

BEARNA LOCAL AREA PLAN 2007-2017

Adopted 17th December 2007 and Amended 20th December 2012

Forward Planning
Galway County Council
Áras an Chontae
Prospect Hill
Galway



Foreword

Galway County Council is pleased to present the *Bearna Local Area Plan 2007-2017*. This follows an extensive public consultation process undertaken to inform the preparation of the Plan. This included public consultation at the pre-draft, draft and material alteration/amendment stages in the plan preparation process.

As part of the pre-draft consultation process, Galway County Council held a public workshop and invited written submissions from the general public. The attendance of the public workshop, which was held to obtain the views of the local community at an early stage in the planning process, was very encouraging and highlights the high level of interest that people have in the future of the village. This culminated in the publication of the *Bearna Local Area Plan Pre-Draft Public Consultation Report* in May 2006 summarising the main outcomes of the pre-draft consultation process.

The public consultation process has raised a variety of issues on planning for the area. This has provided a strong foundation for preparing a LAP that, it is hoped, is relevant and responsive to the needs of the local community and other interested and affected groups and individuals in the area.

Acknowledgements

Galway County Council would like to extend a wholehearted thanks to the community of Bearna and the various other stakeholders involved for their support, participation and contribution to the public consultation process undertaken in Bearna.

The public consultation workshop could not have taken place without help, support and participation locally within the community. The participation of all those that gave their time to attend and assist with the workshop, to put forward, discuss and record their ideas and comments and to make written submissions following the workshop is hereby gratefully acknowledged.

A special thank you must go to the local National School, *Scoil Shéamais Naofa*, the Parish Council, *An Comharchumann Bhearna* (Barna Co-op), the umbrella sporting body in the area, and the *Pobal Bhearna* community group for their assistance and contribution. *Pobal Bhearna* gave permission for the use of their aerial photographs, which provide an excellent picture of Bearna in context, and the use of these images is gratefully acknowledged (*see photo's opposite and in other sections in the LAP*).

Technical input has also been received from a wide range of agencies and departments, both within Galway County Council and externally. Their assistance and input is also gratefully acknowledged.



This document contains the *Bearna Local Area Plan 2007-2017*.

The Plan has been prepared following public consultation with the local community and other interested and affected groups.

The Plan provides the statutory framework for the development of Bearna over the 6 year lifetime of the Plan.

Preface

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**Forward
Planning
Galway
County
Council**



**This Summary Document
has been prepared by
Galway County Council to
facilitate ease of
understanding of the main
development challenges and
strategies set out in the
Bearna Local Area Plan
2007-2017 and to enable this
information to be widely
circulated in the public
domain.**



**The Summary Document
follows the format of the
Main Document and the
reader is referred to the Main
Document for more detailed
guidance on the issues
contained herein.**



**Summary
Document**

Background

This Summary Document has been prepared by Galway County Council to facilitate ease of understanding of the main development challenges and strategies set out in the *Bearna Local Area Plan 2007-2017* (LAP) document and to enable this information to be widely circulated in the public domain. The adopted LAP provides a 6 year statutory framework for guiding development and decision-making on planning applications and Council activities in the area covered by the LAP.

The LAP provides a significant opportunity for attempting to address a wide range of challenges and issues in Bearna through the provision of a common vision and a range of strategies, policies, objectives and guidelines to direct development in a manner that improves the quality of life of the local community, that provides for an appropriate level, distribution and quality of development and that protects and enhances the character, amenity, heritage, environment and landscape of the village.

This Summary Document and the full Bearna LAP report have been informed by an extensive public consultation process undertaken by Galway County Council. Galway County Council gratefully acknowledges the views and inputs of the local community and other interested groups and individuals into the plan preparation process, which have been considered in drafting and finalising the LAP for Bearna.

It should be noted that this Summary Document is not intended to be relied upon for a definitive interpretation of the planning strategies, policies, objectives or standards that will be applied in Bearna and the reader is referred to the main LAP report and maps for this purpose.

Plan Challenges

The proper planning and sustainable development of Bearna faces a number of considerable challenges and must seek to balance the wide ranging, and sometimes competing, needs of the local community, landowners and the environment and the strategic role envisioned for Bearna in the *Galway County Development Plan* (GCDP).

- **Village Growth and Character** – The substantial population growth and development that has taken place in Bearna in recent years, the associated transformation of the character and landscape of the village, the ongoing pressure for further development, and the potential for Bearna to become a suburban extension of Galway City if current trends continue unchecked.
- **Community Needs** – The needs, aspirations, concerns and requirements of the local community that emerged from the public consultation process undertaken, which highlighted the concerns of the local community regarding the scale, extent and design of recent developments in Bearna and the slow delivery of community facilities, amenities, services and infrastructure to support the growing population in the village. In particular, the shortage of community facilities and amenities in Bearna, the high level of expectation of the local community regarding what can be delivered through the LAP and the substantial cost and difficulty of delivering community facilities and amenities, particularly on well-located sites, given the high cost of land in Bearna and the limited resources available to the local authority and local community groups represents a major challenge for the Plan.
- **Legislative and Policy Requirements** – Legal requirements, in particular the *Planning and Development Act 2000* (as amended) (PDA), EU Directives, such as the *Water Framework Directive 2000* and *Birds Directive 2009*, and associated Irish legislation; statutory provisions, specifically the need for compliance and consistency with the policies and objectives contained in the *Galway County Development Plan* (GCDP), including the Core Strategy; relevant policy guidance and best practice approaches to ensuring proper planning and sustainable development, such as Sustainable Drainage Systems (SuDS), Ecological Networks (EcoNets) and Greenways; and assessment of the Plan in accordance with the requirements of the EU Strategic Environmental Assessment Directive, Habitats Directive and Floods Directive.
- **Plan Area** – The delineation of an appropriate Plan Area boundary to provide consistency with previous plans, to incorporate important local facilities that serve the village and to encompass the anticipated development envelope required for Bearna village and surrounds.
- **Settlement Pattern, Design and Density** – The provision of adequate guidance to ensure that an appropriate settlement pattern with a balanced mix of land uses, a high quality of design and a suitable scale and density of development can be promoted in different parts of the Plan Area, appropriate to the location, landscape setting and context of development proposals.
- **Heritage and Environment** – The built and cultural heritage of Bearna, the environmental sensitivities of the Bearna coastline, the environmental designations on the edges of the Plan Area of national and international importance and the various natural heritage features and amenities in the Plan Area, which must be protected from impacts and enhanced in accordance with applicable legislation and policy whilst still allowing for an appropriate level of development and the provision of adequate recreational amenities.
- **Roads and Infrastructure** – The limitations imposed by the lack of public wastewater capacity to service existing and future developments, an inadequate road network, high levels of congestion and a shortage of adequate public transport services, including regular bus services and safe walking and cycling routes.
- **Common Vision** – The need to develop a common vision that provides a positive framework for the future growth, consolidation and enhancement of Bearna in accordance with agreed and publicly acceptable policies and objectives and principles of proper planning and sustainable development.



Vision for Bearna

The Plan is underpinned by a common vision that is intended to guide the future growth, development and improvement of Bearna in a manner that is sustainable, that achieves the overall objectives set for Bearna in the GCDP, including the Core Strategy, that reflects the existing landscape, environment, heritage, character and amenity of the village and that improves the quality of life of the local community.

STRATEGIC VISION FOR BEARNA

By 2020, Bearna will be an attractive, prosperous and sustainable settlement with a high quality built and natural environment, a range of supporting services, facilities and amenities and a high quality of life for the local community. In particular, the vision for Bearna is to promote the creation of a settlement that:

- Has a sustainable level of development that is appropriate to the character, heritage, amenity and strategic role of Bearna and that allows for the enhancement of the village character, services, facilities and amenities.
- Supports and protects the environment, heritage, character and amenity of the village, including in particular its Gaeltacht status, fishing heritage, local village character and coastal amenity.
- Has a high quality built environment with a well developed public realm and appropriate building forms, materials, heights and associated landscaping that complement the distinctive character, heritage and amenity of the village.
- Has a range of community facilities and amenities to serve the local community, including the educational, recreational, religious, social, civic and community needs of children, youths, adults and the elderly.
- Optimises its coastal location and amenity, particularly in relation to the provision of public access to the seashore, opportunities for water-related amenities and activities and an appropriate interface between land and sea.
- Is well connected to, but has a strong local identity separate from, nearby settlements, in particular Galway City to the east and Na Forbacha to the west.
- Has a vibrant and accessible village centre that is in walking/cycling distance from most places in the village, that has a strong focal point in the Bearna Pier and Harbour and that provides a range of community facilities and commercial services for the local community.
- Has a strong sense of community spirit, civic pride and social inclusiveness.
- Has an appropriate level of services and infrastructure to support existing and future development in a manner that protects and is complementary to the environment, heritage, character and amenities of the village, including: an adequate road network, traffic management and parking facilities; improved public transport with regular bus services; safe routes for pedestrians and cyclists; and adequate wastewater disposal, water supply and surface water drainage.

Growth Strategy for Bearna

The Growth Strategy for Bearna is to implement the Settlement Strategy for County Galway, as set out in the GCDP and any subsequent variation or review, as it applies to Bearna. This shall be achieved in a manner that ensures that the nature, density, scale and design of new development is appropriate to the character and setting of the village, that responds to the needs and concerns of the local community, that contributes to the creation of a high quality, vibrant environment and that helps to deliver much-needed services, facilities and amenities for the local community.

Land Use Strategy for Bearna

The Bearna LAP has adopted a Land Use Strategy that provides an innovative approach to land use development, which moves away from conventional land use zoning where single or limited uses, such as residential developments, are permitted in particular zones. The Plan provides a more flexible and facilitative approach that combines the use of **mixed use zoning** and **development areas**, or blocks. The mixed use zoning component provides an overall framework designed to direct development in an orderly and appropriate manner and to provide for a greater mix of complementary uses in appropriate locations. The use of development areas provides more detailed guidance and allows for community gain priorities to be built into new development proposals on suitable sites.

