

# Draft Headford Local Area Plan 2015-2021



## Forward Planning

Galway County Council

Áras an Chontae

Prospect Hill

Galway



**Comhairle Chontae na Gaillimhe**  
**Galway County Council**

**Period of Public Display: 30th January 2015 to 13th March 2015**

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# 1. Introduction

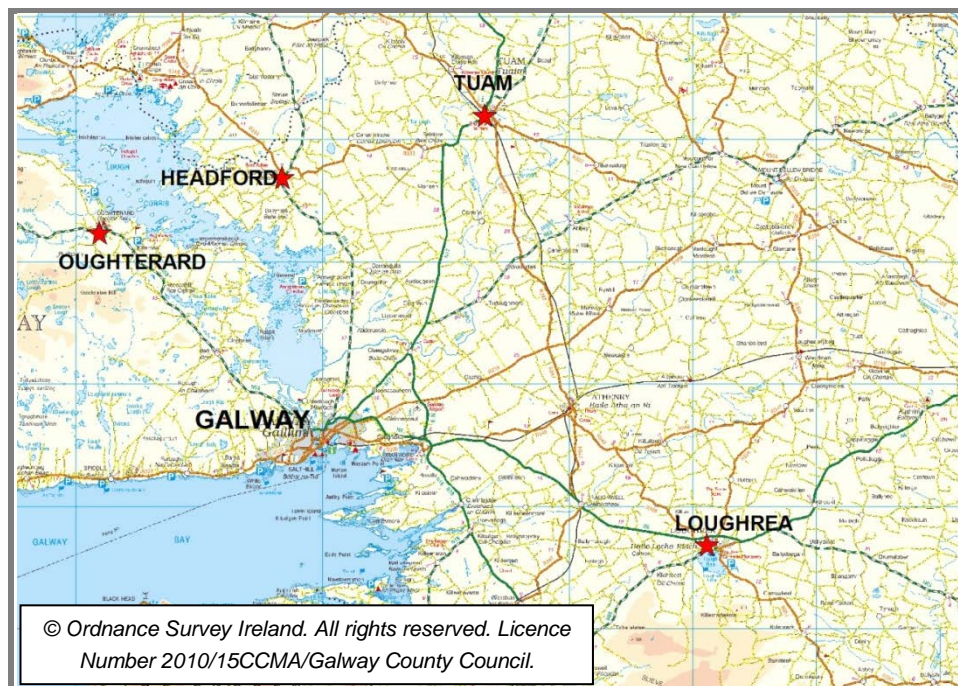
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## 1.1 Preamble

This Local Area Plan is a land use plan and overall strategy for the development of Headford over the period 2015-2021. This plan shall have effect from the date of adoption by the Members of Galway County Council and shall cease to have effect at the expiration of 6 years from that date, unless the timeframe is extended by resolution in accordance with Section 12 (d) to (f) of the Planning and Development (Amendment) Act 2010. The successful implementation of the plan should have a positive impact on Headford, ensuring that it develops in a sustainable manner and complements the implementation of the current *Galway County Development Plan*.

## 1.2 Profile of Headford

Headford is located approximately 20km north of Galway City. The rural character of the surrounding landscape, rich heritage and its proximity to Lough Corrib, provide many amenity opportunities for the village.



The village centre runs from St. George's Square at the eastern end of the village to St. Mary's Roman Catholic Church to the west. The centre is characterised by its cohesive development as a predominantly 19<sup>th</sup> century commercial market village, laid out as a planned settlement in relation to the landlord's mansion, Headford Castle and its demesne. Headford also hosts a number of shops, commercial premises and amenities, providing a range of local services and facilities for those residing locally and in the surrounding hinterland.

The village has two primary schools (boys and girls) and one of the largest secondary schools in the county, with pupils travelling from a wide catchment area for secondary education. There is a small local employment base through its retail provision, services and modest industrial/enterprise sectors. Headford's pleasant, village setting and proximity to Galway City has ensured that it has become an attractive and desirable place to live.

The landscape, topography and natural features of the area have influenced the pattern and form of development of the village over the years. The commercial core has expanded westwards in recent years, with new residential development in the village predominantly taking place on the approach roads to the village from both the Galway City and Ballinrobe direction.

Headford also forms part of the Galway Transportation and Planning Study area, an area which extends approximately 30km to 40km around the Galway City boundary and which has experienced significant growth in previous Census periods due to its proximity to the City. In this regard, the population of Headford has risen steadily in recent years. According to the 2006 Census, the population of the village was 760 persons, an increase of 58 persons from the 2002 Census figure. The Census 2011 indicates the population for the village as 889 persons a 17% increase on the 2006 figures. *The Local Area Plans – Guidelines for Planning Authorities* (2013) requires every Local Area Plan to contain a statement that clearly places the area in question within the settlement structure as established by the relevant development plan. In this regard, Headford has been identified as one of the ‘Other Villages’ in the Core Strategy of the County Development Plan and is located within the fifth tier of the Settlement Strategy of the plan. ‘Other Villages’ are described as settlements that have a strong settlement structure, have the potential to support additional growth, and offer an alternative living option for those people who do not wish to reside in larger key towns or who do not meet the housing need criteria for residential development in the rural areas. Settlements in the ‘Other Villages’ tier usually provide a more limited range of services to smaller hinterlands than key towns, including a range of retail and educational services but limited financial, health and community services. In this regard, it is important that anticipated growth is plan led, so that Headford can enhance its vibrancy and grow 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 Headford. 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 village 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 village 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, built heritage, natural heritage and the environment.

The plan period is for six years from the date of adoption by Galway County Council, unless the timeframe is extended by resolution in accordance with Section 12(d) to (f) of the Planning and Development (Amendment) Act 2010. The plan area is comprised of the village and its immediate environs with an appropriate development envelope for the anticipated growth of the village 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 by the Planning & Development Act 2002, the Planning & Development (Strategic Environmental Assessment) Regulations 2004 to 2011, and the Planning and Development (Amendment) Act 2010. A Local Area Plan is statutorily required to be consistent with the objectives of the Galway County Development Plan 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 screening assessments have also been undertaken to assess the potential impacts of the Local Area Plan on the environment, including a Strategic Environmental Assessment (SEA) Screening and a Screening for Appropriate Assessment (AA). The Strategic Environmental Assessment Screening has been prepared in accordance with the EU Directive on SEA (2001/42/EC), the national *Strategic Environmental Assessment Regulations* (SI No. 436 of 2004), (SI No. 200 of 2011) and 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 also has had regard to Circular PSSP 6/2011 'Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA). A Strategic Environmental Assessment Screening 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.

A Screening for Appropriate 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 Natura 2000 site, in view of its conservation objectives.

A Strategic Flood Risk Assessment has been prepared for County Galway, which also 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) and the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 issued by the DoEHLG and as updated by the Departmental Circular PL 2/2014 and identifies broad flood risk areas within Headford. A Stage 2 Strategic Flood Risk Assessment has also been undertaken which has identified flood zones and areas deemed to be at risk of flooding. The relevant flood risk data, recommendations and mitigation measures from the Strategic Flood Risk Assessment have been incorporated into the Local Area Plan.

**1.3.3 Plan Structure**

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

<b>Section 1</b>	<p><b>Introduction</b></p> <ul style="list-style-type: none"> <li>• Preamble</li> <li>• Profile of Headford</li> <li>• Local Area Plan</li> <li>• Plan Informants and Key Considerations.</li> </ul>
<b>Section 2</b>	<p><b>Strategic Vision and Development Strategy</b></p> <ul style="list-style-type: none"> <li>• Strategic Vision</li> <li>• Development Strategy</li> </ul>
<b>Section 3</b>	<p><b>Development Policies, Objectives and Guidelines</b></p> <ul style="list-style-type: none"> <li>• Land Use Management</li> <li>• Residential Development</li> <li>• Social and Community Development</li> <li>• Economic Development</li> <li>• Transportation Infrastructure</li> <li>• Utilities Infrastructure, Climate Change and Flood Risk Management</li> <li>• Urban Design and Landscape</li> <li>• Built and Cultural Heritage</li> <li>• Natural Heritage &amp; Biodiversity</li> </ul>
<b>Section 4</b>	<p><b>LAP Maps</b></p> <ul style="list-style-type: none"> <li>• Map 1A &amp; 1B – Land Use Zoning</li> <li>• Map 2 – Specific Objectives</li> <li>• Map 3 – Flood Risk Management</li> </ul>

Supporting documents include the Screening for Appropriate Assessment, the Strategic Environmental Assessment Screening and the Stage 2 Strategic Flood Risk Assessment for Headford, which are available as separate documents to the Headford Local Area Plan.

## 1.4 Plan Informants & Key Considerations

### 1.4.1 Plan Informants

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

<b>Public Consultation</b>	Issues raised by the local community and other stakeholders through the publication of the Issues Paper as part of the pre-draft consultations and the written submissions on the draft plan consultations will also be considered.
<b>Legislative Context</b>	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.
<b>Strategic Planning Context</b>	National and regional policy documents and guidelines, in particular: <i>Our Sustainable Future – A Framework for Sustainable Development for Ireland (2012)</i> ; the <i>National Development Plan 2007-2013</i> as superseded by the <i>Department of Public Expenditure and Reform</i> document entitled “ <i>Infrastructure and Capital Investment 2012-2016</i> ”, the <i>National Spatial Strategy 2002-2022</i> , the <i>Regional Planning Guidelines for the West Region 2010-2022</i> , the <i>National Climate Change Strategy 2007-2012</i> and follow on document “ <i>National Climate Change Adaptation Framework Building Resilience to Climate Change 2012</i> ”, <i>Smarter Travel - A Sustainable Transport Future 2009-2020</i> , and a range of guidelines including the <i>Local Area Plan Guidelines (2013)</i> , <i>SEA Guidelines 2004</i> , <i>Sustainable Residential Development in Urban Areas Guidelines 2009</i> , <i>Spatial Planning and National Roads-Guidelines for Planning Authorities (2012)</i> , <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 &amp; Departmental Circular PL2/2014</i> , <i>Implementation of SEA Directive: Assessment of the Effects of Certain Plans and Programmes on the Environment Guidelines 2004</i> , and the <i>Appropriate Assessment of Plans and Projects in Ireland-Guidance for Planning Authorities, 2010</i> .
<b>Statutory Planning Context</b>	Statutory plans, in particular the previous Local Area Plan for the village and the need for compliance and consistency with the current <i>Galway County Development Plan</i> and the <i>Regional Planning Guidelines for the West Region 2010-2022</i> .
<b>Local Planning Context</b>	Local plans, strategies and studies, including: the <i>Biodiversity Action Plan for County Galway 2008-2013</i> ; the <i>Galway County Heritage Plan 2009-2014</i> ; <i>Galway Transportation and Planning Study 2002</i> ; <i>Developing Sustainable Tourism in Galway: A Framework for Action 2003-2012</i> ; and <i>Working Together: Shaping Our Future: Galway County Strategy for Economic, Social and Cultural Development 2002-2012</i> .

### 1.4.2 Plan Issues, Considerations and Challenges

The proper planning and sustainable development of Headford 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 role of Headford as one of the Other Villages as set out in the settlement hierarchy established within the Galway County Development Plan. 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 village in accordance with the principles of proper planning and sustainable development.
- **Adherence to the Core Strategy:** The Core Strategy of the *Galway County Development Plan* has identified a target population growth of up to 251 persons for Headford to 2021, which results in a maximum requirement for 10.61 ha of zoned residential land.
- **Population Growth:** Headford has experienced moderate growth patterns 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 complement the population increase, is an important issue in planning for the future.
- **Strategic Location:** Headford is strategically located along the N84 National Secondary Road in close proximity to the county boundary, the interface with County Mayo and the wider west region. The village also has the advantage of being located in close proximity to the hub town of Tuam and to the gateway of Galway City, ensuring ease of access to the wider range of service provision in both of these areas.
- **Maintaining & Enhancing Economic Activity:** Ensuring the enhancement of Headford's role as an employment opportunity centre in the county is a priority. This can be achieved through strengthening the employment base in the village and by fostering and maintaining local and small scale businesses which protect the vitality and vibrancy of the village centre.
- **Infrastructure and Transportation:** Infrastructure needs to keep pace of servicing future developments, while compliance with statutory obligations to achieve and maintain good water quality status under the EU Water Framework Directive and associated national legislation is also an important priority. Limited availability of public transport services to date has resulted in traffic congestion in the village centre, therefore addressing deficiencies in the existing pedestrian/cycling network, promoting walking/cycling and broader Smarter Travel initiatives, along with reducing car dependency, are other key considerations in the Local Area Plan process.
- **Heritage & Environment:** Promoting and facilitating the appropriate growth of the village, while protecting the built, cultural and natural heritage of Headford in accordance with applicable legislation and policy. This also includes consideration of particular features of Headford including the mature tree stands and high stone walls that formed part of Headford Castle and its demesne along with consideration of the environmental designations in proximity to the plan boundary.
- **Flooding:** Potential flood issues in the plan area are an important consideration in the preparation of the new Local Area Plan, particularly when zoning lands for various uses and

as such the new Local Area Plan will be guided by the Strategic Flood Risk Assessment for County Galway, the Stage 2 Specific Flood Risk Assessment carried out for the village as part of the plan making process and *The Planning System and Flood Risk Management Guidelines for Planning Authorities Guidelines for Planning Authorities* (2009), as updated and *Circular PL2/2014*.

