

Objective NH 8 – Riparian Zones

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).

Objective NH 9 – Trees and Hedgerows

- a) Seek to protect important trees, tree clusters and hedgerow sin the plan area, as identified by the Planning Authority, and ensure that development proposals take cognisance of significant trees/tree stands and seek to retain natural boundaries including stonewalls, hedgerow and tree boundaries, where possible.
- b) Seek to carry out a tree survey on important tree stands with the plan area within the lifetime of the plan by suitably qualified personnel.

Objective NH 10 – Geological and Geo-morphological Systems

Protect and conserve geological and geo-morphological systems, sites and features from inappropriate development that would detract from their heritage value and interpretation and ensure that any plan or project affecting karst formations are adequately assessed with regard to their potential geophysical, hydrological, hydro-geological or ecological impacts on the environment.

Objective NH 11 – Control of Invasive and Alien Species

Seek to prevent the spread of invasive and alien invasive species and require a landscaping plan to be produced for developments near water bodies and ensure that such plans do not include invasive species.

Objective NH 12 – Consultation with Environmental Authorities

Ensure that all development proposals are screened to determine whether they are likely to have a significant direct, indirect or cumulative effect on the integrity or conservation objectives of any European Sites site and, where significant effects are likely or uncertain, there will be a requirement for consultation with the relevant environmental authorities as part of any Habitats Directive Assessment that may be required.

In the case of a proposed development, the Council is responsible for carrying out screening for Appropriate Assessment, for requesting submission of a Natura Impact Statement and for giving reasons for this. Where there is uncertainty the precautionary principle will be applied and the Department of Culture, Heritage and the Gaeltacht may be consulted by any prospective applicant at pre-application stage in this regard.

Objective NH 13 - Construction Environmental Management Plan

All significant developments such as large residential development projects will be required to produce a Construction Environmental Management Plan (CEMP) to, inter alia, ensure the conservation of ecological features designated under the EU Habitats Directive 1992 (92/43/EEC) and the Birds Directive (2009/147/EC). The CEMP will detail methods relating to the control of potential impacts such as:

- Water Protection;
- Demolition details
- Waste Management;
- Protection of Flora and Fauna;
- Control of Invasive Species;
- Site Lighting;
- Noise & Vibrations;
- Chemicals – Other Than Fuel, Lubricants and Solvents; and
- Dust etc.
- Site management—storage of materials, security & traffic management

Objective NH 14 - The Coastal Landscape

The Council will seek to conserve the character of the coast and seek to enhance its distinctive landscape, seascape, biodiversity, geological, recreational and cultural value. Development will not be permitted in the undeveloped coastal areas unless proposals satisfy the following criteria:

- 1) Maintain the unspoiled character of the coastline, coastal landscape and seascape.
- 2) Maintain or improve opportunities for recreation; and
- 3) Provide sensitively designed development, including tourism uses, where there are clear economic or sustainability benefits that cannot be realised at alternative locations.

Control of Invasive Species Development Management Guideline

DM Guideline NH 1 – Control of Invasive Species & Bio-Security Measures

Ensure larger developments include the relevant documentation with their planning application to demonstrate the bio-security measures proposed to ensure that invasive species will not be introduced and/or spread within the development site.

4.0 APPENDICES

4.1 Appendix 1—Opportunity Sites

Name & Location:

Opportunity Site 1– Grain Store, Beach Road.



Description:

An attached five-bay four-storey former warehouse, built 1829, now derelict, with exposed rubble limestone walls, rendered to south-west gable, and having roughly dressed quoins. Located on quayside

Area: The site area measures circa .043 hectares.

Zoning: The site is zoned Tourism.

Current land-Use: Derelict– previous use as warehouse.

Opportunity: To provide for a mix of uses capable of accommodating tourism, residential, commercial or a mixed use development. The overall development proposal for the site shall include a detailed design justification paying cognisance to DM Standard 43 of the County Development Plan 2015-2021, using high quality design & conservation principles taking into account the protected status of the architectural heritage of the building and the prominent location of the subject site within the town.

Name & Location:

Opportunity Site 2– Vacant .

**Description:**

Combined former Methodist chapel and manse, built c.1860. Three-bay double-height chapel to west end over basement and two-bay two-storey residence and schoolroom.

Area: The site area measures circa .012 hectares.

Zoning: The site is zoned Town Centre.

Current land-Use: Vacant– previous use as residence and chapel .

Opportunity: To provide for a mix of uses capable of accommodating tourism, residential, commercial or a mixed use development. The overall development proposal for the site shall include a detailed design justification paying cognisance to DM Standard 43 of the County Development Plan 2015-2021, using high quality design & conservation principles taking into account the protected status of the architectural heritage of the building and the prominent location of the subject site within the town.