This combined approach is considered necessary due to the failure of conventional land use zoning to secure land for community facilities and amenities in Bearna and the need to promote community gain, shared responsibilities and benefits between landowners and higher quality and more vibrant, mixed use environments through the Plan. This innovative approach to land use development will require the co-ordination, co-operation and collaboration of a range of different stakeholders to achieve the common vision presented in the Plan.

In particular, landowners will need to work together to prepare group proposals for their lands that show how a suitable balance can be struck between the level of development and sufficient community gain. Local residents and community groups will also be encouraged to become actively involved in the process and provide their input into proposals so that they can be best fitted to their needs and requirements.

An Environmental Management zone/area has been introduced to provide specific guidance for greenfield lands at risk of flooding and areas with high environmental sensitivity or biodiversity//landscape/amenity value. This includes fluvial and coastal flood risk areas, the coastal buffer/amenity and national and European nature conservation sites.

Mixed Use Zoning

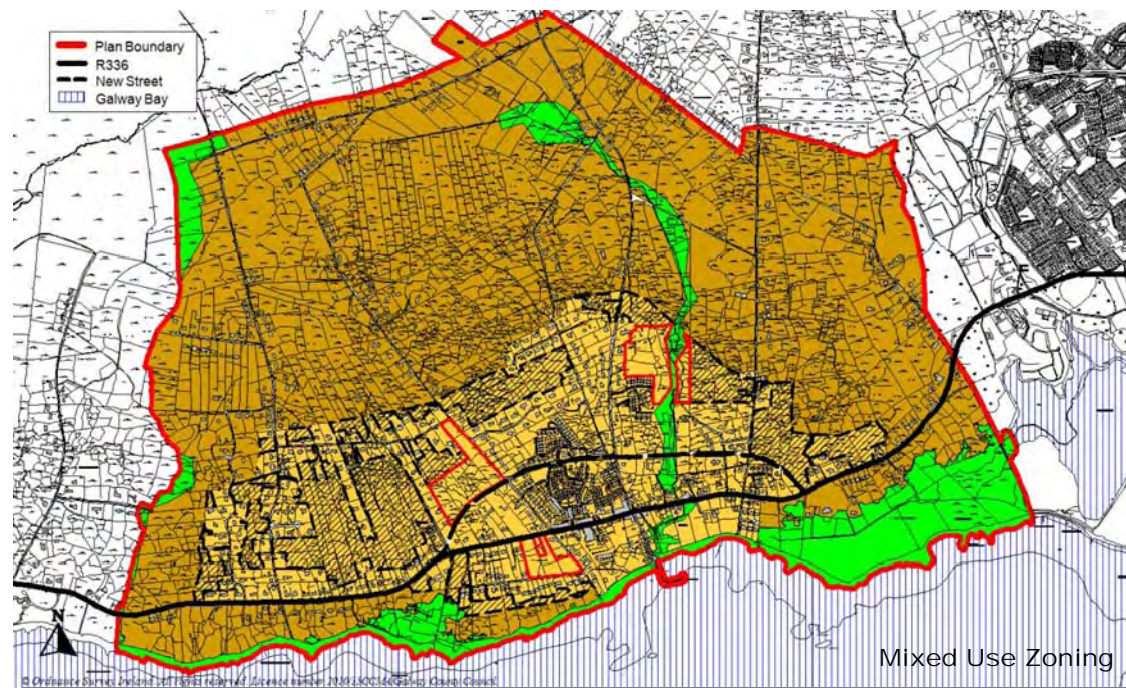
The Plan provides a broad land use zoning framework for the Plan Area that directs development in a manner that consolidates the village centre that enhances the village setting and character, that promotes the delivery of community facilities and amenities and that complies with the statutory requirements in the PDA. In particular, the Plan provides for the following mixed use zones (see map opposite):

- Village Consolidation Zone** – Promote the development and consolidation of the village as a high quality, mixed use environment that is supported by a range of facilities and amenities, that is accessible to the local community, that supports public transport and that can be adequately and cost-effectively serviced.
- Village Enhancement Zone** – Promote the enhancement, protection and appropriate use of the lands surrounding the village as a high quality visual, recreational and community amenity that protects the landscape character, setting and unique identity of the village (particularly from ribbon development), that accommodates genuine rural generated housing need in appropriate locations and patterns and that allows for the future growth and expansion of the village beyond the lifetime of the Plan.

Environmental Management Zone/Area

The Plan incorporates an Environmental Management zone/area to ensure that greenfield lands at risk of flooding and/or areas with high biodiversity/landscape/amenity value, in particular the coastal buffer/amenity, coastal flood risk areas, Trusky Stream/Liberty Stream/fluvial flood risk areas, Natura 2000 sites and Natural Heritage Areas, are adequately protected and sustainably managed and used (see map opposite and on following page).

Environmental Management Zone/Area – Protect areas with high biodiversity, landscape, amenity and/or flood risk potential and promote the sustainable management and use of these areas including European sites, Natural Heritage Areas, the coastal buffer/amenity and areas along the coast, Trusky Stream and Liberty Stream. Ensure that any flood risk areas within this zone/area are appropriately managed to avoid, reduce and/or mitigate, as appropriate, the risk and potential impact of flooding. Promote the appropriate use of this zone/area to provide for sustainable drainage, flood risk management, biodiversity and nature conservation, ecological corridors and connectivity, greenway linkages and open space amenities and to structure and provide visual relief from the built environment, as appropriate.



Development Phasing

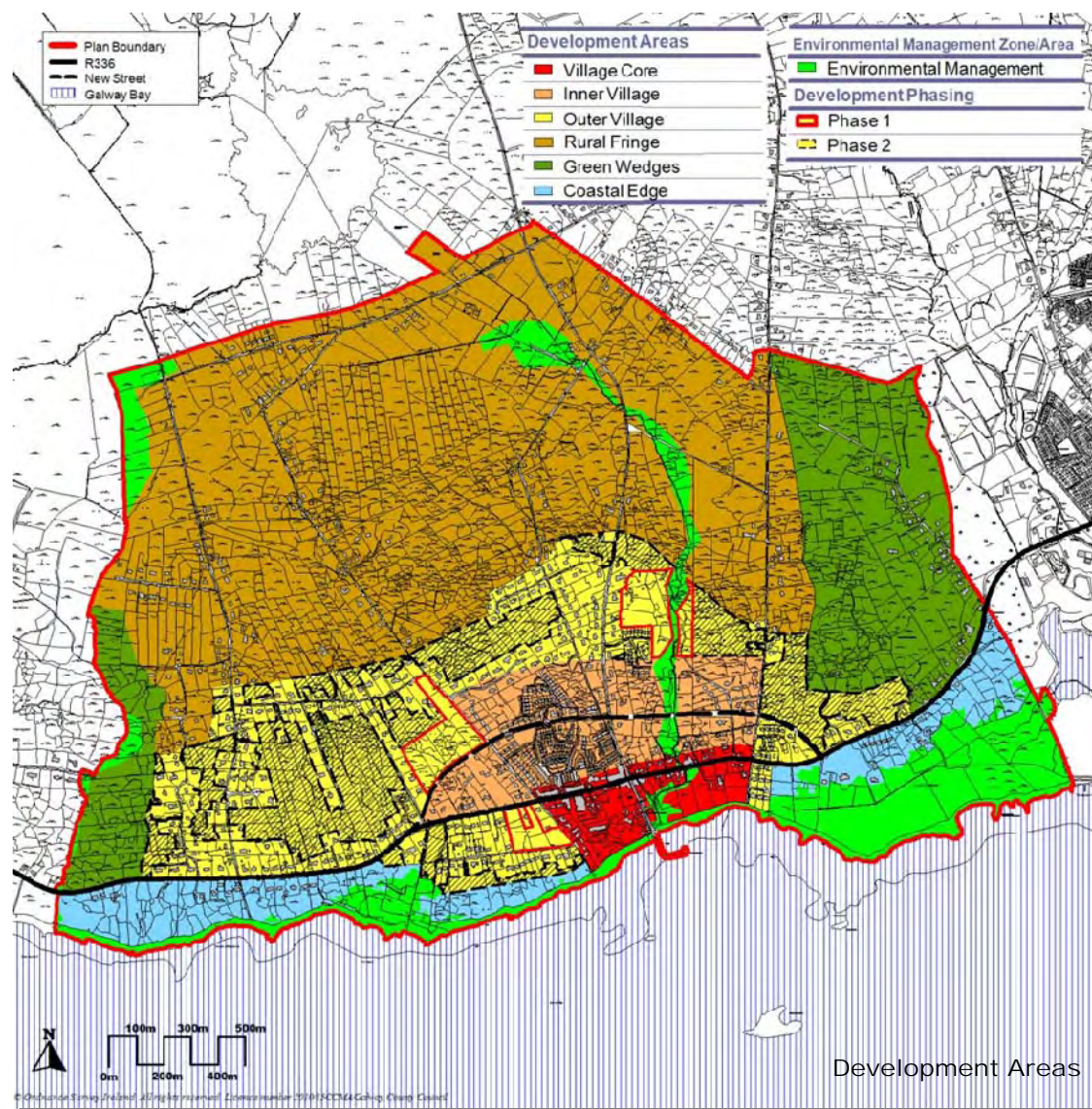
The Plan incorporates a phasing framework to ensure compliance with the population and housing land allocations set out under the Core Strategy in the GCDP and to direct residential development into suitable locations that are serviced and accessible, that avoid significant environmental sensitivities and that have the potential to make a significant contribution to the achievement of key objectives in the LAP. The Core Strategy provides an allocation of 420 people for Bearna with a housing land requirement of 12.12ha (with 50% over-zoning). This allocation has been applied to the Outer Village portion of the Village Consolidation Zone, which has generally been phased in a sequential manner to comply with the Core Strategy, including the following development phases (see map above and on following page):

- Phase 1** – Support the development of lands designated as Village Consolidation Zone/Outer Village (Phase 1) within the lifetime of the Plan, subject to normal planning, access and servicing requirements.
- Phase 2** – Reserve the lands designated as Village Consolidation Zone/Outer Village (Phase 2) for the longer term growth needs of the town. These lands are generally not developable for housing within the lifetime of this Plan, with the exception of single house developments for family members on family owned lands, appropriate non-residential developments and where it is apparent that Phase 1 lands cannot or will not be developed within the plan period, subject to compliance with the provisions of the LAP and GCDP.