## **2. Strategic Vision and Development Strategy**

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### **2.1 Strategic Vision**

This plan is underpinned by a strategic vision. This is intended to guide the future growth and development of Headford 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 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 guiding principles enabling the overall vision to be achieved, these include:

- Realising the town's potential as one of the 'Other Villages' as set out in the *Galway County Development Plan* and attracting the population target established in the Core Strategy up to 2021 and beyond.
- Acknowledging that the medium term growth of Headford should focus on new sustainable communities and adopt a sequential approach to the zoning of residential lands extending outwards from the centre of the village in line with the *Guidelines for Planning Authorities - Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)* (2009).
- Capitalising on the compact nature of the area within the Headford Local Area Plan, promoting walking and cycling in and around the village, ensuring that integrated land use and sustainable transportation along with practical design measures become central to the development of new neighbourhoods and the future development of Headford.
- Maintaining a strong and vibrant village centre which sustains the ability to attract new businesses and meets the retailing and service needs of the village and its surrounding hinterland, in addition to offering a pleasant and attractive environment for shopping, business, recreation and living.
- 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.
- Optimising the village's strategic location in close proximity to the hub town of Tuam and the Galway gateway and encouraging and fostering appropriate economic development, by setting a positive and flexible framework for the creation of new employment opportunities.
- Seeking the provision of the necessary infrastructure to facilitate the future growth and sustainable development of the village.
- Protecting the natural assets, environment, built heritage and public realm of the village, including its local character, including what remains of Headford Demesne, for the benefit of future generations to come.
- Promoting a strong sense of community spirit, civic pride and social inclusiveness among the local community and establishing a strong local identity separate from nearby areas.

## Vision Statement

“To promote Headford as a sustainable, self-sufficient and vibrant village, which maintains its, attractive rural character, capitalises on its accessibility to the River Corrib, Galway City gateway, the Tuam hub and the wider west region - while offering a pleasant environment for a growing community, for living, shopping, business, recreation and tourism, balanced against the need to safeguard and enhance environmental sensitivities of the area, for present and future generations to come”.

## 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 as set out in the current *National Spatial Strategy* and with the *Regional Planning Guidelines for the West Region*. Based on the population targets outlined in the *Regional Planning Guidelines*, the *Galway County Development Plan* identifies a population target of 13,160 persons for the County (not including Galway City) by 2021.

The Core Strategy details the allocation of this county population target within County Galway, the hub town of Tuam, the Key Towns, the Other Villages including Headford, and the Other Settlements including rural areas up to 2021. Headford as one of the ‘Other Villages’ within the County Core Strategy/Settlement Strategy, seeks to sustain growth in order to achieve its potential as a self-sustaining village.

A key component of the *Headford Local Area Plan 2015-2021* 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 indicates that Headford has been assigned a population growth target of 251 persons by 2021 with a housing land requirement of 10.61ha (which includes a permitted 50% over provision) in order to accommodate residential development over the plan period. Under the previous *Headford Local Area Plan 2005-2011*, there was approximately 78.55ha of undeveloped zoned residential land within the plan boundary. This plan must therefore consider the most appropriate residential development options such as phasing, rezoning or de-zoning in order not to exceed the maximum requirements of the 10.61ha 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 Headford, 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.

Continuing with the current plan is not considered an appropriate approach as it would not take account of advances in planning guidance, best practice or recent changes to legislation or E.U. Directives. Such an approach would also conflict with the *Regional Planning Guidelines* and the Core Strategy of the *Galway County Development Plan* and therefore would not be in accordance with the proper planning and sustainable development of the village.

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 of the village, the existing development pattern and character of the village, the existing amenities and environmental sensitivities and the lands and services available for future development.

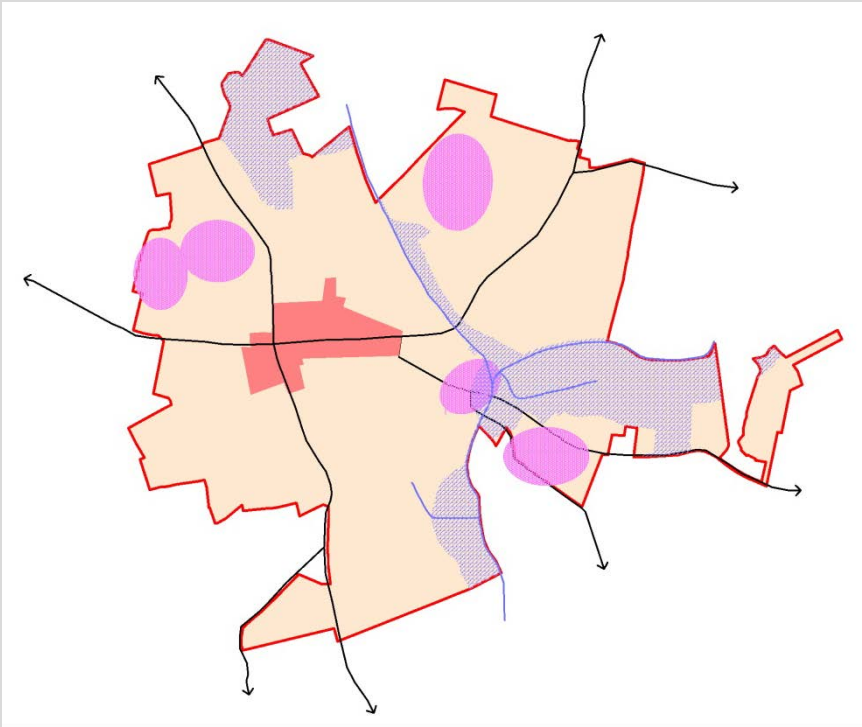


The strategy option maps hereunder are indicative, are for presentation purposes only and not considered definitive.

**Development Strategy  
Options**

**Development Option 1 – Development Option Informed by Current Planning Permissions**

**Option 1:**  
Planning for the future development of Headford primarily informed by the current grants of planning permission would exceed the development land requirements for the village as set out under the Core Strategy. It would also lead to a piecemeal settlement pattern, taking account of the locations of these lands and would also provide a narrow focus for development based solely on residential development, without consideration of the wider land use requirements for the future growth of the village. In addition, the uncertainty in terms of the realisation of the live residential permissions provides a degree of risk for the future development of the village; therefore it is not considered the most appropriate focus for the future development of Headford.

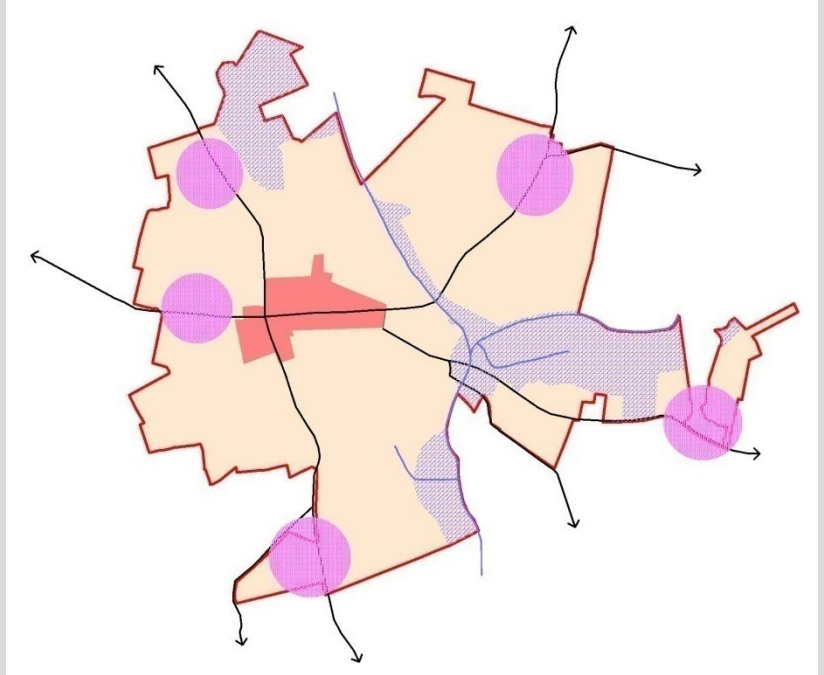


**Development Option 2 – Development Option to Focus on Expanding the Village Outwards.**



**Option 2:**

Option 2 provides for a scenario whereby all new development has the potential to materialise on spacious sites with an abundance of amenity space outwards along the approach roads serving the village. This would provide an alternative housing option to single houses in the surrounding rural area but would likely constitute urban sprawl. It would also displace development growth away from the existing town centre to locations removed from the employment bases, school sites and general services within the village core, making it more difficult to encourage balanced and integrated development within the village.

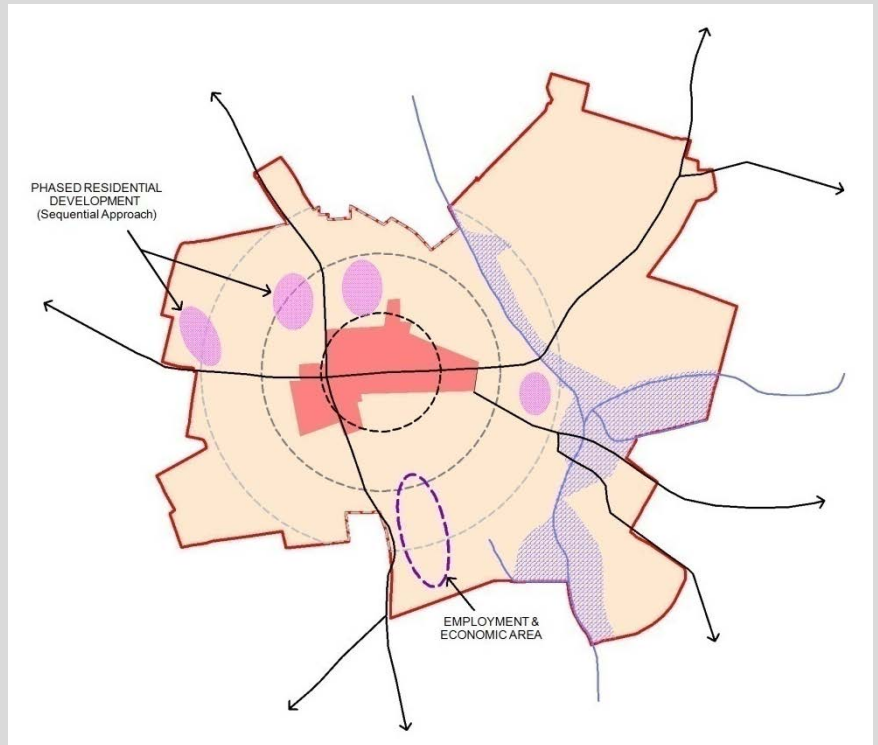


**Development Option 3 –  
Development Option to Promote Consolidation of the Village Including a Refined Plan Boundary**

**Option 3:**

This option proposes a refined plan boundary for Headford village. The previous plan boundary encompassed a large area far removed from the village core which has not developed in preceding years. Previous planning applications have also been refused permission in these outlying locations, primarily due to the distance from the village centre. In order to align with national policy, the Core Strategy of the Galway County Development Plan and to provide greater certainty to development potential, it is considered that a rationalised plan area would be more beneficial in planning terms.

