

APPROPRIATE ASSESSMENT DETERMINATION REPORT

of
MATERIAL ALTERATIONS
to the
PORTUMNA LOCAL AREA PLAN 2016-2022

On behalf of Galway County Council



Comhairle Chontae na Gaillimhe
Galway County Council

Prepared by: Moore Group – (Environmental Services)



Proposed Material Alterations to the Draft Portumna Local Area Plan 2016-2022

The Draft Portumna Local Area Plan 2016-2022 was prepared and placed on public display for six weeks from Friday 31st July 2015 until Friday 11th of September 2015. 22 submissions were received on the draft plan and a Chief Executive's Report was prepared on the submissions received and submitted to the Members of Galway County Council for their consideration.

On the 11th of November 2015, at the Council Meeting, the elected members considered the Draft Plan and Chief Executive's Report and proposed a number of alterations to the Draft Portumna Local Area Plan, which were deemed to be material alterations. They are listed in the table hereunder and are reflected on the attached maps, as appropriate. The right-hand column of the table contains a determination in terms of AA and the implications of the proposed material alterations.

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on European Sites	Determination
<p>MA 1 Include subject lands within the plan boundary and zone Tourism as per attached map (<i>Material Alterations Proposed to the Draft Plan – Map 1A Land Use Zoning - Draft Portumna Local Area Plan</i>).</p>	<p>New tourism/commercial development on these lands may have the following general effects - Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard landscaping and runoff water. Introduction of invasive plant or animal species.</p>	<p>The northern section of the site is drained by the Lickmolassy Stream which is prone to flooding and which discharges into Lough Derg.</p> <p>As the subject lands are partly located within the boundary of Indicative flood zone A, there is concern that if development takes place in a flood zone and flood events subsequently occur there is the increased potential for flood waters to become contaminated and re-enter the water course and impact on the water quality of Lough Derg.</p> <p>The Portumna Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on European sites through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in relation to planning and land use management in flood risk areas.</p>	<p>Due to its location and direct hydrological connectivity with Lough Derg, this material alteration, considered in isolation would be likely to have a significant impact on the Lough Derg SAC and SPA.</p> <p>A potential significant impact in combination with the other proposed material alterations on the European sites listed cannot be ruled out.</p> <p>Stage 2 AA required</p>
<p>MA 2 Rezoned the lands from Recreation, Amenity and Open Space to Residential-Phase</p>	<p>New residential development on these lands may have general effects such as increased population, light, noise,</p>	<p>This area of land is located within an area designated as Indicative flood zone C and the likelihood of flooding is low.</p>	<p>No significant impact on European sites.</p>

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on European Sites	Determination
2 as per attached Map 1A.	traffic, air emissions, increase in hard landscaping and runoff water which would have been considered in any case for residential development.	The Portumna Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on European sites through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in relation to planning and land use management in flood risk areas.	
<p>MA 3 Rezone the lands from Recreation, Amenity and Open Space to Residential-Phase 2 as per attached Map 1A.</p>	<p>New residential development may have the following general effects - Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard landscaping and runoff water. Introduction of invasive plant or animal species</p>	<p>Located directly south of lands addressed under MA 2, the eastern section of the site is drained by the Lickmolassy Stream which is prone to flooding and which discharges into Lough Derg.</p> <p>As the subject lands are partly located within the boundary of Indicative flood zone A, there is concern that if development takes place in a flood zone and flood events subsequently occur there is the increased potential for flood waters to become contaminated and re-enter the water course and impact on the water quality of Lough Derg.</p> <p>The Portumna Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on European sites through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in relation to planning and land use management in flood risk areas.</p>	<p>Due to its location and direct hydrological connectivity with Lough Derg, this material alteration, considered in isolation would be likely to have a significant impact on the Lough Derg SAC and SPA.</p> <p>A potential significant impact in combination with the other proposed material alterations on the European sites listed cannot be ruled out.</p> <p>Stage 2 AA required</p>