Name & Location:

Opportunity Site 3– Vacant retail premises .

**Description:**

Two storey building on the main shopping promenade, weak façade, incongruous on street scene, currently vacant.

Area: The site area measures circa .05 hectares.

Zoning: The site is zoned Town Centre.

Current land-Use: Vacant– previous use as retail outlet .

Opportunity: To provide for a mix of uses capable of accommodating residential/ retail, commercial or a mixed use development. The overall development proposal for the site shall include a detailed design justification and the potential for façade improvements. The existing building façade is incongruous in the street scene and represents a negative visual impact within the ACA.

Name & Location:

Opportunity Site 4– Vacant land, Galway Road.

**Description:**

The site is the final extent of the town centre zoning. It is relatively flat and currently undeveloped vacant, it is remote from the defined town centre

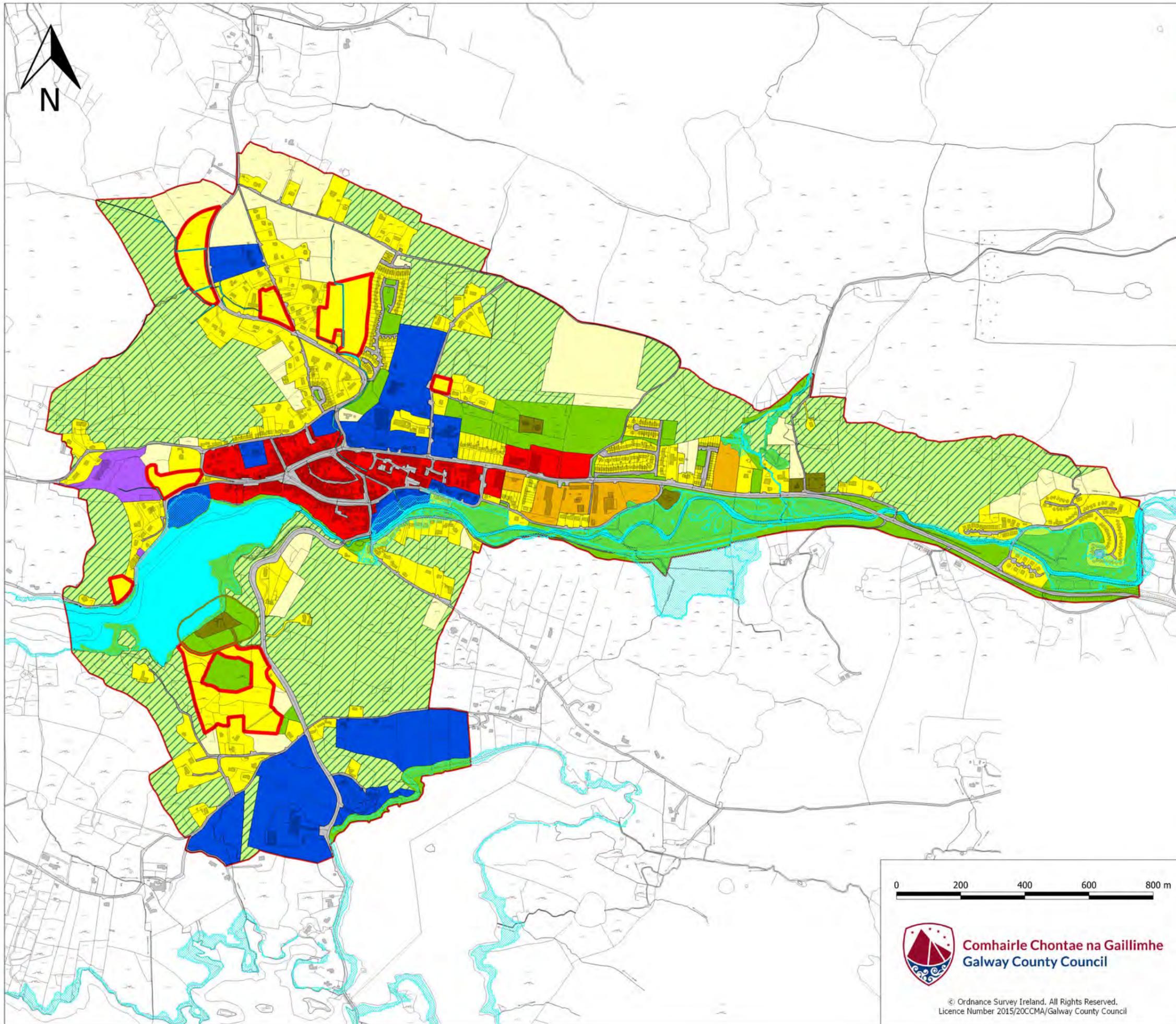
Area: The site area measures circa .72 hectares.