Reducing the area of the Local Area Plan provides an opportunity to focus on consolidating development within the village area, which has developed in a piecemeal manner in recent years. In order to do this, future developments now needs to focus on integrating into and establishing connectivity to the village core. This would enable more sustainable



transport patterns to be realised and assist in minimising the impact of climate change, while taking account of relevant environmental considerations. Balancing the retail core of the village is also a priority to ensure that the High Street/Main Street is revitalised, vacancies reduced and an unbalanced retail pull from this area is avoided. Notably, Headford has limited industry and enterprise provision and the planning framework for such uses also needs to be considered and catered for in order to support the overall viability of the settlement and ensure the existing service provision is maintained. In this regard, the southern area of the plan area could potentially facilitate such land uses supporting a more robust employment base for the village.

### **2.2.3 Preferred Development Option**

After an assessment of the development options presented, Option 3 is deemed the preferred Development Option.

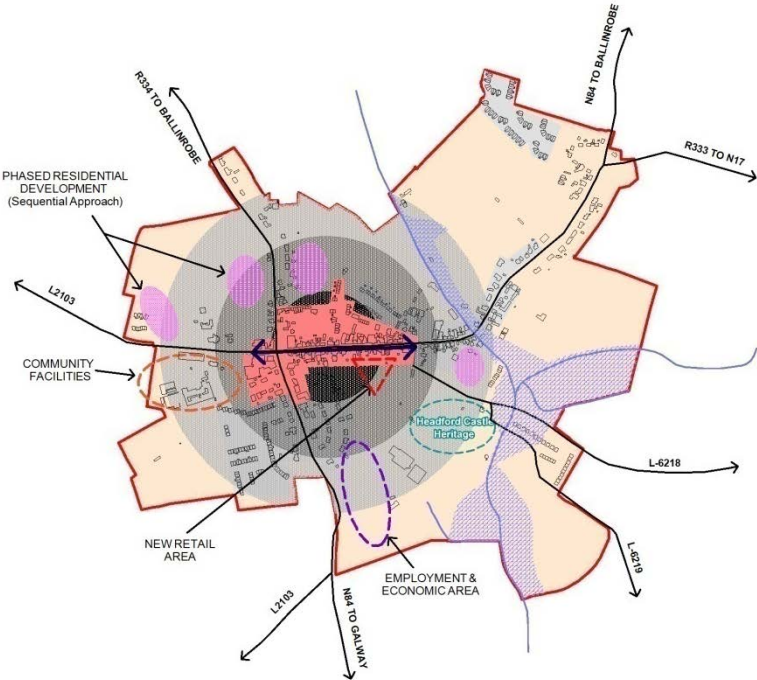
This option includes a refined plan boundary, providing a more appropriate development envelope and greater certainty to the future growth of the village, including rationalised land use zonings to align with the Core Strategy. It also takes account of the infrastructural capacity within the town, with 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 core from the centre outwards and ensures that serviced, residential lands close to the village centre and public 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 village.

Retail in the village is one of the main sources of employment for the area and it is imperative that this employment base is maintained and strengthened. Appropriately scaled retail in the right location, including the development of brownfield and under utilised sites in the village centre will ensure buoyancy, aid village centre vitality and viability and assist in reducing retail vacancy levels. The recent opening of a large scale retail complex westwards of Market Square has the potential to significantly alter the retail dynamic of the settlement. Therefore going forward it is important to ensure balanced retail provision within the village centre so as to avoid a retail pull in one direction over another and to maintain the focus on overall complementary retail provision.

Headford has a limited industrial and enterprise base and this development option seeks to provide the planning framework to strengthen employment prospects through the land use zoning provisions and the policies and objectives set out within the plan. The area south of the plan, near the existing mart, provides an opportunity to develop an industrial/enterprise quarter which could be easily connected to the village centre and in turn to the future residential areas given its proximity to same. In addition, the tourism aspects of the village remains largely undeveloped, which also presents a

significant opportunity to expand and promote the tourism base of the area, particularly given Headford's close proximity to Lough Corrib and heritage sites such as nearby Ross Errilly.



Headford has an adequate provision of community facilities including schools, a library and a number of sport pitches, which are predominantly located to the west of the village, allowing the opportunity for shared use of such facilities. In planning for the requirements of a growing village, it is important to ensure that there are adequate lands available in these areas to allow for the expansion of these facilities to meet the future demands as the village develops.

This development option also takes account of the necessary environmental considerations for Headford. 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 inappropriate development of same. 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, structures on the Record of Protected Structures, the designated Architectural Heritage Area and buildings of vernacular interest within Headford are important attributes of the village and the preferred development option will ensure these elements are afforded the necessary protection. Similarly, the natural heritage and biodiversity in Headford 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 Headford in the *Galway County Development Plan* and supports the objectives of the Regional Planning Guidelines to provide for the sustainable, dynamic development of villages to a level that can deliver the conditions for balanced regional development.

### **2.2.4 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 is considered the most appropriate approach at this time. Residential lands have generally been phased in a sequential manner, with Phase 1 residential lands identified for short to medium term growth in suitable locations that are serviceable and accessible. These lands include infill sites, extensions to the existing residential fabric and growth areas predominantly to the north and northwest of the plan area. The phasing as applied allows for some flexibility, as detailed by the policies and objectives in the plan, while adhering to the Core Strategy.

In general, 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 focussed for development in the south eastern aspect of the plan area. The village centre remains the primary target for the location of new retail development, with an opportunity to develop a consolidated retail core south of Main Street/High Street. 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 Headford.

### **2.2.5 Compliance with the Galway County Development Plan**

The *Headford Local Area Plan* sets out the overall development strategy, planning policies and objectives for the plan for the period from 2015-2021, which seeks to provide for the medium term planning and development benefit for Headford as one of the 'Other Villages' identified in the Settlement Strategy and Core Strategy of the *Galway County Development Plan*. The Plan continues to support the important economic, education, service & community role and function in line with the broad planning principles outlined in the *National Spatial Strategy*, the *Regional Planning Guidelines for the West Region* and the *Galway County Development Plan*. Population targets and the Core Strategy residential land area allocations for Headford have been aligned in accordance with these overarching plans. The plan's policies, objectives, and development management guidelines and standards have also been informed by best practices, national planning guidance and the *Galway County Development Plan*, where appropriate. The SEA and AA Screenings and the SFRA have also informed the preparation of the Local Area Plan.

## Hierarchy of Plans



### 2.2.6 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, **Option 3 - Consolidation of the Village with a Refined Plan Boundary**, which allows Headford 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 village centre and the protection and enhancement of the existing landscape setting, character and unique identity of the village.

##### 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*.

##### Objective DS 3 – Natura 2000 Network and Habitats Directive Assessment

Protect European sites that form part of the Natura 2000 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:

1. The plan or project will not give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 site (either individually or in combination with other plans or projects); or
2. The plan or project will adversely affect the integrity of any Natura 2000 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 Natura 2000; or
3. The plan or project will adversely affect the integrity of any Natura 2000 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 Natura 2000.

#### **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 1A/1B - 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 follow on document *National Climate Change Adaptation Framework Building Resilience to Climate Change 2012* (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. Development Policies, Objectives and Guidelines

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#### 3.1 Land Use Management

##### Context

The Core Strategy of the current *Galway County Development Plan* sets the context and parameters for the development of Headford as one of the ‘Other Villages’ identified in the county. Based on population projections derived from the population targets set out in the West Regional Authority, the amount of zoned residential land required to facilitate this target is set at 10.6 hectares for the time period up to 2021. Lands have also been zoned for other land uses in the plan, including village centre/commercial, business/enterprise, community facilities, open space/recreation and amenity and constrained land uses. These are based on Headford’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.

##### 3.1.1 Policies and Objectives

#### Land Use Management Policy

**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 village 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 village.

#### Land Use Zoning Objectives

**Objective LU 1 – Village Centre/Commercial (C1)**  
Promote the development of the Village 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 to the village. The village centre and associated main streets shall remain the primary focus for retail and service activity within Headford.

**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 residential 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 3.2.1**.

**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 and recreational activities, in accordance with best practice and on suitable lands with adequate access to the local community and retain existing open space and recreational facilities, unless it can be clearly demonstrated to the satisfaction of Galway County Council that these uses are no longer required by the community;
- b) 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;
- c) 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 – 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 village.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with *The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014* (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non-structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.



Specifications for developments in flood vulnerable areas set out in this plan shall be complied with as appropriate. **(Please also refer to Objective FL3 & DM Guideline FL 2)**

**Objective LU 9 – Flood Risk Areas and Land Use Zones (Refer to Map 1A/1B 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 3 – 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 10 – 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.

## 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 village 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 village 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 Natura 2000 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.

### 3.1.2 Development Management Guidelines

#### Development Densities

**DM Guideline LU 1 – Development Densities**

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

The development density guidance in the tables below indicate the range of densities generally

considered appropriate in the various land use zones and in different residential locations within the plan area.

Land Use Zone	Plot Area Ratio	Maximum Site Coverage	Minimum Public Open Space
Zone 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

**Notes:**

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

Residential Density	Dwelling Units/Ha	Dwelling Units/Acre	Possible Appropriate Locations
Medium to High	35 - 50	14 - 20	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.

## Land Use Zoning Matrix

### 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.

**(Please also refer to Map 1A/1B – Land Use Zoning & Map 3 – Flood Risk Management)**

Commercial and Industrial Uses	Land Uses						
	C1	R	BE	CF	OS*	PU	TI
Amusement	O	N	N	N	N	N	N
ATM	P	O	O	O	N	N	N
Bank/Building Society	P	N	N	N	N	N	N

Land Uses							
Bar/Restaurant	P	N	N	N	N	N	N
B&B (Bed & Breakfast) <sup>1</sup>	O	O <sup>1</sup>	N	N	N	N	N
Betting Office	O	N	N	N	N	N	N
Café <sup>2</sup>	P	O	O <sup>2</sup>	O	N	N	N
Cash & Carry	N	N	P	N	N	N	N
	<b>C1</b>	<b>R</b>	<b>BE</b>	<b>CF</b>	<b>OS*</b>	<b>PU</b>	<b>TI</b>
Casual Trading	O	N	N	N	N	N	N
Cinema	P	N	N	O	N	N	N
Conference Centre	P	N	O	O	N	N	N
Data-Centres/Web-Hosting Centres <sup>4</sup>	P	N	P	N	N	O	N
Drive-through Restaurant	O	N	N	N	N	N	N
Enterprise Centre	O	N	P	N	N	O	N
Extractive Industry	N	N	N	N	N	N	N
Garden Centre	O	N	O	N	O*	N	N
GP & Medical Related Services	P	O	N	O	N	N	N
Guesthouse <sup>1</sup>	P	O <sup>1</sup>	N	N	N	N	N
Hair Dressing Salon/Personal/Grooming	P	O	N	N	N	N	N
Home-based Economic Activity <sup>1</sup>	O	O <sup>1</sup>	N	N	N	N	N
Hostel	P	O	N	O	N	N	N
Hotel	P	O	N	N	N	N	N
Household Fuel Depot	N	N	O	N	N	N	N
Industrial	N	N	O	N	N	N	N
Logistic, Storage & Distribution Units	N	N	O	N	N	N	N
Media Recording & General Media Associated Uses	O	O <sup>1</sup>	P	N	N	N	N
Motor Sales Showroom	O	N	O	N	N	N	N
Night-club	O	N	N	N	N	N	N
Office (<100m <sup>2</sup> )	P	O	N	O	N	N	N
Office (100m <sup>2</sup> to 1000m <sup>2</sup> )	O	N	O	N	N	N	N
Office Park (>1000m <sup>2</sup> )	N	N	O	N	N	N	N
Petrol Station	O	N	O	N	N	N	N
Professional /Other Services	P	O	N	N	N	N	N
Restaurant	P	N	N	N	N	N	N
Science & Technology Based Business	O	N	P	N	N	N	N
Scrap Yard	N	N	O	N	N	N	N
Service Garage	N	N	O	N	N	N	N
Shop – Comparison	P	N	N	N	N	N	N
Shop – Convenience	P	O	N	N	N	N	N
Shops – Large Scale Convenience/ Comparison Centre	P	N	N	N	N	N	N
Small Scale Manufacturing	N	N	O	N	N	N	N
Storage Depot	N	N	O	N	N	N	N
Take-away	O	N	N	N	N	N	N
Transport Depot	N	N	P	N	N	O	N
Veterinary Surgery	O	O	O	N	N	N	N
Warehousing (Incl. Wholesale)	N	N	O	N	N	N	N
Warehousing (Retail/Non-Food <700m <sup>2</sup> ) <sup>3</sup>	O <sup>3</sup>	N	N	N	N	N	N
Warehousing (Retail/Non-Food/Bulky Household Goods 700m <sup>2</sup> – 5,000m <sup>2</sup> ) <sup>3</sup>	N	N	O <sup>3</sup>	N	N	N	N
<b>Residential Uses</b>	<b>C1</b>	<b>R</b>	<b>BE</b>	<b>CF</b>	<b>OS*</b>	<b>PU</b>	<b>TI</b>
Apartments <sup>1</sup>	P	O <sup>1</sup>	N	N	N	N	N
Halting Site	N	O	N	O	N	N	N
Residential (Excluding Apartments) <sup>1</sup>	O	P <sup>1</sup>	N	N	N	N	N
Retirement Home	O	P	N	O	N	N	N
<b>Public, Community and Institutional Uses</b>	<b>C1</b>	<b>R</b>	<b>BE</b>	<b>CF</b>	<b>OS*</b>	<b>PU</b>	<b>TI</b>
Buildings for the Health, Safety & Welfare of the Public	P	O	O	P	O*	O	N
Cemetery	N	O	N	P	O*	N	N
Childcare Facilities (Crèche/Nursery)	P	O	O	P	N	N	N
Club House & Associated Facilities	O	O	N	P	O*	N	N
Community Facility	P	O	O	P	O*	N	N
Crematorium	N	O	O	O	N	N	N
Cultural/Recreational Building	P	O	O	O	O*	N	N