Development Areas

The Plan identifies a number of areas that have different development potential in terms of their location, proximity to local residents, environmental attributes, ability to be serviced, etc., and provides guidance on how these can be developed to achieve an appropriate land use pattern in these areas. In particular, the Plan provides for the following development areas (see map opposite):

- Village Core** – Promote the development of the Village Core as an intensive, high quality, well-landscaped and accessible environment with a mix of residential, commercial, service, tourism, enterprise, public and community uses that provides a range of services, facilities and amenities to the local community and visitors to Bearna.
- Inner Village** – Develop the lands adjoining the new Bearna Village Street as an intensive, high quality, well-landscaped Inner Village area with a mix of residential uses, community facilities, local convenience shop/s, public uses, enterprise, public transport facilities and other complementary uses to serve the residential population of the area.
- Outer Village** – Develop the areas surrounding the Village Core and Inner Village area as a less intensive Outer Village area with lower density residential development, community facilities, local services and enterprise as appropriate with larger plot sizes and landscaped areas.
- Rural Fringe** – Retain the lands north of Bearna village as a Rural Fringe that protects the landscape character and setting of the village from inappropriate development, that accommodates genuine rural generated housing need and rural enterprise and that allows for the future growth and expansion of the village beyond the lifetime of the Plan.
- Green Wedges** – Retain the lands adjacent to Liberty Stream in the west and Bearna Woods in the east as Green Wedges that separate Bearna from Galway City and Na Forbacha, retain the unique village character, prevent further ribbon development along the coast and provide opportunities for recreation and amenity. Genuine rural generated housing need and rural enterprise shall also be accommodated subject to the provisions in the GCDP and LAP.
- Coastal Edge** – Protect the Coastal Edge as a high amenity area and utilise the potential of this strategic and sensitive asset to provide a range of recreation, amenity, conservation and visual amenity benefits to the local community, including public access to the coastline and views over Galway Bay. Genuine rural generated housing need and rural enterprise shall also be accommodated subject to the provisions in the GCDP and LAP.



The Design Strategy for Bearna is to promote the development of a high quality, well landscaped and appropriately scaled environment that is in keeping with the existing character, amenity, heritage, environment and landscape of the village and that realises the potential of the village. The design of new developments should be responsive to their contextual surroundings and ensure that there is an appropriate interaction between settlement and landscape in each of the different development areas identified.

In the Village Core and Inner Village areas, higher densities and building forms suited to a village centre context will result in an environment where the built fabric dominates. It will be necessary to establish a high quality and suitably landscaped public realm and open space network within these areas to protect important environmental features and to provide relief from the built environment, spaces for social interaction and recreation and linkages with surrounding areas.

In the Outer Village and surrounding areas, lower densities and building forms suited to a landscape context will result in an environment where the natural landscape dominates. It will be necessary to ensure that development in these areas is sensitively sited and designed and that there is an orderly transition from the more built up to the more natural environment to ensure that development integrates with and protects the landscape and that opportunities for enhancing the village setting, character and amenity can be realised. The areas surrounding the Outer Village can provide opportunities for passive and active recreational facilities and amenities, such as parks and playing pitches, for views and prospects of the landscape and seascape and for meeting genuine rural generated housing need requirements.



The images below illustrate appropriate residential typologies that best assimilate with their respective contexts and allow for a sensitively scaled response suitable to the location and the site's inherent character.



All development proposals must consider the location, context, landscape setting, features and characteristics of the development site, which should be used to provide the basis for informed and considered decision-making with regard to the selection of appropriate settlement forms and the incorporation of important landscape features in the layout and design of new development. This forms an essential part of the design process and site appraisals and design statements will be required with all development proposals to show how these issues have been addressed.

Community Facilities

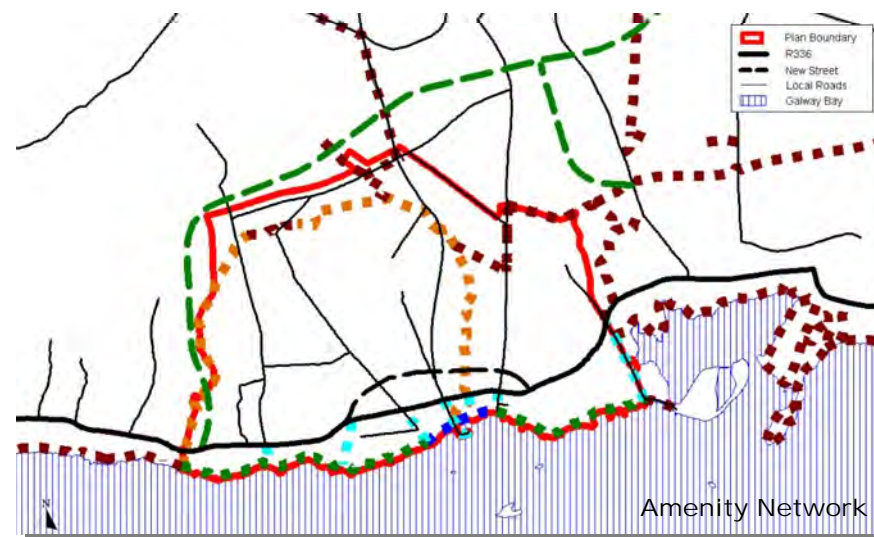
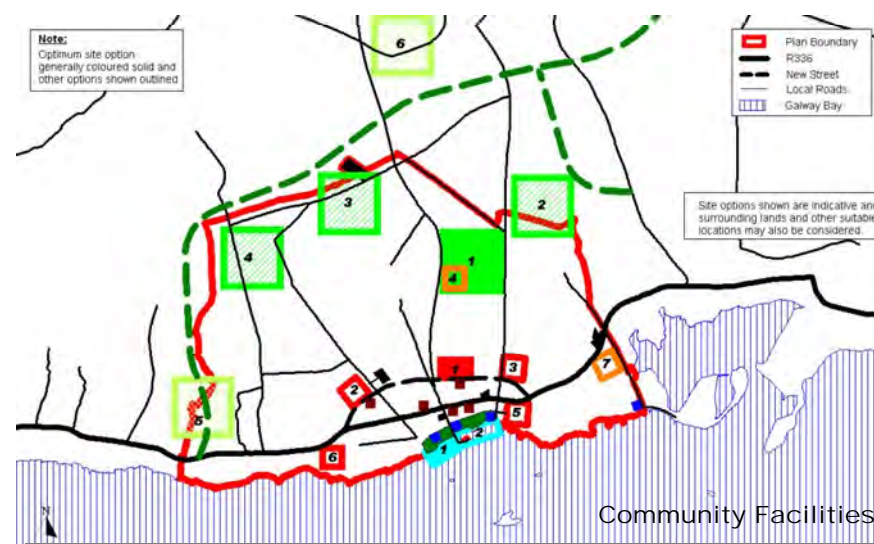
The Plan supports the provision of an adequate level of community facilities and amenities in appropriate, accessible locations to serve the local community in Bearna as the need arises and resources permit. Complementary facilities and amenities should be clustered or linked together wherever practicable to allow for shared and multi-purpose use of facilities. The following specific facilities, which have been identified through the public consultation process, will be supported, and other appropriate proposals will be given favourable consideration, subject to the resources available to GCC and suitable siting, design and access (*see map*):

- **Primary School** – Option 1 is the optimum location, Option 2 and 3 are also preferable central locations, Option 4 and 5 may be considered and Option 6 and 7 would be the least favourable, peripheral options.
- **Sports Facilities** – Option 1 is the optimum location, Option 2, 3 and 4 are suitable inner locations and Option 5 is an outer location that would be the least favourable option.
- **Community/Youth Centre** – The existing primary school site is the optimum location provided the existing school is relocated. The central primary school site options could also be considered.
- **Coastal Amenity Park** – The coastal edge in the Village Core provides a major opportunity for a new coastal amenity park to serve Bearna residents and to provide a catalyst for high quality development.
- **Jetty/Marina Facilities** – Option 1 west of the pier would be the preferable location for a new jetty/marina but Option 2 to the east of the pier could also be considered.
- **Village Squares/Parks** – Various siting options could be considered for new village squares and/or local parks along the R336 Main Street and proposed New Village Street and Seaside Promenade.
- **Water-Related Facilities** – Various siting options could be considered along the foreshore for water-related facilities, such as diving clubs, dinghy clubs, etc.
- **Existing Facilities** – Existing facilities should be retained to serve the local community unless alternative facilities are provided in suitable locations or the facilities are no longer required.

Amenity Network

The Plan supports the establishment of an accessible network of greenway linkages that provide safe and attractive circulation routes for pedestrians and cyclists for the enjoyment and recreational use of the entire community. This network will link together community facilities, amenities and built heritage features in Bearna and those to the east (Galway City), west (Na Forbacha) and north (Lough Inch and Barna Golf Course) and help to reinforce the EcoNet for Bearna and support the ecological biodiversity and functioning of the natural environment (*see map*).

- **Seaside Promenade** – High quality landscaped promenade in Coastal Amenity Park.
- **Seaside Greenway Linkages** – Links promenade to Silver Strand and City in east and coastline to west.
- **Streamside Greenway Linkages** – Safe walking and cycling routes linking coastal to inland amenities.
- **Coastal Greenway Linkages** – Links R336 and Village Core to coastal amenities and walks.
- **Interconnecting Greenway Linkages** – Links Greenway Linkages to surrounding areas and amenities.