Zoning: The site is zoned Town Centre.

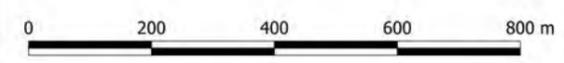
Current land-Use: Vacant– greenfield site

Opportunity: To provide for a mix of uses capable of accommodating tourism, residential, commercial or a mixed use development. The overall development proposal for the site shall include a detailed design justification. This is a key approach into the town and the design of any scheme will need to be of high quality bespoke design.

4.2 Appendix 2—Maps



- Plan Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- TC - Town Centre
- BE - Business & Enterprise
- CF - Community Facilities
- T - Tourism
- OS - Open Space/Recreation & Amenity
- PU - Public Utility
- TI - Transport Infrastructure
- Rivers, Streams & Estuary
- A - Agriculture
- Constrained Land Use
- 50m Buffer



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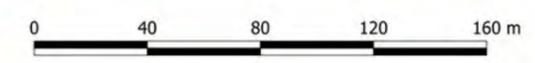
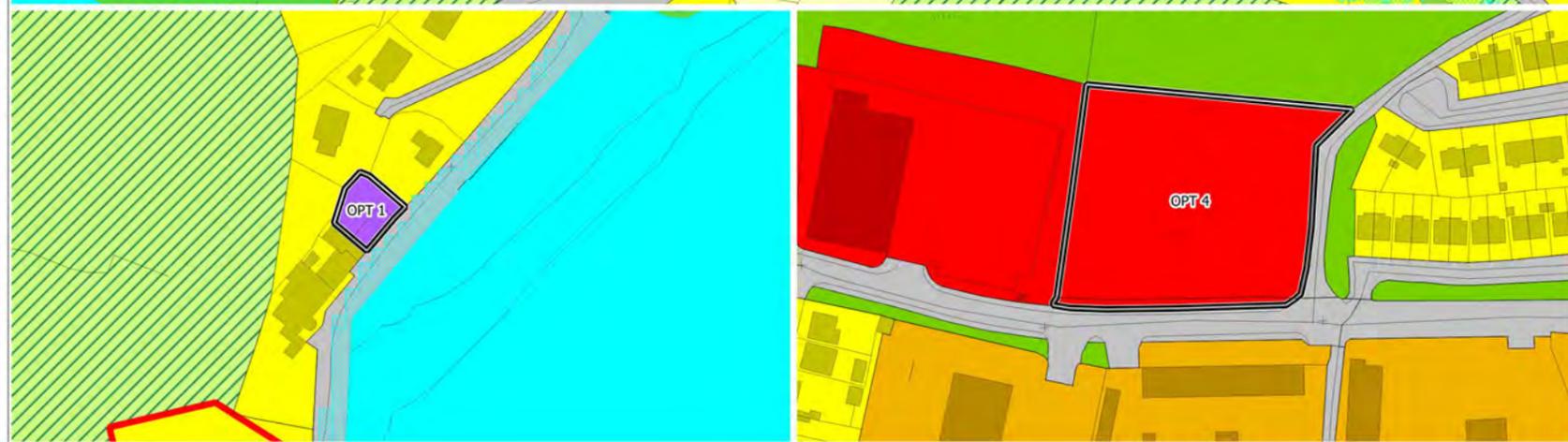
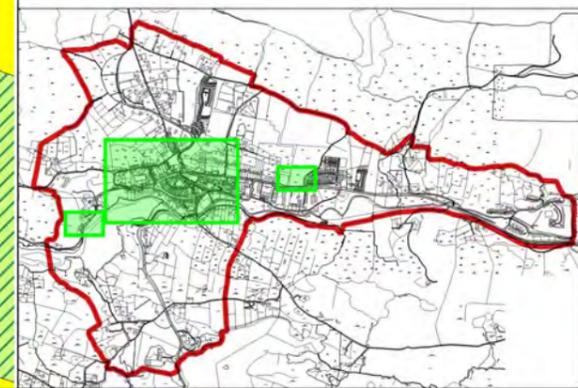
Clifden Local Area Plan 2018-2024

Map 1
Land Use Zoning Map

December 2018



-  Plan Boundary
-  R - Residential Existing
-  R - Residential (Phase 1)
-  R - Residential (Phase 2)
-  TC - Town Centre
-  CF - Community Facilities
-  OS - Open Space/Recreation & Amenity
-  PU - Public Utility
-  TI - Transport Infrastructure
-  Rivers, Streams & Estuary
-  A - Agriculture
-  Opportunity Site
-  Priority Street Frontage
-  Constrained Land Use