Land Uses							
Education – Primary/Secondary	O	O	N	P	O*	N	N
Education – Other Education/Training	P	O	O	P	N	N	N
Funeral Home	P	O	O	O	N	N	N
Leisure	P	O	O	P	O*	N	N
Library	P	O	N	P	N	N	N
	<b>C1</b>	<b>R</b>	<b>BE</b>	<b>CF</b>	<b>OS*</b>	<b>PU</b>	<b>TI</b>
Place of Public Worship	O	O	O	O	N	N	N
<b>Open Space, Recreation and Amenity Uses</b>	<b>C1</b>	<b>R</b>	<b>BE</b>	<b>CF</b>	<b>OS*</b>	<b>PU</b>	<b>TI</b>
Golf Course	N	N	N	N	O*	N	N
Recreational/Cultural Activities	O	O	O	O	O*	N	N
<b>Agricultural Uses</b>	<b>C1</b>	<b>R</b>	<b>BE</b>	<b>CF</b>	<b>OS*</b>	<b>PU</b>	<b>TI</b>
Abattoir	N	N	O	N	N	N	N
Agricultural Building	N	O	O	O	O*	N	N
Mart/Co-op	N	N	O	N	N	N	N
<b>General/Services and Infrastructure Uses</b>	<b>C1</b>	<b>R</b>	<b>BE</b>	<b>CF</b>	<b>OS*</b>	<b>PU</b>	<b>TI</b>
Advertisements – Freestanding	O	N	O	O	N	O	O
Car Park (Excluding Multi-Storey)	P	O	O	O	N	N	O
Car Park – Multi-Storey	P	N	O	N	N	N	N
Park & Ride Facility	O	O	P	P	O*	N	O
Recycling/Bring Bank Facilities	N	N	O	O	N	O	N
Refuse Landfill	N	N	N	N	N	N	N
Utilities Infrastructure & Public Service Installations	O	O	O	O	O*	P	O
Wind/Renewable Energy	O	O	O	O	O*	O	N

#### General Notes on Land Use Zoning Matrix:

- <sup>(1)</sup> These uses on Residential lands will be considered subject to Policy RD1 and Objective RD1, or as appropriate.
- Cafe** <sup>(2)</sup> – This use will be considered where it is ancillary to an overall compatible development to serve the needs of the immediate area.
- Warehousing** <sup>(3)</sup> – The development or subdivision of stores into less than 700m<sup>2</sup> shall not normally be permitted in edge-of-centre and out-of-centre locations, in accordance with the Retail Planning Guidelines 2012 (or any updated/superseding document).
- Data Centre** – May be defined as a facility, which has information technology equipment installed and operated, as well as storing and distributing electronic data.
- Zone R: Residential** – Phase 1 is phased for residential development within the lifetime of this Plan (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
- Areas** – All areas noted in the above matrix are gross floor areas.
- \*OS** – See also **Map 3 – Flood Risk Management, Objective LU 9 & 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.
- 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 1A/1B & 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:

- 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.
- 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.
- 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** – Village 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 PU** – Public Utilities
7. **Zone TI** – Transport Infrastructure
8. **Zone CL** – Constrained Land Use - Please refer to Objective LU 8 & LU 9.

#### 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)	19.41	0.83	20.24
R1 – Residential (Phase 1)	/	10.29	10.29
R2 – Residential (Phase 2)	0.14	25.02	25.16
C1 – Village Centre/Commercial	8.63	4.29	12.92
BE – Business & Enterprise	1.78	6.82	8.60
CF – Community Facilities	9.66	3.19	12.85
OS – Open Space/Recreational & Amenity	5.00	18.63	23.36
TI – Transport & Infrastructure	9.26	/	9.26
PU – Public Utilities	1.88	/	1.88
CL – Constrained Land Use	1.59	/	1.59
<b>Approximate Total Area:</b>	<b>57.35</b>	<b>68.80</b>	<b>126.2</b>

## 3.2 Residential Development

### 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.

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 guidance contained within '*Sustainable Residential Development in Urban Areas*' (2009) and the principles of proper planning and sustainable development.

Residential lands have been included in a phasing scheme. Phase 2 lands are not generally developable within the lifetime of the plan and Phase 1 lands are promoted for immediate development. The Phase 1 lands have been identified having regard to good planning principles such as the sequential approach (the identification of undeveloped lands closest to the village centre), potential pedestrian/cycle connectivity to the village centre and the avoidance of flood risk. Planning histories, unfinished estates and extant permissions were also considered but were not the sole factor in identifying the Phase 1 lands in this plan as there are a number of uncertainties with such

permissions and also because many were granted planning permission in a different economic climate and are not necessarily the optimum lands to develop as this point in time, taking account of the Core Strategy and flood risk considerations.

### 3.2.1 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:

- Galway County Council's Housing Strategy
- *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 Clustered Housing Guidelines, where appropriate, in the assessment of any proposals of new multiple unit housing developments within the Headford Local Area Plan area.
- 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 1A/1B - Land Use Zoning)

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

1. Single house developments for family members on family owned lands.
2. Non-residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area.
3. Where it is apparent that R - Residential (Phase 1) lands cannot or will not be developed within the plan period, residential development may be considered in a phased manner on some R-Residential (Phase 2) lands. Development on Residential-Phase 2 lands will normally only be considered where 50% of the lands in Residential-Phase 1 are committed to development.

The above exceptions will be subject to compliance with the Core Strategy in the Galway County



Development Plan, the policies and objectives in this Local Area Plan, the principles of proper planning and sustainable development and to meeting normal planning, environmental, access and servicing requirements. 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.

#### **Objective RD 2 – 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 document ‘*Sustainable Residential Development in Urban Areas 2009*’ and its companion document ‘*Urban Design Manual: A Best Practice Guide for Planning Authorities 2009*’, or any updated version of these documents published during the lifetime of this Plan and shall also have regard to the design principles as set out in the *Design Manual for Urban Roads & Streets* (2013) (or as updated).

#### **Objective RD 3 – Housing Options**

Require that a suitable variety and mix of dwelling types 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. including the provision of units for the elderly, for people with disabilities and other special need households.

#### **Objective RD 4 – Apartment Development**

Facilitate the development of apartments at appropriate locations, such as in the village centre, and have regard to the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* (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 5 – 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 6 – Social and Specialist Housing**

Require that a minimum of 12% 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 7 – 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 8 – 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 village 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 9 – Other Residential Development**

There shall be a general presumption in favour of the development of nursing homes and retirement 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 10 – 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. **(& Refer to Map 2 – Specific Objectives)**

#### **Objective RD 11 – Reservation of Access Points to Residential & Other Lands**

Reserve access points as indicated on the Specific Objectives Map, and any other 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. **(& Refer to Map 2 – Specific Objectives)**

#### **Objective RD 12 – Natural Features & Natural Stone Walls**

Developers shall be required to carry out a professional assessment of the natural features and stone walls that define the character of a site in the context of its surrounding environment (including topography, aspect, habitats, flora, fauna, foliage, geological features) and integrate these features into development proposals. **(& Refer to Map 2 – Specific Objectives)**

### **3.2.2 Development Management Guidelines**

#### **Residential Development Management Guidelines**

##### **DM Guideline RD1 – Open Access Fibre Ducting**

Request that all new build residential developments have open access fibre connections installed for high speed technologies, where practicable, in accordance with the Department of Communications Energy and Natural Resources document *Recommendations for Open Access Fibre Ducting and Interior Cabling for New Residential Buildings 'Making Homes Fibre Ready', 2011.*

### **3.3 Social and Community Development**

#### **3.3.1 Context**

##### **Social Inclusion**

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. The quality of life in a community depends not only on the provision of housing, employment and infrastructure support but also on access to social, community and cultural facilities which are fundamental to social cohesion and personal enhancement. The social infrastructure of Headford consists of a diverse range of social clubs/groups, sports clubs and community facilities that cater for both young and old. Social groups include the bridge club, Headford Musical Society, Headford Development Association, Moyne Villa FC, Headford GAA, Corrib Rugby Football Club, Solas Resource Centre which develops community based supports and services for individuals, Sean Chairde Atha Chinn, Solstice Arts Group, Headford Tidy Towns, and Headford Environment Group, to list but a few.

##### **Community Facilities**

A growing population, such as that in Headford, generates increased demand for the provision of services, school places, community facilities, and amenities. It is desirable that these essential facilities are provided for in tandem with new development and as new communities emerge. In this regard, Galway County Council's role is to ensure the adequate provision of appropriately zoned areas to meet future demands for community facilities within the plan area, while providing a framework for the development of such uses through the policies and objectives contained within the Local Area Plan.



### 3.3.2 Policies and Objectives

#### Social Inclusion and Universal Access Policies

##### Policy SI 1 – Social Inclusion and Universal Access

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

#### Social Inclusion and Universal 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 *National Positive Ageing Strategy* and any subsequent updates to these documents.

##### Objective SI 2 – Universal 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 and Amenities Policies

##### Policy CF 1 – Community Facilities and Amenities

It is the policy of the Council to support the provision of an adequate level and equitable distribution of community facilities and amenities in the plan area that:

- Meets the needs of the local community as they arise and as resources permit.
- Are 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 Objectives and Amenities 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 of adequate educational facilities for the local community including primary, post-primary and other training facilities, in order to meet the needs of the widest range of residents within Headford 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 Headford 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 and Amenity Open Spaces**

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

#### **Objective CF 6 – Sports, Play and Recreation Facilities**

Support the provision of new 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, and facilitate the development of same in other appropriate locations in the village, including supporting public/community initiatives to provide same.

#### **Objective CF 7 – Community, Recreation and Amenity Facilities**

Retain existing facilities and lands zoned for such uses, and prevent their change of use or redevelopment, unless it can be clearly demonstrated that the facility/lands are no longer required and that the new use or development contributes to the overall community needs and recreation and amenity needs of the Headford area.

#### **Objective CF 8 – Amenity Network**

Support the establishment of an accessible network of greenway linkages and amenities that provide safe and attractive circulation routes for pedestrians and cyclists and for the enjoyment and recreational use of the entire community.

#### **Objective CF 9 – Riverside Networks (& Refer to Map 2 – *Specific Objectives*)**

Encourage and support the development of riverside walkways and cycleways throughout the plan area where feasible and incorporate same into the development of adjacent lands, as appropriate. Indirect impacts on natural heritage and designated conservation areas arising from such networks will be appropriately considered as part of any proposal.

### **3.4 Economic Development**

#### **3.4.1 Context**

In the current *Galway County Development Plan*, Headford is included in the 'Other Village' tier. Due to its close proximity to Galway City it serves as an important commuter town to the Galway Gateway but it also has the potential to become increasingly more self-sufficient by the creation of employment opportunities, while still accommodating small scale and start-up businesses, including the retail sector.

#### **Enterprise, Retail & Services**

The plan identifies ample lands zoned for village centre and business and enterprise uses to facilitate and cater for a variety of enterprises. In addition, the Village 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.