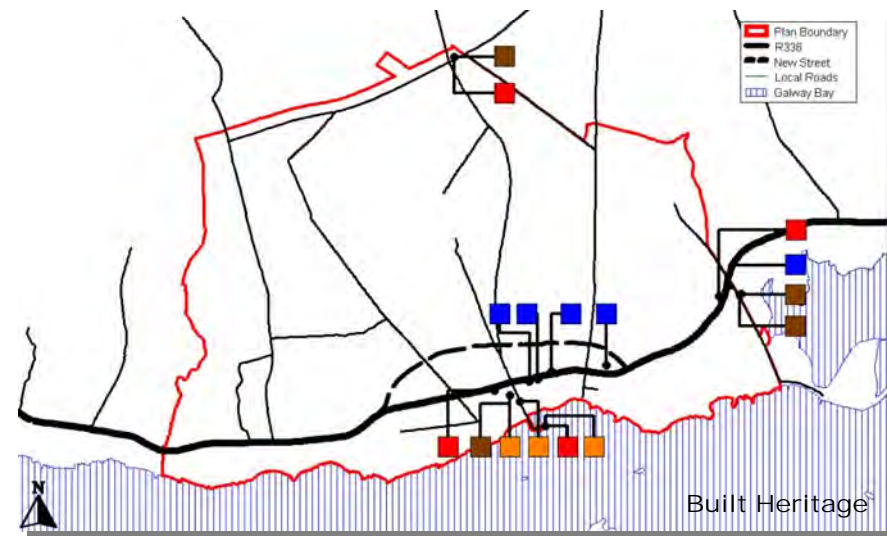
Cultural Heritage Strategy for Bearna

The Cultural Heritage Strategy is to acknowledge the origins, historical development and cultural heritage of Bearna village and to ensure that new development respects and is responsive to the historical and cultural heritage of the village and safeguards the Gaeltacht status and linguistic heritage of Bearna, in accordance with the provisions of the GCDP and the Bearna LAP.

Built Heritage Strategy for Bearna

The Built Heritage Strategy is to ensure the protection and enhancement of the architectural and archaeological heritage of Bearna, in particular by implementing the relevant legislative provisions of the PDA and the policy guidance contained in the GCDP and the *Architectural Heritage Protection Guidelines 2004*, having particular regard to the Record of Protected Structures (RPS) and proposed Protected Structures, Architectural Conservation Area (ACA) and Record of Monuments and Places (RMP) in Bearna (see legend below and map opposite).

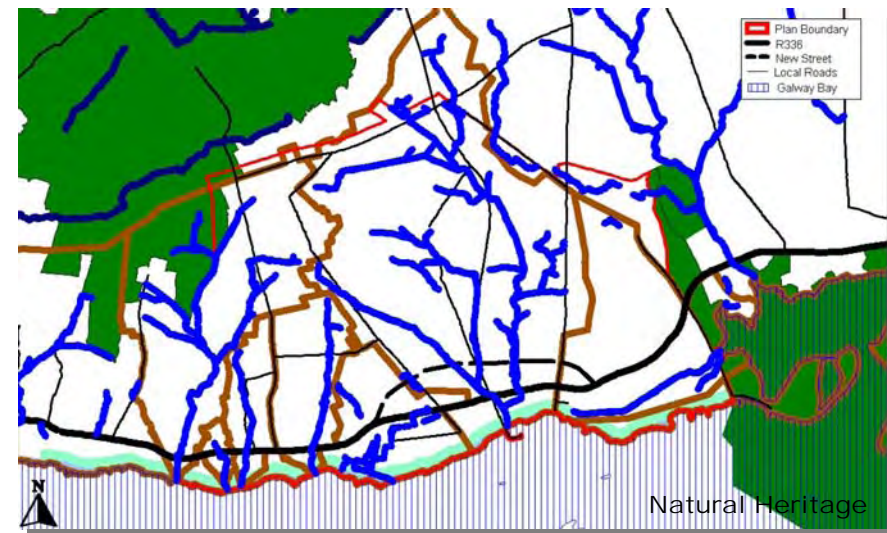
- Protected Structures – Existing structures on the RPS and proposed Protected Structures.
- Architectural Conservation Area – Proposed Pier Road ACA in the village centre.
- Structures of Local Interest – Structures that contribute to the local distinctiveness of Bearna.
- Record of Monuments and Places – Existing protected archaeological sites on the RMP.



Natural Heritage Strategy for Bearna

The Natural Heritage Strategy is to promote the application of a catchment planning and management approach in Bearna and to support the development of an integrated open space system, consisting of open spaces, vegetation, drainage channels, etc., that will protect and conserve existing environmental designations, fauna and flora, landscape character and biodiversity, that will ensure an adequate level of biodiversity and ecological functioning, that will provide for the passive and active recreational needs of users, and that will provide high quality landscaping and open space areas on developed lands to structure and provide visual relief from the built environment (see legend below and map opposite).

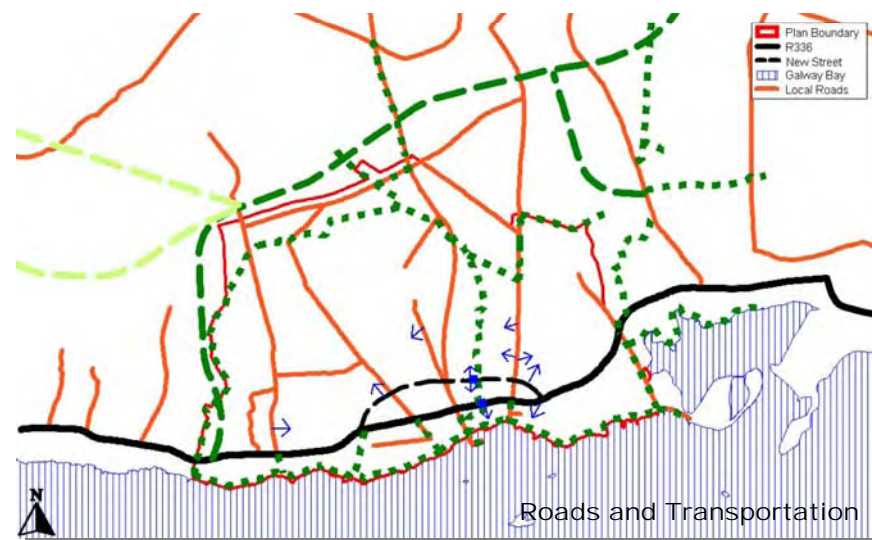
- Designated Sites – Core areas of high biodiversity value on east and northwest edges of Plan Area.
- Galway Bay – Core area of high biodiversity value along southern edge of Plan Area.
- Stream Corridors – North-south ecological corridors for wildlife that connect core areas.
- Coastal Corridor – East-west ecological corridor for wildlife that connects core areas.
- Hedgerows and Stone Walls – Network of hedgerows and stone walls that provide ecological linkages.
- Catchment Areas – Catchment areas form basis for land use planning and environmental management.



Roads and Transportation Strategy

The Roads and Transportation Strategy for Bearna is to ensure the provision of a safe and convenient movement network that: caters for the future orderly and sustainable expansion of Bearna village and surrounds; has adequate capacity to accommodate current and expected future traffic volumes from existing and proposed developments anticipated in the lifetime of the Plan; provides safe and adequate access to the Plan Area lands without significantly compromising the capacity of the existing local and regional road network and future national route; incorporates adequate traffic management measures; will guide future development in the Plan Area along an appropriate internal circulation network for vehicular, pedestrian and cycling movement; and that will facilitate appropriate public transportation to and from the village.

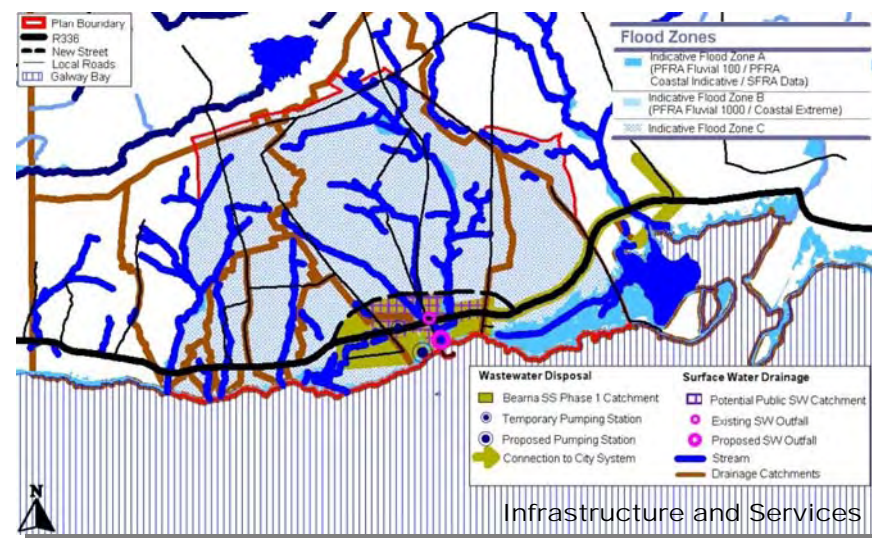
- Regional Route – Support the improvement and enhancement of the R336.
- Local Roads – Retain and improve existing roads and ensure traffic management as appropriate.
- New Village Street – Facilitate the completion of the proposed New Village Street.
- Galway City Outer Bypass – Support the funding and construction of the proposed GCOB.
- New Conamara Road – Support the provision of an appropriate alternative route to the congested R336.
- Access Points – Reserve adequate access points to development lands in the village.
- Greenway Linkages – Support the development of a network of safe walking and cycling routes.
- Public Transport – Support the provision of adequate public transport services, routes and stops.