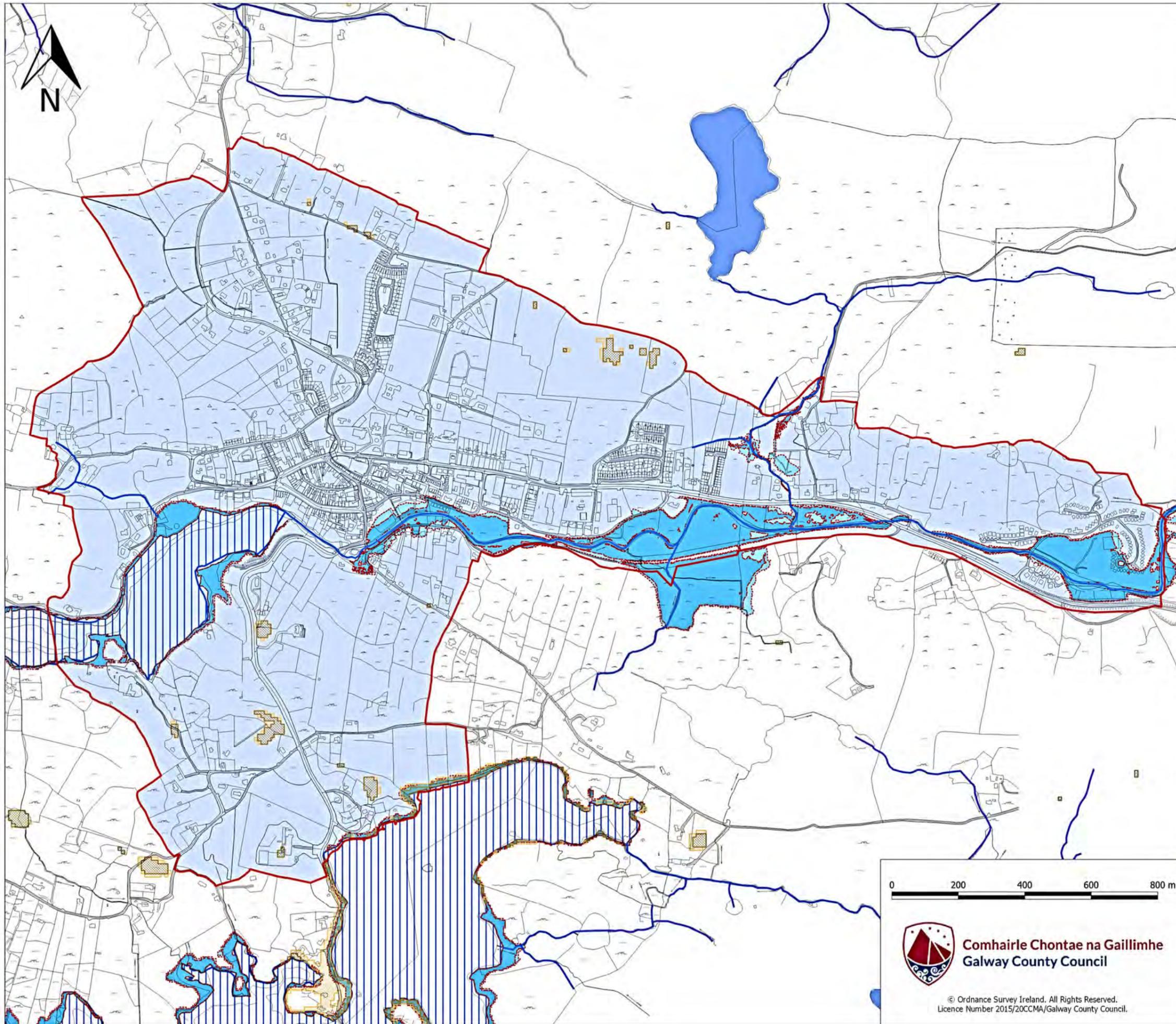


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Clifden Local Area Plan 2018-2024

**Map 2
Land Use Zoning Map
Town Centre**

December 2018



- Plan Boundary
- Indicative Flood Zone A
- Indicative Flood Zone B
- Indicative Flood Zone C
- Pluvial Indicative
- Pluvial Extreme
- Rivers & Streams
- Lakes
- Clifden Bay / Ardbear Bay / Salt Lake

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. The Zones indicate broadly where there are elevated levels of flood risk and have informed the Plan.

This map should be read in conjunction with the Land Use Zoning maps and written provisions outlined within the Plan. Prospective applicants should ensure compliance with flood risk management provisions contained within the Plan.

The Indicative Flood Risk Zones should not be relied on solely for site-specific flood risk assessments and may be updated in the future to take account of new information.

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Map 3
Flood Risk Management

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