#### **Headford Retail Survey**

A recent<sup>1</sup> retail vacancy and diversity of use survey was undertaken in Headford which surveyed the ground floor/street level of buildings. In relation to vacancy, the number of vacant units in the retail core were totalled and measured against the total number of uses/units in order to obtain the overall vacancy figure of 28.5%, with 30%<sup>2</sup> vacancy on the main streets and 26% on the secondary streets<sup>3</sup>. The survey refers to the vacancy rate of the village as having reached a critical point where careful consideration needs to be given in relation to any future retail development. It also recommends that the village centre zoning area is reduced in order to make a positive contribution to lowering the overall unacceptably high retail vacancy being experienced.

The overall retail floor space with the retail core of Headford was also surveyed and the floor estimates obtained are highlighted in the table below:

Retail Type	Floorspace
Convenience	3,577m <sup>2</sup> (Mainly attributed to 2 supermarkets of 3,11m <sup>2</sup> and 400m <sup>2</sup> area)
Comparison	1,203m <sup>2</sup>
Vacant	1,595m <sup>2</sup> (Providing a 28.5% overall vacancy rate)

**Table of Overall Retail Floor Space Estimates for Headford**

In relation to diversity of use in Headford, the survey detailed an abundance of business services and a sufficient amount of financial services along with hairdressing services and cuisine outlets dispersed throughout the retail core, conversely the data obtained indicated a lack of variety across a range of uses including children's clothing, medical services and dry cleaning services with a distinct absence of newsagents, floral products and sports merchandise for example.

The survey also took account of derelict/obsolete sites and identified the presence of two derelict/obsolete sites within the retail core which were deemed to detract to a material degree from the amenity, character or appearance of the area due to its condition, one which is prominently positioned on the main street.

Finally, the survey examined significant opportunity sites within and adjoining the village centre and developments competing with the retail core area. In relation to the opportunity sites, one of these refers to the previously mentioned derelict site on Main Street, which given its central location and proximity to a large parcel of undeveloped village centre zoned lands, it is desirable that it is consumed by a retail/mixed use development in the future. The survey also detailed zones of significance that have the potential to compete with the retail/village core area. Two were identified to the west of the retail core survey area and one south of the plan area). In this regard, it is imperative that the plan supports the vitality and viability of the village 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).

## **Tourism**

Tourism is an important sector in the local area, as a driver of the local economy as well as a mechanism for the preservation and enhancement of local heritage. Headford and its surrounding area have a significant number of tourist attractions focussing on water-based recreation, its natural heritage, its archaeological and architectural heritage, while nearby Ross Eirilly forms part of the driving trail of the Ecclesiastical Heritage Sites in East Galway. The existing tourism base in Headford remains largely undeveloped; however, the area offers an opportunity to expand same into the future.

<sup>1</sup> Undertaken by Forward Planning Section in July 2014.

<sup>2</sup> Main streets consist of High Street, Main Street, Market Square and St. Georges's Square.

<sup>3</sup> Secondary Streets consist of Church Street and Bridge Street.

### 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 Headford through the identification of appropriately located and adequately serviced lands for business and enterprise, retail, industrial, commercial and tourism 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/villagescape/streetscape character and the vitality and viability of the village centre.

Support the aims, objectives and recommendations, where appropriate in the context of Headford, of the following:

- Regional Planning Guidelines for the West Region 2010-2022
- Economic Development Strategy for County Galway, which is under preparation.

#### 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 any Economic Strategy prepared by Galway County Council.

##### Objective ED 2 – Business/Enterprise Development

Facilitate and encourage the establishment of business/enterprise, technology and industry uses, which are considered compatible with surrounding uses, on suitably zoned sites. Where such uses are developed adjacent to residential areas and 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) zoning will be the primary focus for such uses, subject to the guidance provided in **DM Guideline LU2 – 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 village 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 village 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, particularly in terms of public transport.
- Contribute to the creation of a high quality retail environment.

The Village 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 village of Headford so as to ensure that the main street, High Street is revitalised, vacancies are reduced and an unbalanced retail pull from this area is avoided.

#### **Objective ED 5 – New Retail Area/Mart Road (& Refer to Map 2 - *Specific Objectives*)**

Support the co-ordinated expansion of the village centre southwards from the main street, High Street, towards the Mart Road and require the preparation of an Action Area Plan for the sensitive and appropriate development of this area.

The Action Area Plan and any development within this quarter shall demonstrate the following:

- How adequate provision of public carparking facilities in the vicinity of the village centre have been addressed (**Please also refer to Objective TI 14**).
- A co-ordinated vehicular access arrangement, which shall be in consultation and agreement with the Road Design Section of Galway County Council.
- Maintain vehicular access to this area at the junction of the Mart Road and the Demesne Road and also between the southern side of Main Street and this area, including as indicated on **Map 2 -*Specific Objectives***. (**Refer also to Objective TI 15**).
- Provide footpath and cycling links to the village centre.
- Buildings shall be of a high quality design and materials, particularly along the road edge providing enclosure and strong frontage.
- Provision of appropriate landscaping and usable public spaces.
- Screened car parking.

#### **Objective ED 6 – New Business and Enterprise Quarter**

Require the preparation of an Action Area Plan for the sensitive and appropriate development of the business and enterprise zoned lands to the south east of the plan area (east of N84).

The Action Area Plan and any development within this quarter shall demonstrate the following:

- Co-ordinated access arrangements, in consultation and agreement with the Road Design Section of Galway County Council, preferably from the Mart Road or existing access serving the pitch and putt/Headford Community Gardens. (Refer to **Section 3.5.2** of this Local Area Plan).
- Provision of footpath and cycling links to the village centre.
- Buildings shall be of a high quality design and materials, particularly along the road edge providing enclosure and strong frontage.
- Provide appropriate landscaping and usable public spaces.
- Screened car parking.

**(& Refer to Map 2 – *Specific Objectives*)**

#### **Objective ED 7 – Tourism Development**

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

#### **Objective ED 8 – 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 Village Centre Zones (C1) in order to positively contribute to the character and visual amenity of the area.

**(& Refer to Map 2 – *Specific Objectives*)**

#### **Objective ED 9 – 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 10 – Proliferation of Any Individual Uses**

Protect and enhance the vitality and viability of the village centre by ensuring that it remains the primary retail, commercial and mixed use centre in the village 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 village centre.

### 3.4.3 Development Management Guidelines

#### 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 village 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 Statements

Design Statements may be required with planning applications for major retail proposals, retail proposals that are located within a sensitive area such as the ACA, and/or for developments within the designed landscape of Headford Demesne or as otherwise considered appropriate by the Planning Authority. Design Statements should address the issues raised 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

#### Smarter Travel

The *Headford Local Area Plan 2015-2021* 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 New Transport Policy for Ireland 2009-2020*, *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.

#### Public Transport

Public transport in Headford is limited to bus services, consisting predominantly of local services which play a vital role in connecting Headford to Galway and Headford to Ballinrobe and Ballina.

#### Walking & Cycling

The walking network in Headford comprises of the existing footpaths adjoining public roads. There is currently no dedicated walkway/cycling network within the village, however, given the relatively compact urban form of Headford 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 village 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 village so that connectivity is realised and utilised within the village and therefore this aim is reflected in the policies and objectives within this section of the plan.

## Roads, Traffic Management & Parking

The aim of Galway County Council is to promote efficiency of traffic circulation and management around Headford and to facilitate the appropriate provision of parking convenient to the village centre. The preparation of a Traffic Management Plan for Headford would be beneficial to provide for car park management within the town and improvements to traffic congestion that is being experienced at present.

### 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 village 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 village 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 (& Refer to Map 2 – Specific Objectives)**

Facilitate the provision of pedestrian crossings adjacent to schools, residential areas and at other appropriate locations within the plan area, as required, including the provision of a pedestrian crossing along the local road L-2103 (Claren Road) in proximity to the church and schools in Headford.

**Objective ST 8 – Amenity Walking/Cycling Network**

Support the progressive improvement of the amenity walking/cycling network within Headford. 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 village 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 Headford 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 village, including the provision of bus shelters at appropriate locations within the village.

**Roads, Streets and Parking Policies****Policy TI 1 – Roads, Streets and Parking**

It is the policy of Galway County Council to ensure that the road and street network is safe and convenient, that it has adequate capacity to accommodate motorised traffic and non-motorised movements, that it has a high environmental quality with appropriate adjacent development and built form, particularly in the case of urban streets and streetscapes, and that adequate parking facilities are provided to serve the needs of the town. In this regard, the principles, approaches and standards set out in relevant national policy, including the *Spatial Planning and National Roads Guidelines*, the *Sustainable Residential Development in Urban Areas Guidelines* and the accompanying *Urban Design Manual*, the *Traffic Management Guidelines* (2003), the *Traffic and Transport Assessment Guidelines* (2007), the *Design Manual for Urban Roads and Streets* (2013) and any forthcoming guidelines in relation to street design and cycling facilities shall be applied to new developments, as appropriate.

**Policy TI 2 – County Development Plan Policies, Objectives & Development Management Standards Including Access onto National and Class II Controlled Roads**

New developments including developments proposed onto and in proximity to National and Class II Controlled roads shall be assessed, as appropriate, in relation to details including the provision of a safe means of access/egress, provision of sightlines, car and bicycle parking, loading bay provision, building setbacks from routes/roads etc., and in accordance with the policies, objectives and Development Management Standards set out in the current *Galway County Development Plan* (or any varied or updated version).



## **Roads, Streets and Parking Objectives**

### **Objective TI 1 – National Road Network**

a) Protect the national road network and safeguard the efficiency, safety, capacity and strategic investment in the N84 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 N84 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 NRA'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 village 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 village 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.

### **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 NRA's *Traffic & Transport Assessment Guidelines*, having regard to Road Safety Audits in the NRA document DMRB *HD19/12 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 NRA 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 Headford within the life of this Local Area Plan, which shall include provisions to address the issues with parking on the main street and the traffic congestion resulting from parking on both sides of the street.

**Objective TI 11 – Mart Road & Demesne Road Intersection Upgrade**

Seek to redesign the intersection of the Mart Road and the Demesne Road junction.

**(& Refer to Map 2-Specific Objectives)**

**Objective TI 12 – Mart Road & Local Roads Upgrade**

Facilitate the upgrade of the Mart Road and the local roads L-61281 and L-6128 (Demesne Road) 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).

**(& Refer to Map 2-Specific Objectives)**

**Objective TI 13 – Access Arrangement on the N84**

a) Upgrade the junction of the Mart Road and the N84.

b) In order to safeguard the capacity, efficiency and safety of the N84 national route, new accesses on this national route between the 50 and 60kmh zone shall be limited, and in this regard the future development of lands to the east of the N84 shall be required to provide for a coordinated access and traffic management approach, which shall be carried out in consultation and agreement with the Road Design Section of Galway County Council.

**(& Refer to Map 2-Specific Objectives)**

**Objective TI 14 – Car Park**

**(& Refer to Map 2-Specific Objectives)**

Facilitate the development of public car parking facilities in the village and as indicated on **Map 2 - Specific Objectives**.

**Objective TI 15 – Access to Backlands**

**(& Refer to Map 2 - Specific Objectives)**

Reserve access points for future development and for the development and access to backlands including those identified on **Map 2 - Specific Objectives** and any other access points that may be identified for reservation by the Planning Authority during the plan period, so as to ensure adequate vehicular, pedestrian and cycle access to backlands, in order to facilitate efficient development of these lands and to ensure connectivity and accessibility to lands with limited road frontage.

**Objective TI 16 – Link Road**

**(& Refer to Map 2 - Specific Objectives)**

a) Ensure the provision of a northern link road (including pedestrian and cycling facilities) between the R334 and St. George's Square to facilitate access to residential lands located between these two roads. Any link road shall take account of the *Design Manual for Urban Roads & Streets* (2013).

b) Seek to provide a southern link to New Street from the proposed northern link road (under part a of this Objective TI 16) and reserve an access for same. Any link road shall take account of the *Design Manual for Urban Roads & Streets* (2013).

**Objective TI 17 – Junction Upgrade**

**(& Refer to Map 2 - Specific Objectives)**

Seek to upgrade the junction of the L-61301 and the N84.

**Objective TI 18 – New Developments & Connection to the Village 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 village centre.

**(& Refer to Map 2 - Specific Objectives)**

**Objective TI 19 – Footpath, Public Lighting, Cycle Provision & Traffic Calming**

a) Ensure the provision of footpaths & public lighting from the existing residential development along the L-6128-1 (Demesne Road) to the village centre and the R334 (Regional Road) to the village centre. Cycling facilities shall also be provided in these locations where feasible.

b) Facilitate traffic calming measures along the Demesne Road (L-6128-1).