Infrastructure and Services Strategy

The Infrastructure and Services Strategy for Bearna is to ensure that there are adequate utility services and infrastructure to support development in the Plan Area in a manner that is efficient, cost effective, environmentally appropriate and that protects public health. In particular, the Plan seeks to ensure the following:

- **Wastewater Disposal** – Support the provision of increased public wastewater capacity to serve existing and future developments in Bearna and ensure that developments are adequately serviced with wastewater disposal in accordance with applicable standards.
- **Surface Water Drainage** – Support the provision of a public Surface Water (SW) sewer in the village centre and the promotion of a Sustainable Drainage System approach and techniques in Bearna.
- **Flood Risk Management and Assessment** – Avoid, reduce and/or mitigate, as appropriate, the risk of flooding within identified and potential flood risk areas and zones.
- **Water Supply** – Support the provision of an adequate quantity and quality of water supply to service developments in Bearna.
- **Waste Management** – Support the prevention, reduction and recycling of waste in Bearna to ensure that as little waste as possible is remaining to be disposed of and facilitate the provision of adequate waste infrastructure, such as bring banks, at locations that will not adversely affect residential amenities.
- **Energy Efficiency** – Support the aims of sustainable energy use and conservation in building design and construction.
- **Power and Telecommunications** – Support the provision of adequate power and telecommunications infrastructure to service developments, including electricity, broadband, telephone services, etc.



The above Development Strategies, together with additional provisions in the LAP, have been applied to each of the Development Areas identified to provide a Development Framework with more detailed guidance for each area. The table below summarises the mix of uses, facilities, design approaches and densities considered appropriate in each area, together with an estimate of the development potential of the area based on the density guidelines and the remaining rural/agricultural/undeveloped land in the area.

Area	Land Use/Community Facility Mix	Design Guidelines	Density Guidelines	Development Potential
Village Core	<ul style="list-style-type: none"> Medium to High Density Residential Development Commercial/Services/Tourism/Enterprise/Public Community Facilities & Amenities (including Coastal Amenity Park, Seaside Promenade, Community/Youth Centre, Water-Related Facilities, Village Square, etc.) 	<ul style="list-style-type: none"> Intensive development using perimeter blocks, narrow floor plans, basement parking, etc. Fine grained, human scale & pedestrian oriented developments Retain visual & physical linkages to seashore 	<ul style="list-style-type: none"> 40 – 60% maximum site coverage 1.00 – 1.25 maximum plot area ratio 1.5 – 2.5 storeys maximum building height 15% minimum public open space Coastal Park has additional requirements 	<ul style="list-style-type: none"> 329 residential units, based on 32 880m² residential floor space at average of 100m²/unit (50%) 32 880m² non-residential floor space (50%)
Inner Village	<ul style="list-style-type: none"> Medium Density Residential Development Community Facilities and Amenities (including potential Primary School site, Village Square, etc.) Local Shops/Services/Pubs/Offices/Enterprise/Public 	<ul style="list-style-type: none"> Good quality streetscapes along New Village Street Home Zone approach to housing development with a more formal layout & building forms Use of school site & other facilities as focal points 	<ul style="list-style-type: none"> 45% maximum site coverage 0.45 maximum plot area ratio 2 storeys maximum building height 15% minimum public open space 	<ul style="list-style-type: none"> 323 residential units, based on 38 714m² residential floor space at average of 120m²/unit (70%) 16 592m² non-residential floor space (30%)
Outer Village	<ul style="list-style-type: none"> Low to Medium Density Residential Development Community Facilities & Amenities (including potential Primary School site) Local Shops/Services/Enterprise 	<ul style="list-style-type: none"> Home Zone approach to housing development with more organic layout fitted into landscape Appropriate transition from more intensively developed areas to areas with higher landscape sensitivity Use of school site & other facilities as focal points 	<ul style="list-style-type: none"> 30% maximum site coverage 0.30 maximum plot area ratio 2 storeys maximum building height 15% minimum public open space 	<ul style="list-style-type: none"> 910 residential units, based on 182 096m² residential floor space at average of 200m²/unit (85%) 32 135m² non-residential floor space (15%)
Rural Fringe	<ul style="list-style-type: none"> Genuine Rural Generated Housing Need and Rural Enterprise, subject to GCDP & LAP provisions Community Facilities & Amenities (including Sports & Recreation Facilities) Future Growth of Village (beyond Plan period) 	<ul style="list-style-type: none"> Houses in eco-clusters to avoid ribbon development, fit into landscape & create sense of local community High quality siting, design & servicing to minimise environmental impacts & protect landscape 	<ul style="list-style-type: none"> 10% maximum site coverage 0.20 maximum plot area ratio 1.5 – 2 storeys maximum building height 15% minimum public open space 	<ul style="list-style-type: none"> 165 residential units, based on 41 148m² residential floor space at average of 250m²/unit (95%) 2 166m² non-residential floor space (5%)
Green Wedges	<ul style="list-style-type: none"> Genuine Rural Generated Housing Need and Rural Enterprise, subject to GCDP & LAP provisions Community Facilities & Amenities (including Sports & Recreation Facilities) 	<ul style="list-style-type: none"> Houses in eco-clusters to avoid ribbon development, fit into landscape & create sense of local community Promote area as a visual, recreational, landscape & environmental amenity 	<ul style="list-style-type: none"> 10% maximum site coverage 0.20 maximum plot area ratio 1.5 storeys maximum building height 15% minimum public open space 	<ul style="list-style-type: none"> 27 residential units, based on 6 642m² residential floor space at average of 250m²/unit (95%) 350m² non-residential floor space (5%)
Coastal Edge	<ul style="list-style-type: none"> Genuine Rural Generated Housing Need and Rural Enterprise, subject to GCDP & LAP provisions Community Facilities & Amenities (including potential Park, Sports, Recreation & Water-Related Facilities) Water-Related/Coastal Facilities 	<ul style="list-style-type: none"> Houses in eco-clusters to avoid ribbon development, fit into landscape & create sense of local community Retention of sea views over Galway Bay Appropriate setback from foreshore boundary 	<ul style="list-style-type: none"> 10% maximum site coverage 0.20 maximum plot area ratio 1.5 storeys maximum building height 15% minimum public open space 	<ul style="list-style-type: none"> 11 residential units, based on 2 812m² residential floor space at average of 250m²/unit (95%) 148m² non-residential floor space (5%)
Environmental Management	<ul style="list-style-type: none"> Community Facilities & Amenities (including potential Park, Sports, Recreation & Water-Related Facilities & Greenway Linkages) Water-Related/Coastal Facilities 	<ul style="list-style-type: none"> Retention of sea views over Galway Bay Prevention of development in Coastal Buffer/Amenity & with appropriate setback from foreshore boundary Establishment of amenity network & ecological corridors 	<ul style="list-style-type: none"> N/A (site coverage, PAR & height) 100% open space 	<ul style="list-style-type: none"> N/A (avoidance of inappropriate development in high flood risk areas & high amenity/biodiversity/landscape value areas)
Overall Potential	<p>If the total rural/undeveloped land in the above areas (469.5ha, or 72% of the total Plan Area of 648ha) is developed in accordance with the above guidelines, then there is sufficient land to develop approximately 1 760 new dwelling houses and 84 300m² of non-residential floor space (commercial, community, etc.) in the Plan Area. Approximately 1 560 of the dwelling houses and 81 600m² of the non-residential floor space would be in the Village Consolidation Zone and the remaining 200 dwelling units and 2 700m² of non-residential floor space in the Village Enhancement Zone. The undeveloped land in the Outer Village area represents approximately 6 times the residential zoned land allocation allowed for Bearna in the Core Strategy in the GCDP and the LAP therefore provides policies, objectives and a phasing framework to ensure that the village is developed in an orderly, sequential and phased manner in accordance with the provisions of the GCDP, including the Core Strategy.</p>			

Note: Main LAP report provides more detailed guidance on the above Development Areas and Guidelines.

The Plan provides more detailed guidance for the different parts of the Plan Area. Some of the key interventions that the Plan will seek to facilitate are outlined below. This includes the key village streets, amenities and residential typologies that will be encouraged in different areas, together with a visual depiction of what these might look like.

Main Village Street

The Plan supports the development of a balanced mix of commercial, retail, office, residential and community uses on the lands adjacent to the main street (R336) in the Village Core. The community gain priorities to be considered for this area include a community centre on the existing school site and public transport stop/s and civic square/s.