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on European Sites	Determination
<p>MA 4 Rezone the lands from Recreation, Amenity and Open Space to Tourism as per attached Map 1A.</p>	<p>New tourism/commercial development on these lands may have general effects such as increased population, light, noise, traffic, air emissions, increase in hard landscaping and runoff water which would have been considered in any case for commercial development.</p>	<p>This parcel of land is located within an area designated as Indicative flood zone C and the likelihood of flooding is low.</p> <p>The Portumna Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on European sites through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in relation to planning and land use management in flood risk areas.</p>	<p>No significant impact on European sites.</p>
<p>MA 5 Retain the 'Existing Residential Land Use' and remove the Constrained Land Use as per attached Map 1A.</p>	<p>The subject lands were zoned Existing Residential Land Use and are now proposed to remove the Constrained Land Use, which would see it developed for housing and other uses permitted under the land use zoning matrix for this zoning.</p> <p>New residential development and other development open for consideration on this land use zoning may have the following general effects - Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding</p>	<p>As the subject lands are partly located within the boundary of Indicative flood zone A/B/C, there is concern that if development takes place in a flood zone and flood events subsequently occur there is the increased potential for flood waters to become contaminated and re-enter the water course and impact on the water quality of Lough Derg.</p> <p>The Portumna Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on European sites through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in relation to planning and land use management in flood risk areas.</p>	<p>Due to its location and indirect hydrological connectivity with Lough Derg, this material alteration, considered in isolation would be likely to have a significant impact on the Lough Derg SAC and SPA.</p> <p>A potential significant impact in combination with the other proposed material alterations on the European sites listed cannot be ruled out.</p> <p>Stage 2 AA required</p>

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	landscape. Increased wastewater. Increase in hard landscaping and runoff water. Introduction of invasive plant or animal species.		
<p>MA 6 Rezone the lands from Residential Phase 2 to Town Centre/Mixed Use as per attached Map 1A.</p>	<p>New commercial development on these lands may have general effects such as increased population, light, noise, traffic, air emissions, increase in hard landscaping and runoff water which would have been considered in any case for commercial development.</p>	<p>This parcel of land is located within an area designated as Indicative flood zone C and the likelihood of flooding is low.</p> <p>The Portumna Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on European sites through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in relation to planning and land use management in flood risk areas.</p>	<p>No significant impact on European sites.</p>
<p>MA 7 Amend the Land Use Matrix Table to "Open For Consideration" for Medical Facilities on Business and Enterprise zoned Lands</p>	<p>N/A</p>	<p>N/A</p>	<p>The findings of the AA carried out on the draft plan are unaffected.</p> <p>No significant impact on European sites.</p>
<p>MA 8 Amend the Land Use Table Matrix to "Open For Consideration" for Guest Houses on Community Facilities zoned Lands</p>	<p>N/A</p>	<p>N/A</p>	<p>The findings of the AA carried out on the draft plan are unaffected.</p> <p>No significant impact on European sites.</p>
<p>MA 9 Amend the Draft Portumna Local Area Plan 2016-2022 as follows: 3.7.2 Water Framework Directive [Textual Changes]</p>	<p>N/A</p>	<p>N/A</p>	<p>The findings of the AA carried out on the draft plan are unaffected.</p> <p>No significant impact on European sites.</p>
<p>MA 10 Amend Text of Objective UI 2 in the Draft Portumna Area Plan 2016-2022 [Textual Changes]</p>	<p>N/A</p>	<p>N/A</p>	<p>The findings of the AA carried out on the draft plan are unaffected.</p> <p>No significant impact on European sites.</p>
<p>MA 11</p>	<p>N/A</p>	<p>N/A</p>	<p>The findings of the AA</p>

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<p>Insert new policy NH2 in the Draft Portumna Area Plan 2016-2022 as follows: Policy NH2: Green Infrastructure Strategy The Council shall commence the preparation of a Green Infrastructure Strategy within the lifetime of the plan as resources permit.</p>			<p>carried out on the draft plan are unaffected. No significant impact on European sites.</p>
<p>MISCELLANEOUS In addition to the above: • Update the Local Area Plan boundary on <i>Maps 1A and 1B-Land Use Zoning, Map 2 -Specific Objectives and Map 3-Flood Risk Management</i>, as necessary. • Update the table of <i>Areas of Zoned Land</i> on page 20-21 of the Draft Portumna Local Area Plan 2016-2022 as a consequence of the Material Alterations. • Update any typos in the document.</p>	N/A	N/A	<p>The findings of the AA carried out on the draft plan are unaffected. No significant impact on European sites.</p>