**(& Refer to Map 2 - Specific Objectives)**

## **3.6 Utilities Infrastructure, Climate Change & Flood Risk Management**

### **Context**

The sustainable growth of Headford 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, efficient and protects public health.

### **3.6.1 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 village 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 wastewater 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 for the next twelve years. Irish Water's Capital Investment Plan 2014-2016 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 commenced work on a 25 Year Water Services Strategic Plan which will set out its long term strategy and objectives. The Capital Investment Plan will be adjusted as required to meet the objectives and priorities of the Water Service Strategic Plan as adopted following assessment.

### **Water Supply**

Headford receives its water supply from the Tuam Regional Water Supply Scheme which is abstracted from Lough Corrib at Luimnagh. In this regard, public water supply is not a limiting factor for development.

## **Wastewater Disposal**

Headford benefits from a public wastewater treatment system, which was designed to cater for a population equivalent of 3,000 with provision for future expansion to 6,000 population equivalent. Treatment in the plant consists of screening followed by activated sludge treatment, using a sequencing batch reactor where aeration, settlement and decanting occur. Effluent also undergoes tertiary treatment in the form of filtration and chemical dosing for phosphate removal. The final treated effluent discharges to Headford River/Stream, which in turn discharges to Lough Corrib, approximately 5km downstream. There are no secondary discharges from the agglomeration of Headford. The EPA have issued a discharge license for the wastewater from the treatment plant. An Appropriate Assessment was also carried out as part of the application process and it was determined that subject to compliance with the conditions and emission limit values in the licence, the discharges from Headford wastewater treatment plant will not have a significant impact on the conservation objectives of Lough Corrib SAC/SPA and the achievement of 'good' status in the receiving waters will secure the integrity of the ecosystems. Some developments at the outer areas of the town remain connected to individual septic tanks or proprietary wastewater treatment systems.

## **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 Surface Water Infrastructure**

Support Irish Water in the provision and maintenance of adequate wastewater disposal, water supply and surface water drainage infrastructure, in accordance with EU Directives, to service the development of Headford. This will include satisfactory capacity for public wastewater and storm-water sewers as appropriate, a satisfactory quantity and quality of water supply and the promotion of Sustainable Drainage System approaches and techniques within the plan area.

##### **Policy UI 2 – Irish Water's Capital Investment Plan & Water Services Strategic Plan**

Support Irish Water in the implementation of their Capital Investment Plan 2014-2016 (and as updated/superseded) and their Water Services Strategic Plan, once in place.

#### **Water, 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 Headford 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, in order to protect Lough Corrib cSAC and SPA and its respective qualifying interests.

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

Development shall connect to the public sewer and public water mains, 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 Headford.

**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

**Objective UI 6 – Wastewater Treatment Plant Buffer**

Provide and protect a 100 metre buffer around the wastewater treatment plant site.

**(Refer to Map 2 – Specific Objectives)**

### 3.6.3 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 Headford Stream flows through the village and the physiochemical and biological water quality downstream of the primary discharge from the treatment plant is currently good (Q4), indicating that treated effluent discharged from the wastewater treatment plant is not having a significant impact on water quality in the receiving waters. The Headford Stream in turn discharges to Lough Corrib, where the Upper Corrib has a 'moderate' water quality status and similarly the Lower Corrib also has a moderate status, as detailed on [www.wfd.ie](http://www.wfd.ie). The objective for Lough Corrib under the River Basin Management Plan is to achieve 'good' status by 2015, however, it is noted as being at risk of not achieving 'good' status by 2015.

Headford is located within the Clare Corrib groundwater body which is noted on [www.wfd.ie](http://www.wfd.ie) as having an overall poor 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.



### 3.6.4 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 Western River Basin District Management Plan (as updated), including its Programme of Measures and the actions and measures that form part of the Corrib Water Management Unit Action 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 Western River Basin Management Plan 2009-2015 (or any other such plan that may supersede same during the lifetime of this Local Area 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.

### 3.6.5 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 green house 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 *Headford 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.

### **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 Headford 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](http://www.rpii.ie)).

## **3.6.6 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 under the Kyoto Protocol (as updated).

### **Climate Change, Air Quality & Radon Objectives**

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

Galway County Council shall support the *National Climate Change Adaptation Framework 2012* (including any superseding document), the actions contained therein and any future local adaptation plan that relates to the plan area.

#### **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 2012 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 Headford's micro-climate.

#### **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.

### 3.6.7 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.

The OPW have produced flood maps as part of the Preliminary Flood Risk Assessment that identify areas at risk of flooding, including fluvial, coastal, pluvial and groundwater flooding, for the entire country. Galway County Council has also carried out a Strategic Flood Risk Assessment for County Galway, in addition to a Strategic Flood Risk Assessment for the Headford Local Area Plan area. As part of this assessment for Headford, 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 Headford 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 3 – Flood Risk Management**), designates land use zones (See **Map 1A/1B – Land Use Zoning**) considered appropriate to each flood zone and includes policies and objectives dealing with flood risk assessment and management (See also **Map 2 – Specific Objectives**). The flood zones identified are:

Flood Zone	Probability of Flooding	Flood Risk Areas Included
Flood Zone A	High	> 1:100 for river flooding > 1:200 for coastal flooding
Flood Zone B	Moderate	1:100 to 1:1000 for river flooding 1:200 to 1:1000 for coastal flooding
Flood Zone C	Low	< 1:1000 for river flooding < 1:1000 for coastal flooding

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

### 3.6.8 Zoning and Flood Risk

The Strategic Flood Risk Assessment that has been undertaken on the plan, informed by inter alia site walkovers, local knowledge and flood risk indicator mapping, indicates flood risk in parts of the town - please refer to the associated *Stage 2 Strategic Flood Risk Assessment for the Headford Local Area Plan* which accompanies this Plan as a support document.

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.

### 3.6.9 Flood Risk Management and Assessment Policy & Objectives

#### 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 Preliminary Flood Risk Assessment (PFRA), the Strategic Flood Risk Assessment for County Galway 2012 and the Strategic Flood Risk Assessment carried out for Headford and any recommendations and outputs arising from same 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:

1. 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 **Map 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.
2. 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 may 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). 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.
3. 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.
4. Where certain measures proposed to mitigate or manage the risk of flooding associated with new developments are likely to result in significant effects to the environment or Natura 2000 sites, such measures will undergo environmental assessment and Habitats Directive Assessment, as appropriate.

##### 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 – Flood Risk Assessment for Planning Applications and CFRAMS**

Ensure that site specific Flood Risk Assessments (FRA) accompany all planning applications in Flood Zones A and B, even for developments appropriate to the particular Flood Zone. The detail of the site specific FRAs will depend on the level of risk and scale of development. A detailed site specific FRA should quantify the risks and effects of selected mitigation and the management of residual risks. Galway County Council shall have regard to the results of the CFRAMS in the assessment of planning applications.

### **Objective FL 5 – 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 6 – Environmental Impact Assessment/Statement (EIA/EIS) & Flood Risk Assessment**

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

### **Objective FL 7 – 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 8 – 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.

### **Objective FL 9 – 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.

**(& Refer to Map 2 - Specific Objectives)**

### **Objective FL 10 – Arterial Drainage Scheme**

**(& Refer to Map 2 - Specific Objectives)**

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 11 – 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.

### 3.6.10 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.

### 3.6.11 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 *Replacement Connacht Waste Management Plan 2008-2011*, *Galway County Council's Litter Management Plan 2007-2010*, 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.

### 3.6.12 Telecommunications, Energy Infrastructure & Renewable Energy

#### Telecommunications & Energy Infrastructure

Developments require adequate power, energy and telecommunications services, including electricity, gas supply, telephone services and broadband, which are provided in Headford 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 Headford.

#### 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.

### 3.6.13 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 & Renewable Energy 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. 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.

### 3.6.14 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
<b>HVD – Highly Vulnerable Development</b>	Inappropriate (if proposed then Justification Test & detailed FRA required)	Inappropriate (if proposed then Justification Test & detailed FRA required)	Appropriate (screen for flood risk)
<b>LVD – Less Vulnerable</b>	Inappropriate (if proposed then Justification	Inappropriate due to climate change (if proposed then Justification Test &	Appropriate (screen for flood



<b>Development</b>	Test & detailed FRA required)	detailed FRA required)	risk)
<b>WCD – Water-Compatible Development</b>	Appropriate (detailed FRA may be required)	Appropriate (detailed FRA may be required)	Appropriate (screen for flood risk)

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

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

**Please refer to separate supporting document ‘Stage 2 Strategic Flood Risk Assessment for the Headford Local Area Plan 2015-2021’,**

## **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.flooding.ie> and in the Building Regulations.

## **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 1,000m<sup>2</sup> 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.

## 3.7 Urban Design and Landscape

### 3.7.1 Context

Urban design refers to the theory and practice of creating urban places and involves buildings but focuses particularly on the spaces between buildings, including the streets, frontages, civic spaces and overall place-making, such as building types and 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 the village which is crucial to the vitality and success of the village centre.

#### 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 entirely within Class 1 sensitivity.

In addition, the views of Headford Castle and St. Mary’s Church are also of local importance and are required to be protected. The villagescape and streetscapes of Headford are also an important part of the built heritage and visual amenity of the urban area. The protection and enhancement of the villagescape, streetscapes and historic street pattern need to be considered with respect to the future conservation and development of the village.

### 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 the village, 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 village 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, Context 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 village centre/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, 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 village. This will include improved facilities for pedestrians, cyclists and public transport as appropriate and the promotion of high quality building or 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 Statements**

Require design statements with all large scale or sensitively located development proposals, such as those in close proximity to the Architectural Conservation Area, protected structures, Headford Demesne, 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. Design statements should include a site appraisal examining the location, context, landscape/villagescape setting, accessibility, features and characteristics of the development site, which should be used to inform the selection of appropriate development forms and design responses and the incorporation and provision of any important landscape features in the layout and design of the development. Design statements should be succinct documents that include both text and supporting graphics demonstrating how the site context and characteristics and design principles, policies and objectives have been addressed in the design and layout of the development proposal.

#### **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*, (Headford Castle, St. Mary's Church) as shown on **Map 2 - Specific Objectives**.

- a) 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 villagescape contexts.

- b) Require Visual Impact Assessment for developments 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.
- c) 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.

**(& Refer to Map 2 - Specific Objectives)**

## **3.8 Built Heritage & Cultural Heritage**

### **3.8.1 Context**

The built and cultural heritage within Headford contributes to the character and local distinctiveness of the area. The built heritage includes both architectural and archaeological heritage and Headford has a number of elements of both, that form part of the history and character of the village.

#### **Architectural Heritage**

The compact town of Headford is characterised by a narrow main street with a unique character that is derived from the combination of buildings of significant architectural and historic value and of simple vernacular architecture. Galway County Council recognises the value that the built heritage contributes to the character and vitality of Headford. 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 within Headford.

#### **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 Headford Plan area, examples includes St. Mary's Church and St. John the Baptist 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*.

#### **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 village 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 within Headford.

#### **Statement of Significance for the Architectural Conservation Area**

Headford has a designated Architectural Conservation Area and its principal significance lies in its development as a predominantly 19th century settlement. Landmark buildings, such as the former Catholic Church in the core of the village continue to contribute to the urban streetscape. The street pattern, plot sizes and architectural coherence span the late 18th century to late 19th centuries and share many characteristics. The form and character which Headford has developed reflects its history. The core of the town demonstrates a strong sense of enclosure, created by a loosely knit arrangement

of plots and buildings. This is created by terraces, pairs and detached houses, with occasional gaps, providing glimpses to outbuildings to the rear. The typical plot widths are narrow, with buildings fronting directly onto the footpath in the core of the village, and large rear gardens. The majority of the older buildings are of two storeys, with some examples of thatched or formerly thatched single storey cottages. The Architectural Conservation Area is derived from the perceived age, quality and continuity of buildings and sites within the historic core area and is set out in **Map 1A/1B – Land Use Zoning and in Map 2 - Specific Objectives.**

#### **Designed Landscape - Headford Demesne**

Historic designed landscapes are gardens, parks or estates that were deliberately laid out to create a particular effect. The designed landscapes of Galway consist primarily of demesnes associated with large country houses. Headford Demesne is an example of a designed landscape within the plan area. Headford demesne was part of the estate owned by the St. George family until its dissolution in 1892 by the Land Commission. It contained a manor house, outbuildings, ornamental gardens, parkland and woodland, much of which is lost. The most remarkable features to survive are the high stone walls that surrounded the many gardens and the demesne itself. These are a significant feature in the landscape and contribute to the character of Headford. The area within the Local Area Plan that contains surviving significant features of the former demesne are mapped on **Map 2 – Specific Objectives.**

#### **Archaeological Heritage**

Headford also has a rich archaeological heritage, with a number of recorded monuments, providing 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 Minister for Arts, 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](http://www.archaeology.ie)) in relation to Recorded Monuments and Places on the RMP.