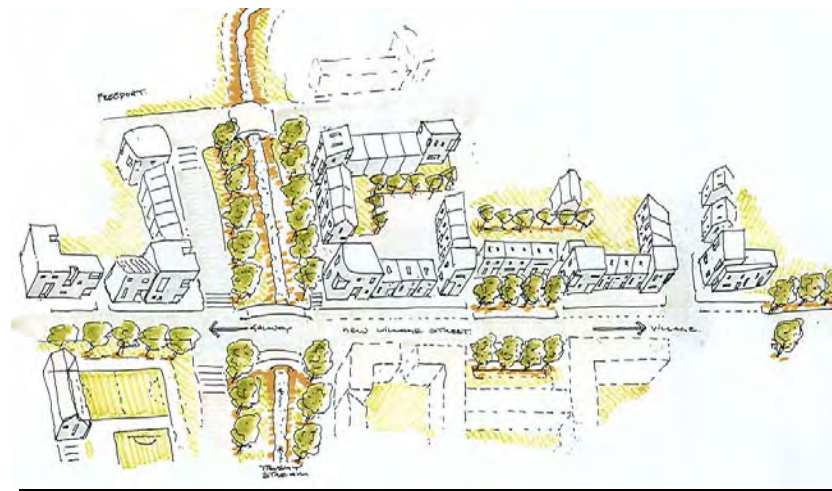
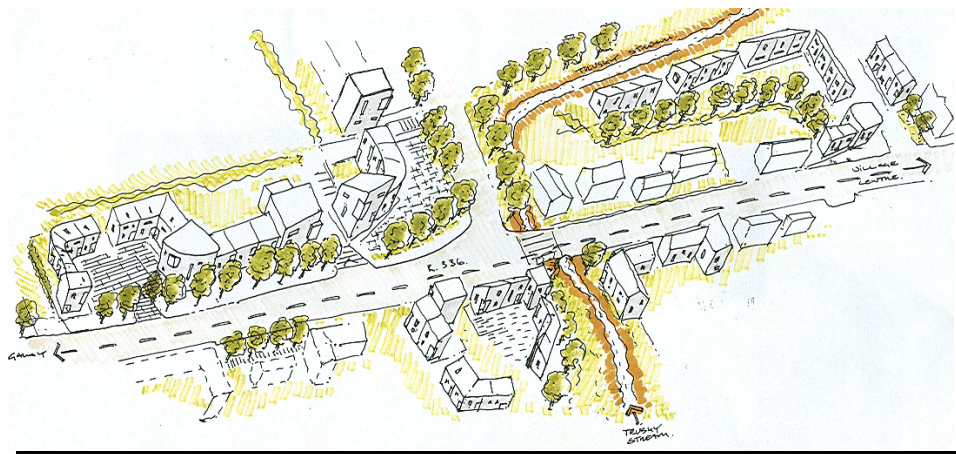
New development along the main street should consider the provision of village squares/parks/public transport nodes (bus stops/shelters, etc.), landscaping, varied building heights (from 1 to 2.5 storeys as appropriate) and building lines, safe pedestrian crossings, active building frontages and improved visual quality. The perceived 'tunnel effect' along the R336 main street can be alleviated by:

- Introducing village squares/parks and building setbacks at appropriate intervals.
- Planting trees to soften and provide relief from building edges.
- Utilising varying building lines and roof heights to introduce greater variety into the streetscape.
- Creating an active street/building interface to widen the apparent width of the street (i.e. buildings to preferably have public/commercial uses and/or be 'permeable' at the ground floor level).
- Articulating building frontages to prevent the creation of a 'wall effect'.
- Creating pedestrian and visual 'escape' points through buildings to open up vistas, provide alternative routes, etc.
- Providing wider footpaths in high use public areas to facilitate public gathering, interaction, relief, etc.

New Village Street

The Plan supports the development of a new Village Street in the Inner Village area with: appropriate junctions; access to adjoining lands; a village square/park/public transport node; a new school site; high quality streetscapes, building frontages and landscaping; adequate traffic management; and a pedestrian and cycling route linkage with the coastal and inland amenities via Trusky Stream. Allow appropriate associated uses with this new node, including bus stop/s and shelter/s, a local park and ride facility, public parking, community facilities, local convenience shop/s, higher density housing, etc.

The new Village Street is the optimum location for a new primary school and the provision of a suitable site along this street will be encouraged and facilitated. Where a new school site or other major community facilities are provided, the Plan will support appropriate adjacent development that is more intensive and of a high design standard to reflect the new focal point/s in the village.



Coastal Amenity Park and Seaside Promenade

The Plan supports the creation of a linear Coastal Amenity Park in the Village Core to serve the recreation and amenity needs of the Bearna community, to provide an appropriate public interface between the village and the coastline and to create a focal point and attractive setting for high quality tourism and mixed use development on the adjoining lands. The coastal amenity park will extend from Mag’s Boreen to Lacklea Boreen and will have an adequate width to accommodate a wide range of public amenities and uses.

The Plan also supports the development of a high quality and continuous Seaside Promenade within the Coastal Amenity Park that will be enjoyed by the local community and visitors to the area. The promenade will initially extend from Mag’s Boreen to Lacklea Boreen with the potential to ultimately be linked to Silver Strand Beach and the City greenway linkages in the east and along the coastline to the west.

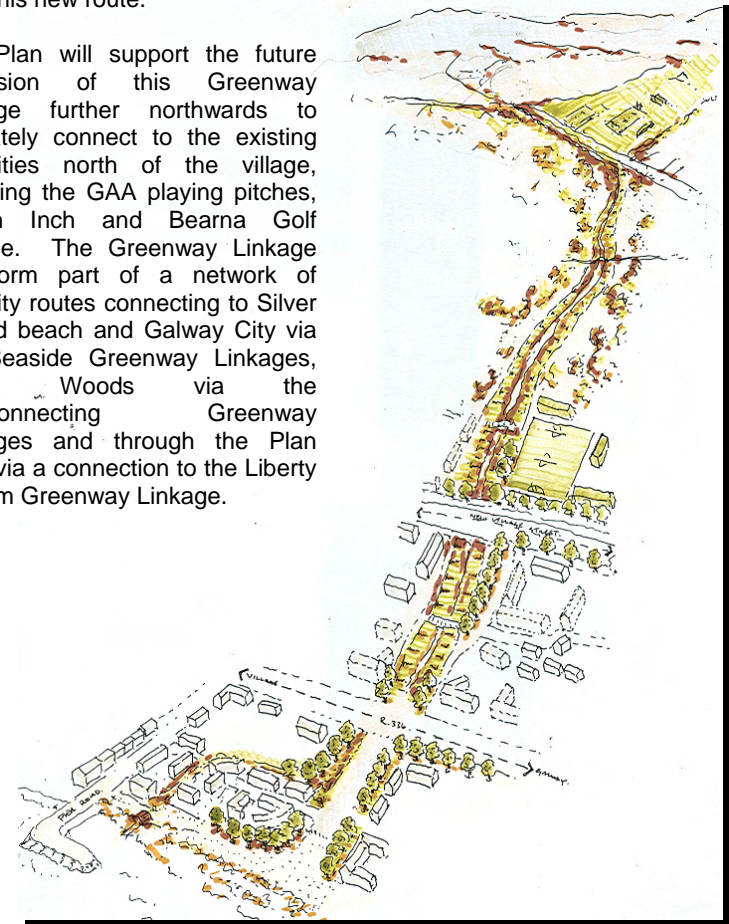
New development on the coastal lands will be encouraged to respond positively to the new park and promenade through the use of appropriate building forms, designs, materials and heights and the establishment of an appropriate setback from the foreshore field boundary line to ensure that there is adequate space for a range of public amenities and uses.



Streamside Greenway Linkage and Amenities

The Plan supports the development of a Streamside Greenway Linkage along Trusky Stream that will provide a safe pedestrian and cycling route connecting the R336 to the coastal amenities to the south and the new Village Street and potentially a new sports and recreation facility to the north of the village. Development will be encouraged to face onto this Greenway Linkage, providing high quality and active building frontages onto this new route.

The Plan will support the future extension of this Greenway Linkage further northwards to ultimately connect to the existing amenities north of the village, including the GAA playing pitches, Lough Inch and Bearna Golf Course. The Greenway Linkage will form part of a network of amenity routes connecting to Silver Strand beach and Galway City via the Seaside Greenway Linkages, Barna Woods via the Interconnecting Greenway Linkages and through the Plan Area via a connection to the Liberty Stream Greenway Linkage.



Home Zones

The Plan supports the use of the 'Home Zone' approach to the design and layout of new developments in the Inner Village. This approach encourages the design of streets as places for people, not just vehicular traffic. This can be achieved by:

- Providing shared surfaces for motorists and other road users, including local residents, pedestrians, cyclists, children, etc.
- Using suitable paving treatments that give priority to and encourage pedestrian and cycling use.
- Removing through traffic from Home Zones and/or reducing traffic speeds to make streets safer for other road users.
- Facing developments onto Home Zones to encourage regular use and natural surveillance of these areas.
- Providing high quality design, surfaces and landscaping to create pleasant environments that will encourage regular use and enjoyment of these areas.

Residential Clusters

The Plan supports the use of residential clusters in the Outer Village area as an alternative to ribbon and suburban development patterns. This will help to ensure a more sympathetic assimilation of development into the landscape, help to foster a sense of place and local community, provide opportunities for shared areas and services and make more optimum use of the significant backland areas in the Outer Village area. Residential clusters can be promoted as follows:

- Arranging dwelling houses in a more organic manner that fits with the site contours, landscape features and solar aspect, rather than orientating dwellings in a line facing onto public roads.
- Providing a sequential series of spaces from more public shared areas at the entrance to a cluster to more private, screened areas serving the individual dwellings.
- Providing a limited number of entrances off the public road with shared access to the various dwelling houses.
- Providing a high level of landscaping to provide adequate enclosure and screening for the cluster development to create a sense of place and ensure adequate privacy.

Rural Clusters

The Plan supports the use of rural clusters, or groups of buildings, in appropriate locations as an alternative to ribbon development in the Rural Fringe, Green Wedge and Coastal Edge areas. Rural clusters have the benefits of allowing new buildings to be accommodated in the landscape in a manner that encourages a sense of place, that fosters a sense of local community, that allows for shared services, that can assimilate more sympathetically with the field patterns and landscape of an area and that can help to preserve the character of country roads and associated hedgerows and stone walls. The use of rural clusters should be guided by the following:

- Utilising infill opportunities in areas with existing development to encourage the creation of a cluster that assimilates more successfully with the landscape than continuing a pattern of ribbon development.
- Encouraging the development of new clusters at appropriate locations, such as a local road junction or near a local facility, whilst simultaneously ensuring that the road frontages of sites with associated hedgerows and stone walls are reserved to retain the character of rural roads and prevent overdevelopment.
- Arranging new buildings in a more organic manner that fits with the site contours, landscape features and solar aspect, rather than orientating dwellings in a line facing onto public roads.
- Providing a single entrance off the public road with shared access to the various dwelling houses.
- Requiring appropriate arrangements and agreements to ensure that rural clusters serve the needs of those with local housing requirements in the area and that they will be properly completed, serviced, landscaped and maintained.