#### **Cultural Heritage**

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



### 3.8.2 Built Heritage & Cultural Heritage 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 village and to generally support high quality developments that relate to local heritage and to ensure that new development respects and is responsive to same.

#### 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 Headford 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, save in exceptional circumstances.

#### **Objective HC 7 – Architectural Conservation Area Appraisal and Management Plan**

Prepare and publish an Architectural Conservation Area Appraisal and Management Plan for Headford over the lifetime of the plan, to preserve, protect and enhance the character of this area, including the public realm and implement any recommendations arising from same.

#### **Objective HC 8 – Vernacular Architecture & Structures of Local Interest**

Recognise the importance of the contribution of vernacular architecture to the character of Headford 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 village character and resist the demolition of same.

#### **Objective HC 9 – Headford Demesne**

**(& Refer to Map 2 - Specific Objectives)**

**a)** Protect, conserve and enhance the character of the area of the historic demesne of Headford that lies within the plan boundary outlined on **Map 2-Specific Objectives**, through the appropriate management and control of the design, layout and location of new development within or in proximity to same.

**b)** Development proposals shall only be considered where they demonstrate high quality and sympathetic design, where they propose the use of high quality materials and do not negatively impact on the established character and features of the designed landscape.

**c)** Development proposals within Headford Demesne shall also provide an impact assessment carried out by appropriately qualified personnel on the historic structures and features within the demesne, their setting and character and shall demonstrate that any development proposals have been appropriately considered and do not negatively impact on the designed landscape.

#### **Objective HC 10 – 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 11 – Archaeological Landscapes**

Seek to facilitate the identification of important archaeological landscapes in the plan area.

#### **Objective HC 12 – 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 13 – 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 Statement.

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 rivers and streams in Headford 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 14 – 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 Headford.

### **Objective HC 15 – 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.

## **3.9 Natural Heritage & 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.

### **European Directives, the Natura 2000 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 Natura 2000 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 and the Strategic Environmental Assessment Screening are available separately as supporting documents to this Plan. Headford has no European designated sites within the Plan area but has a number in close proximity to it, with Lough Corrib located approximately 5km downstream of the village.

### **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. Headford has no proposed or Natural Heritage Areas within the plan boundary but the area is located approximately 1km southeast of Rostaff Turlough, a proposed Natural Heritage Area and 5km downstream is the Lough Corrib proposed NHA.

### **Ecological Networks**

Ecological networks are supported at EU level through the *European Spatial Development Perspective* and *Natura 2000* 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 various streams and rivers such as the Headford River and the Annacurta Stream in the plan area perform such an ecological network function before they drain into a designated site – Lough Corrib SAC, pNHA & SPA. 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.

### **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.

### **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 & 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 Natura 2000 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 Natura 2000 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* (85/337/EEC) & EIA Directive (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 *Western River Basin District Management Plan 2009-2015* (and as updated).
- Biodiversity plans and guidelines, including *Actions for Biodiversity 2011-2016: Ireland's National Biodiversity Plan*, the *Biodiversity Action Plan for County Galway 2008-2013* and the *Biodiversity Guidelines* produced by Galway County Council.

#### Natural Heritage & Biodiversity Objectives

##### Objective NH 1 – Natura 2000 Sites

Protect European sites that form part of the Natura 2000 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:

1. The plan or project will not give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 site (either individually or in combination with other plans or projects); or
2. The plan or project will adversely affect the integrity of any Natura 2000 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 Natura 2000; or
3. The plan or project will adversely affect the integrity of any Natura 2000 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 Natura 2000.

#### **Objective NH 2 – Protected Habitats and Species (& Refer to Map 2 - Specific Objectives)**

**a)** 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.

**b)** Areas for particular species afforded protection include in the vicinity of St. John the Baptist Church) where barn owl activity is known and in the vicinity of the Demesne Road, Lowery's Stream where bat activity is known and the Annacurta (Headford) River and associated streams for otter, salmon and lamprey.

#### **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 Statement, 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 Headford River and Annacurta Stream 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 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 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 *Western River Basin Management Plan 2009-2015* (including any updated or superseding document) 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 Headford, 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 tree clusters and hedgerow in the plan area, including those within Headford Demesne and those identified on **Map 2 - Specific Objectives Map** or as otherwise 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.

**Refer to the Map 2 - Specific Objectives.**

**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 Natura 2000 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.

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

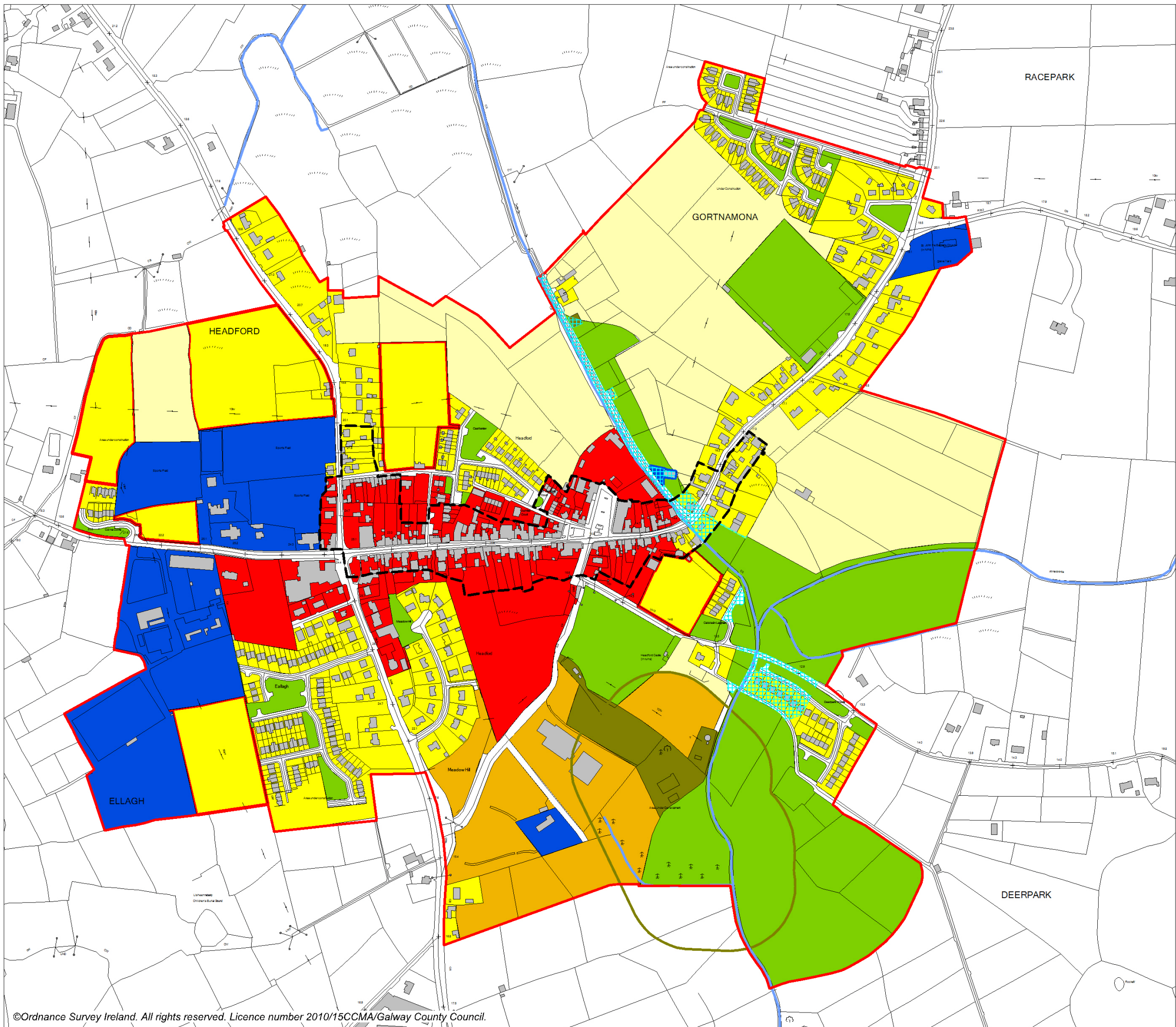
Ensure larger developments include the relevant documentation with their planning application to demonstrate the bio-security measures proposed to ensure that invasive species will not be introduced and/or spread within the development site.

## 4. Local Area Plan Maps

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The following maps form part of the Local Area Plan:

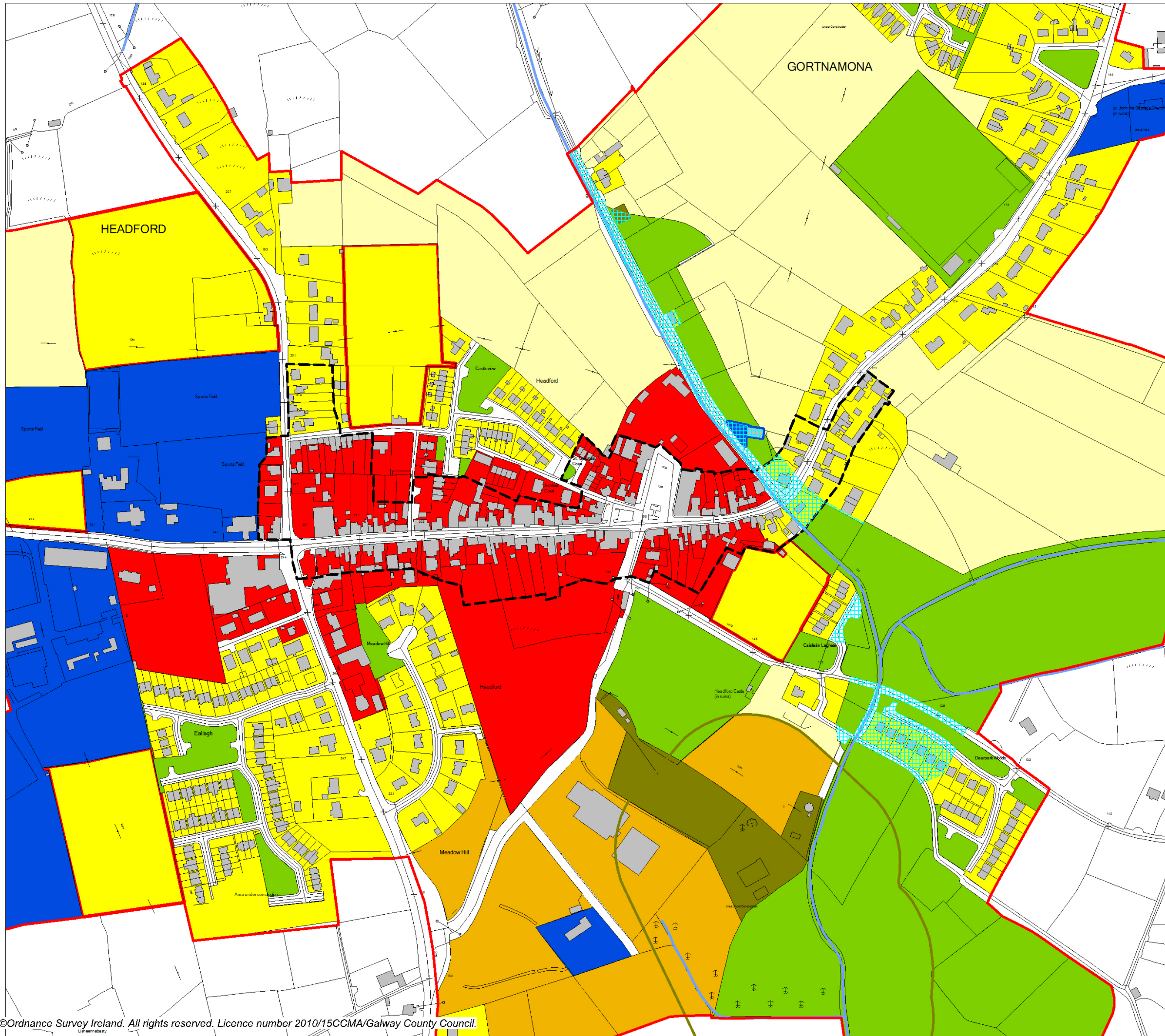
- Map 1A & 1B – Land Use Zoning
- Map 2 – Specific Objectives
- Map 3 – Flood Risk Management



- Local Area Plan Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- C1 - Village Centre / Commercial.
- OS - Open Space / Recreation & Amenity
- BE - Business and Enterprise.
- CF - Community Facilities
- PU - Public Utilities
- Buffer Zone
- CL - Constrained Land Use
- Rivers/Streams/Canal
- TI- Transport Infrastructure
- ACA - Architectural Conservation Area

**NOTE:**  
 This Map should be read in conjunction with Map 2 Specific Objectives, Map 3 Indicative Flood Risk Management Areas and the policies, objectives and guidelines outlined in Section 2 and Section 3 of the plan, including those in relation to land use management, zoning and flood risk.





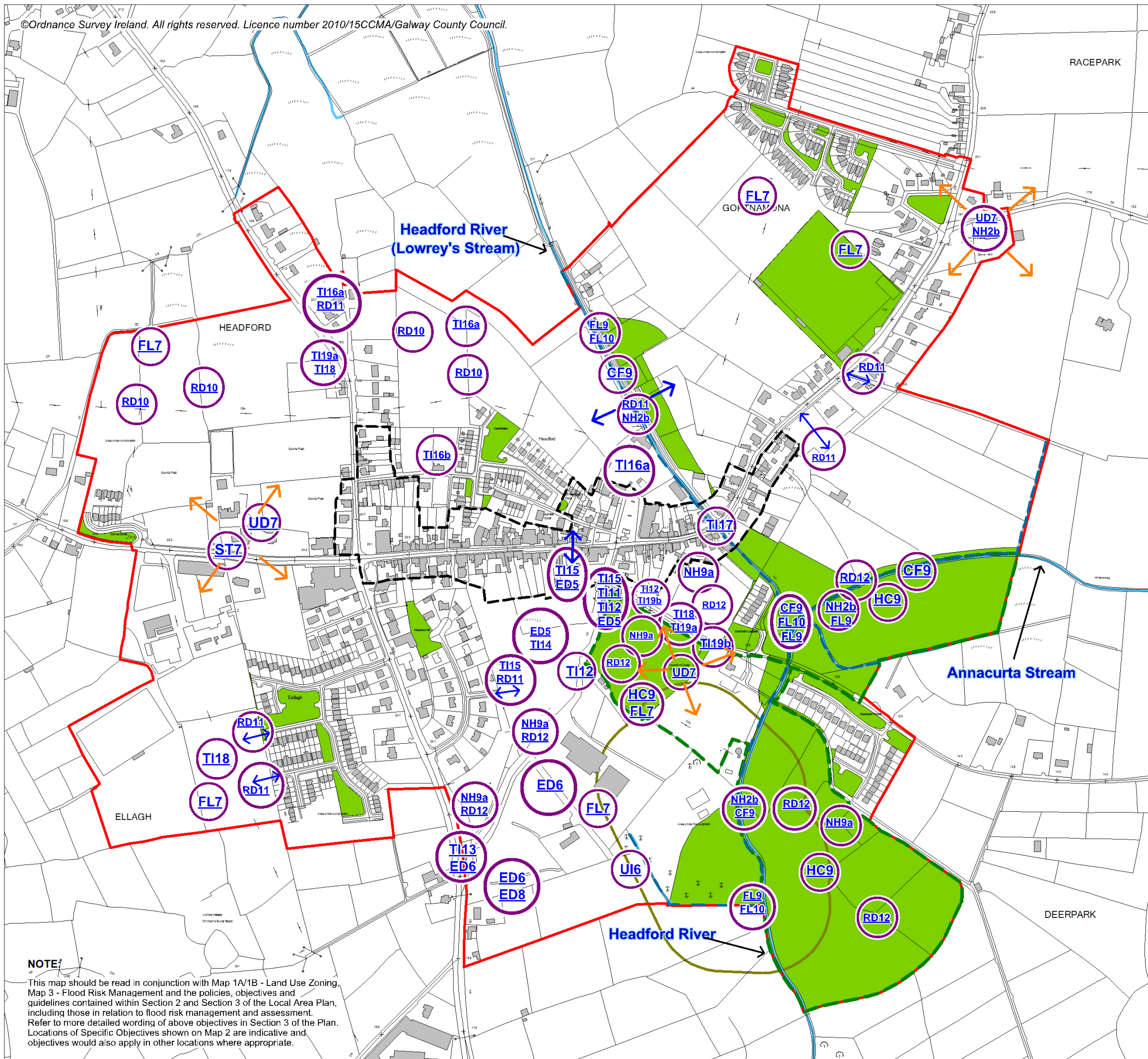
- Local Area Plan Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- C1 - Village Centre / Commercial.
- OS - Open Space / Recreation & Amenity
- BE - Business and Enterprise.
- CF - Community Facilities
- PU - Public Utilities
- Buffer Zone
- CL - Constrained Land Use
- Rivers/Streams/Canal
- TI- Transport Infrastructure
- ACA - Architectural Conservation Area

**NOTE:**  
 This Map should be read in conjunction with Map 2 Specific Objectives, Map 3 Indicative Flood Risk Management Areas and the policies, objectives and guidelines outlined with Section 2 and Section 3 of the plan, including those in relation to land use management, zoning and flood risk.



**HEADFORD LAP 2015 - 2021  
 DRAFT  
 MAP 1B LAND USE ZONING**





Objective Key	Objective Description
RD 10	Connectivity Between Phased Residential Lands
RD 11	Reservation of Access Points to Residential & Other Lands
RD 12	Natural Features & Natural Stone Walls
CF 9	Riverside Networks
ED 5	New Retail Area/Mart Road
ED 6	New Business and Enterprise Quarter
ST 7	Pedestrian Crossings
TI 11	Mart Road & Demesne Road Intersection Upgrade
TI 12	Mart Road & Local Roads Upgrade
TI 13	Access Arrangement on the N84
TI 14	Car Park
TI 15	Access to Backlands
TI 16a	Northern Link Road
TI 16b	Southern Link to New Street
TI 17	Junction Upgrade
TI 18	New Developments & Connection to the Village Footpath & Lighting Networks
TI 19a	Footpath, Public Lighting, Cycle Provision &
TI 19b	Traffic Calming
UI 6	Wastewater Treatment Plant Buffer
FL 7	Pluvial and Groundwater Flood Risk
FL 9	Water Bodies and Watercourses
FL 10	Arterial Drainage Scheme
UD 7	Landscape Character, Values, Sensitivity and View/Prospects
HC 9	Headford Demesne
NH 2b	Protected Habitats & Species (Bats, Barn Owl & Otters, Salmon & Brook Lamprey)
NH 9a	Trees and Hedgerows

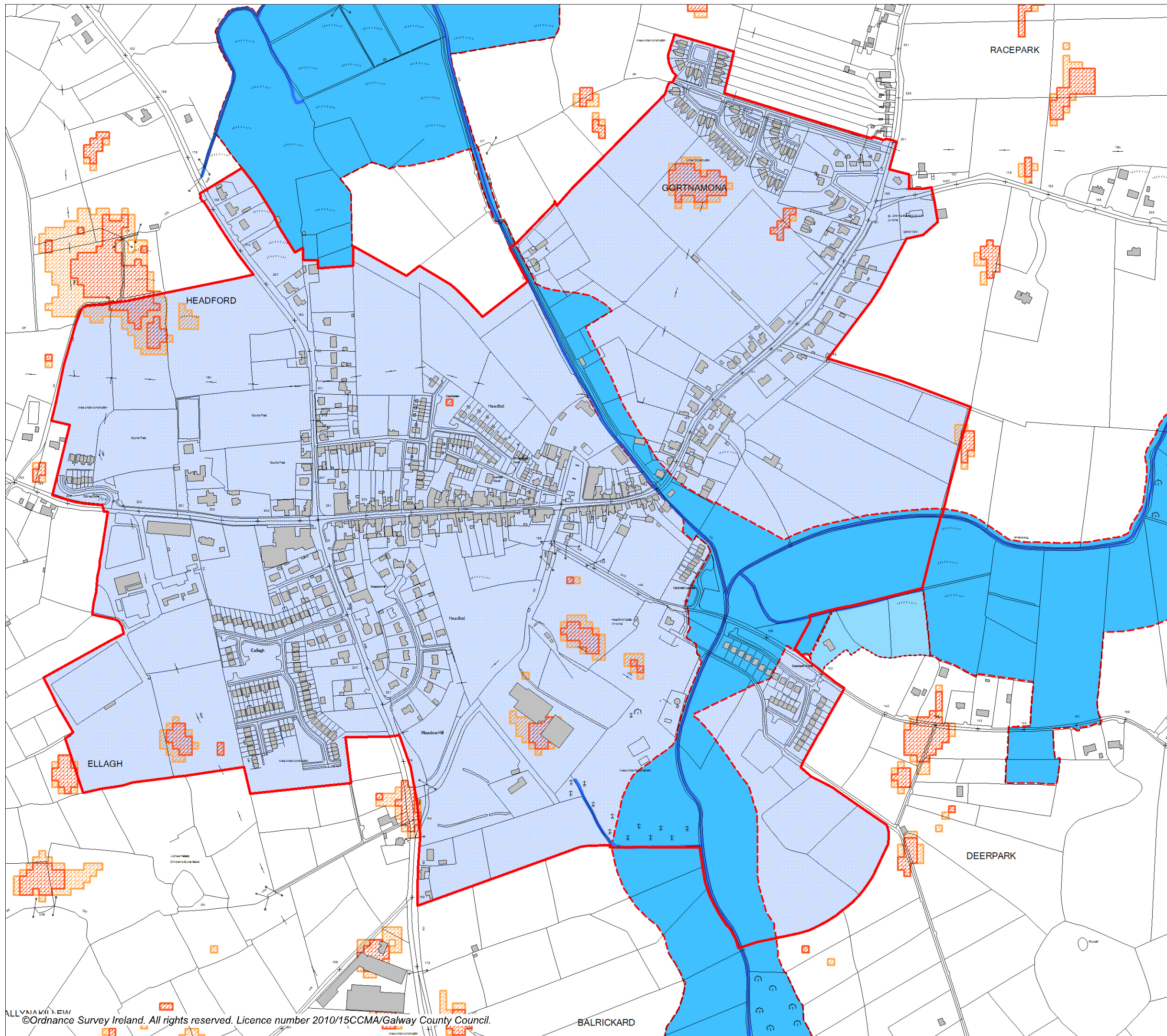
**LEGEND**

- LAP Boundary
- Specific Objectives Number
- OS - Open Space / Recreation & Amenity
- ACA - Architectural Conservation Area (HC 3)
- Designed Landscape "Headford Demesne" (HC 9)
- Corrib Headford Arterial Drainage Scheme (FL 10)
- Rivers/Streams
- WWTP Buffer (UI 6)
- ↑ Reserve Access Points (RD 11, TI 15)
- ↑ Protected Views (UD7)

**NOTE:**  
 This map should be read in conjunction with Map 1A/1B - Land Use Zoning, Map 3 - Flood Risk Management and the policies, objectives and guidelines contained within Section 2 and Section 3 of the Local Area Plan, including those in relation to flood risk management and assessment. Refer to more detailed wording of above objectives in Section 3 of the Plan. Locations of Specific Objectives shown on Map 2 are indicative and objectives would also apply in other locations where appropriate.







- Local Area Plan Boundary
- Indicative Flood Zone A  
(Local knowledge, photography, site walkovers and published data sources indicative of flood risk)
- Indicative Flood Zone B  
(Local knowledge, photography, site walkovers and published data sources indicative of flood risk)
- Indicative Flood Zone C  
(Areas not covered by Flood Zones A or B)
- Pluvial Indicative  
(From OPW PFRA Layers)
- Pluvial Extreme  
(From OPW PFRA Layers)
- Rivers / Streams

**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 local knowledge, photography, site walkovers and published data sources indicative of flood risk. The Zones indicate broadly areas that may be prone to flooding and have informed the Plan. They zones are indicative and should not be relied upon solely for site-specific flood risk assessments. The zones may be updated in the future to take account of new information.

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**HEADFORD LAP 2015-2021  
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MAP 3 FLOOD RISK MANAGEMENT**



**NOTE:**  
This map should be read in conjunction with Maps 1A/1B Land Use Zoning; Maps 2, Specific Objectives and the policies, objectives and guidelines outlined with Section 2 and Section 3 of the plan, including those in relation to flood risk management and assessment.