Development Management Guidelines

The Plan sets out development management guidelines in accordance with which proposals for development in Bearna will be assessed. These guidelines should be read and applied in conjunction with the Development Control Standards set out in the GCDP.

Applicants are advised that pre-planning meetings with officials of GCC prior to the submission of planning applications can assist in the identification and clarification of relevant policy objectives, applicable community gain priorities and other issues at an early stage. Applicants are furthermore encouraged to consider development options, and the delivery of community facilities and amenities, in conjunction with other landowners to achieve optimum design solutions and to maximise community benefit in new development proposals.

The Plan provides development management guidelines and standards in respect of the following (see the page reference in the Main Document for additional detail):

- Land Use Zones and Development Areas (Page 98)
- General Development Guidelines (Page 99-104)
- Guidelines for Residential Development (Page 104-113)
- Guidelines for Commercial, Retail, Office and Tourism Developments (Page 113-115)
- Guidelines for Industrial, Enterprise, Wholesale and Warehousing Development (Page 115-116)
- Guidelines for Community Facilities and Amenities (Page 116-121)
- Guidelines for Heritage Conservation (Page 121-126)
- Guidelines for Agriculture, Forestry and Extractive Development (Page 126)
- Guidelines for Shop Fronts, Advertising and Signage (Page 126-127)
- Standards for Roads, Parking, Loading and Storage (Page 127-130)
- Infrastructure and Service Standards (Page 130-137)
- Planning Application Information (Page 137)

Applicants are encouraged to consult with the above guidelines and standards prior to arranging pre-planning meetings and lodging planning applications.

Development Implementation Guidelines

The successful implementation of the Plan will be contingent upon the necessary public and private investment being directed in such a manner as to achieve the common vision outlined in the Plan and the associated development strategies, policies, objectives, guidelines, standards and projects. The Plan proposes a number of mechanisms to facilitate the successful implementation of the Plan, the achievement of the common vision and the delivery of the community facilities and amenities required, including the following:

- **Development Contributions** – Under the General Development Contribution Scheme, new developments will be required, where appropriate, to pay a financial contribution in respect of public infrastructure and facilities benefitting development in the area. This includes specific charges for community facilities and amenities in Bearna, which will be ring-fenced for the provision of these facilities and amenities in Bearna, or as otherwise considered necessary by GCC. GCC will also consider the contribution of suitable lands that will facilitate the delivery of facilities and amenities to serve the local community and growing population in Bearna, and/or the provision of agreed facilities or amenities, in accordance with the objectives in the LAP and the proper planning and sustainable development of the area. The contribution of these lands or facilities may be considered *in lieu* of a financial contribution and/or may be required on the development site in order to comply with the objectives in the Plan.
- **Legal Agreements** – Where appropriate, the Planning Authority will require developers/applicants to enter into legally binding agreements securing the agreed lands for community facilities or amenities, to the requirements of the Planning Authority. Landowners and developers will be encouraged to undertake pre-planning discussions with the Planning Authority in order to identify opportunities for providing suitable sites and/or facilities and to work towards the necessary agreements on how these will be delivered.
- **Master Plans** – The use of Master Plans will also be required with all large development proposals to show the locations, nature and scale of development and the manner in which appropriate types and locations of community facilities and amenities are to be delivered. Landowners will be encouraged to work together to submit group proposals for aggregated land parcels that provide optimum solutions to the provision of community facilities and amenities balanced against an appropriate level, layout and design of development.
- **Bonds and Securities** – The Planning Authority will require developers to provide a security or bond for the proper completion of proposals with particular emphasis on large residential developments. The security required will be linked to the amount of roads, footpaths, lighting services and open space proposed.
- **Growth Rates and Phasing Framework** – The growth of Bearna shall be directed in an orderly manner in accordance with the population and residential zoned land allocation provided for under the Core Strategy in the GCDP and any subsequent variation or review. Development will generally be encouraged on a phased basis in the Outer Village and on a sequential basis from the central areas outwards in order to facilitate the consolidation of the village, to provide optimum use of existing services and infrastructure and to ensure that the main village facilities and amenities are within walking/cycling distance of the majority of the village population. The development of new houses should be matched by improvements in services and infrastructure and the provision of adequate facilities and amenities to support the growing population in Bearna.
- **Development Projects and Funding** – Based on the public consultation process undertaken for Bearna and a consideration of the needs of the village, there are a number of key community facilities and amenities and roads and infrastructure projects that should be facilitated for Bearna. Page 125-126 of the Main Document provides additional detail on some of the main facilities and projects that will be supported in Bearna, subject to appropriate siting and design. These projects will be promoted in the Plan and pursued as the need arises and resources permit.

The reader is referred to the Main Document for additional detail regarding the development management and implementation guidelines outlined in the Summary Document above.

1



SECTION 1 provides an Introduction to the *Bearna Local Area Plan 2007-2017*. The Plan provides a framework for the sustainable development of Bearna that has been prepared in accordance with the *Planning and Development Act 2000* (as amended) following an extensive public consultation process undertaken with the local community and other interested and affected groups and individuals.

Introduction

1.1 Bearna Local Area Plan

The *Bearna Local Area Plan 2007-2017* (LAP) has been prepared by Galway County Council (GCC) in response to the development pressures facing Bearna and the need to provide a positive framework for the future growth, development and improvement of the village that is consistent with the policies and objectives contained in the *Galway County Development Plan* (GCDP) and that satisfies the needs, aspirations and requirements of the local community and other stakeholders.

Bearna is located in the functional area of GCC, the Planning Authority for the Bearna LAP and the Bearna Plan Area up to the High Water Mark (HWM). Below the HWM, the Department of Environment, Community and Local Government (DoECLG) is the statutory authority and developments in this area are subject to the Foreshore Act and the granting of a foreshore license.

Bearna is located within the *Galway Transportation and Planning Study* (GTPS) area and is subject to the development policies and controls that apply in this area under the GCDP. The village forms part of the Galway Metropolitan Area, which is on the first tier in the settlement hierarchy and has a total population allocation of 420 people under the Core Strategy in the GCDP, which is equivalent to a housing land requirement of 12.12ha with 50% over-zoning.

MAP 1.1 shows Bearna in the context of County Galway, Galway City, the County Galway Gaeltacht and the Galway Transportation and Planning Study area.



1.2 Bearna Village Context

Bearna is a coastal village situated on the western edge of Galway City, approximately 6.5km west of the City centre and 11km east of *An Spidéal* (Spiddal). The village is located at the gateway to *Gaeltacht na Gaillimhe* (County Galway Gaeltacht), which extends westwards to Carna and which is the single largest Gaeltacht in the country.

Bearna village has developed along the R336 Regional Road, which is the main coastal road that connects Galway City to *An Spidéal*, Carraroe and the Conamara region to the west, an area renowned for its unique landscape and rich Gaeltacht heritage. The village is connected to the N59 National Secondary Route and *Maigh Cuillin* (Moycullen) via Moycullen Road, which junctions with the R336 and Pier Road in the village centre.

Bearna experienced considerable development pressure and rapid growth in recent years as a result of its attractive coastal location, the natural beauty of the surrounding landscape and its proximity to Galway City. This growth and development has brought a number of changes to the local community and character of Bearna in terms of its population, built form, environmental quality and level of services, facilities, traffic, etc.

The photo's opposite show aerial views of Bearna from the coast and hinterland of the village.

Aerial view of Bearna from Galway Bay, showing Bearna Pier and parts of the Bearna coastline, village centre and hinterland. The view shows the existing landscape setting and form of the village, including a number of recently constructed developments within the village centre.



Source: Pobal Bhearna.

Aerial view of Bearna from the hinterland looking across Bearna and Galway Bay towards Galway City. The view shows the relationship of the village to Galway Bay and City and the existing pattern of development in the countryside surrounding the village.



Source: Pobal Bhearna.

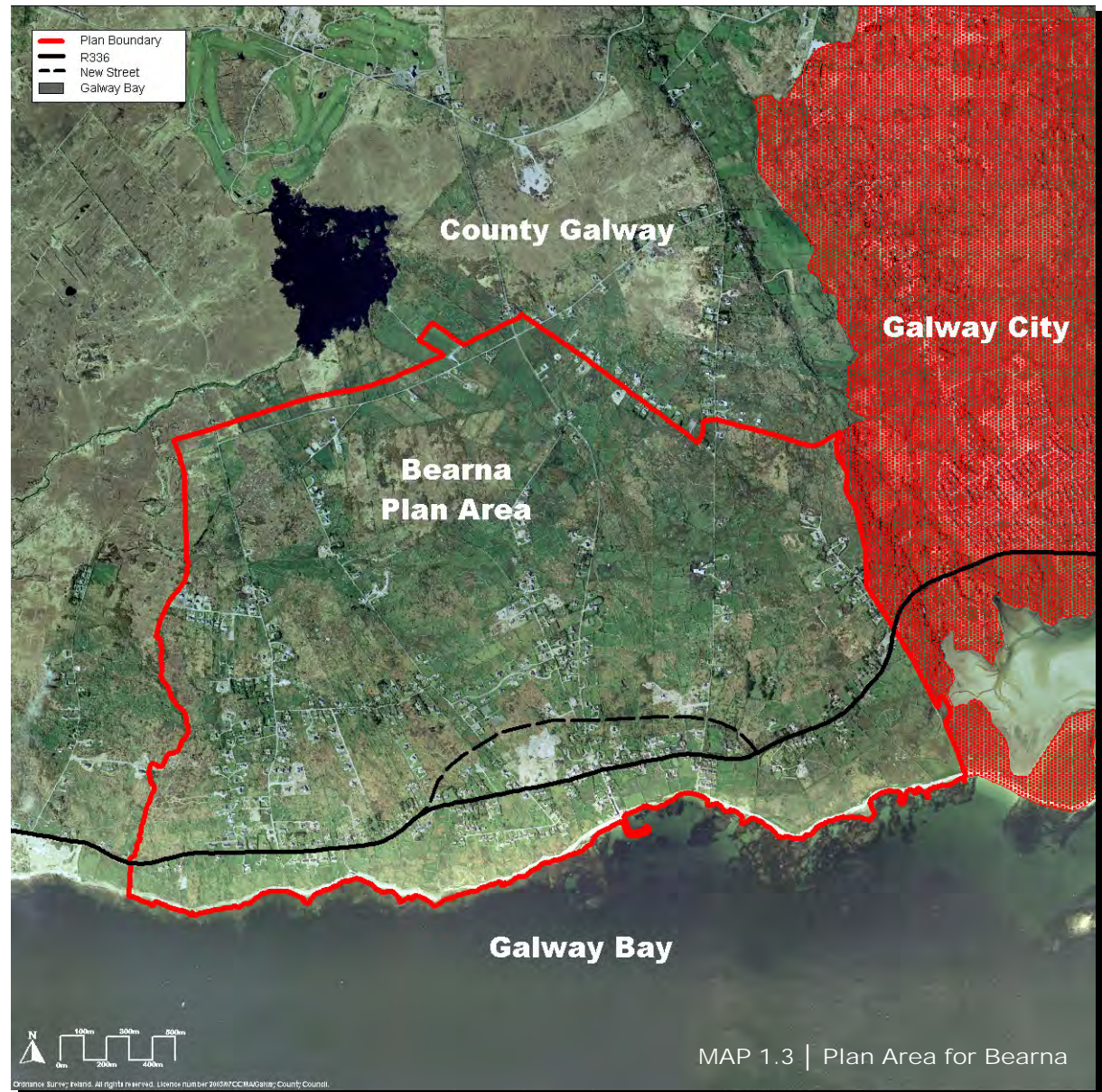
1.3 Berna Plan Area

The Berna Plan Area extends from Liberty Stream in the west to Silver Strand Road and the western boundary of Galway City in the east and from the High Water Mark (HWM) in the south to the northern plan boundary encompassing the GAA Pitch over 2km to the north. The boundary of the Plan Area has been delineated to:

- Provide consistency and continuity with the Plan Area boundaries delineated in previous plans for Berna, including those contained in the *Galway County Development Plan 1997-2002*, the *Barna Draft Development Plan 2000* and the *An Berna Pre-Draft Document 2003*.
- Include minor extensions to incorporate important local facilities, including Berna Pier and the GAA Pitch in Cloghscoltia Townland.
- Encompass the anticipated development envelope required for Berna village and hinterland not only for the 6 year plan period but also for the medium to longer term growth of the village.

Berna is located in the Conamara Electoral Area of County Galway and the Plan Area covers the coastal portion of Barna Electoral District (ED). The Plan Area is comprised of 14 townlands, including: Newvillage (Galway By), Lacklea, Seapoint, Ahaglugger, Freeport, Lenarevagh (Moycullen By), Knockaunnacarragh, Ballard West and Ballard East and parts of Forramoyle West, Forramoyle East, Trusky West, Trusky East and Cloghscoltia.

MAP 1.3 shows the Plan Area for Berna in relation to County Galway, Galway City and Galway Bay.



1.4 Plan Preparation Process

The Berna LAP has been prepared in accordance with the *Planning and Development Act 2000* (as amended) (PDA). The PDA provides the overall statutory framework for directing, facilitating and controlling development and for preparing development plans and local area plans.

An extensive public consultation process was undertaken to inform the preparation of the plan and to ensure that the local community and other stakeholders were consulted at an early stage and were able to have their say about the future of the area. This included, at pre-draft stage, a public workshop, the submission of written comments and meetings with a number of community groups and other stakeholders in the area. Public consultation has also been undertaken at the draft and material alteration/amendment stages of the plan preparation process.

Following the various plan preparation and public consultation stages in 2006/2007, the LAP was adopted by the Elected Members of Galway County Council on 17th December 2007. The LAP provides a 6 year statutory framework for guiding development and decision-making on planning applications and Council activities in the area covered by the LAP.

FIGURE 1.4 shows the different stages of the 2006/2007 plan preparation process (in blue), the key phases of public consultation (highlighted in orange), the technical steps (in white) and the political adoption/material alteration steps (in red).

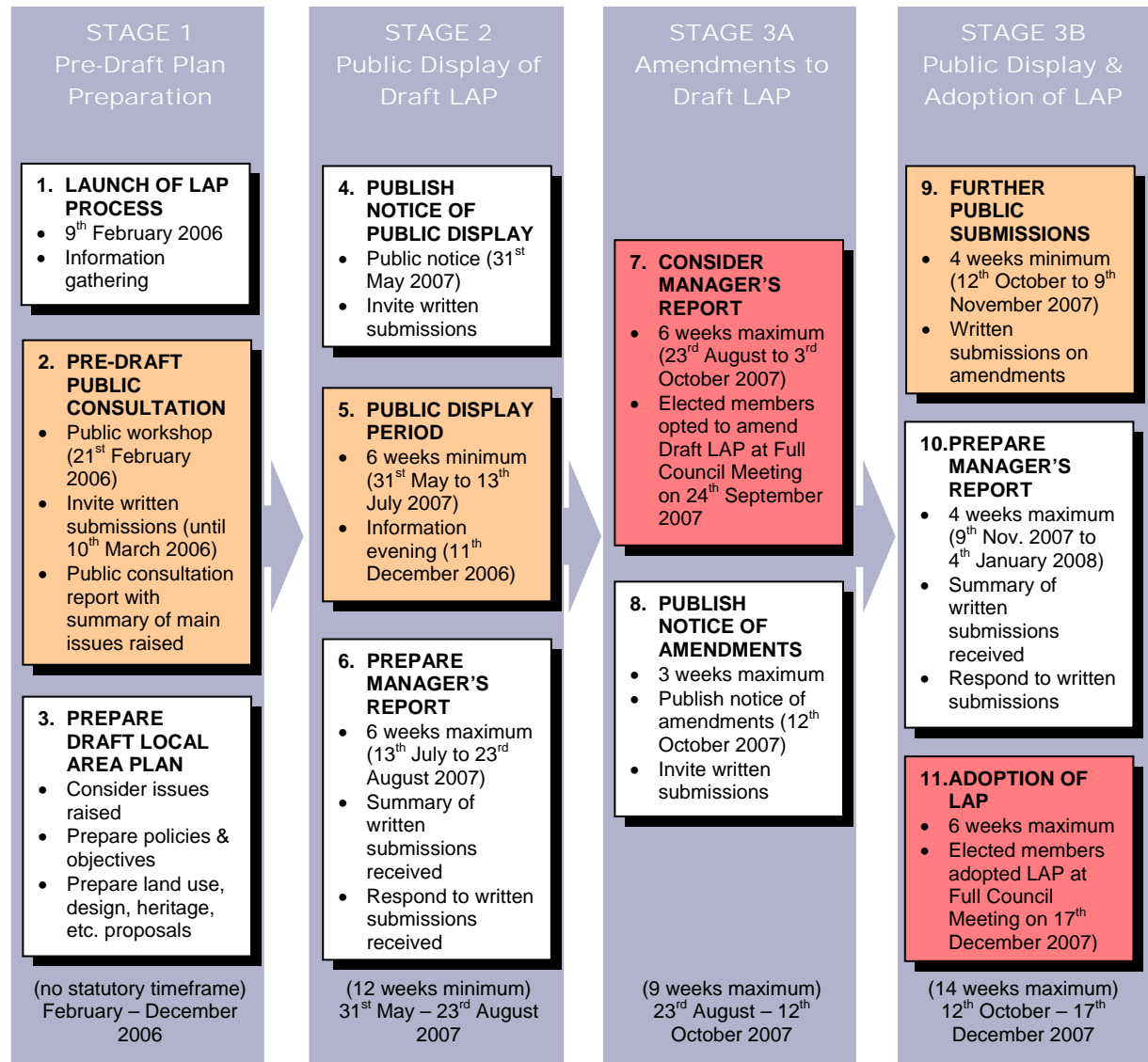


FIGURE 1.4 | Plan Preparation Process for Berna Local Area Plan

1.5 Plan Informants

The preparation of the Plan has been informed by a wide range of inputs, including the outcomes of an extensive public consultation process, environmental and flood risk assessments, the legislative and policy context for planning and development in Bearna and various technical inputs into the Plan. The main informants relevant to the Local Area Plan are as follows:

- **Public Consultation**, including: the input received through the public workshop; written submissions; and a number of interviews undertaken with local community groups and other stakeholders to inform the Plan.
- **Legislative Context**, including: the *Planning and Development Act 2000-2002* (as amended) (PDA2000); the *Planning and Development Regulations 2001* (as amended); EU Directives, such as the Habitats Directive 1992, Water Framework Directive 2000 and Birds Directive 2009, and associated Irish legislation; Environmental, Coastal and Maritime Law, etc.
- **Environmental and Flood Risk Assessments**, including a Strategic Environmental Assessment and Appropriate Assessment of the Plan and the SFRA Conclusions for Bearna, which have been prepared in accordance with relevant national and European legislation, policy and guidelines.
- **Strategic Planning Context**, including national and regional plans, strategies and guidelines, in particular guidelines: the *Sustainable Development Strategy for Ireland 1997 (SD 1997)*; the *National Development Plan 2007-2013 (NDP 2007-2013)*; the *National Spatial Strategy 2002-2020 (NSS 2002-2020)*; the *Regional Planning Guidelines for the West Region 2010-2022 (RPG-WR 2010-2022)*; the *Gaeltacht Strategic Development Plan 2005-2010*; *Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland 2009-2020*; the *National Biodiversity Plan 2011-2016 (NBP 2011-2016)*; and the *National Heritage Plan 2002 (NHP 2002)*.
- **Statutory Planning Context**, including: previous Bearna plans; the need for compliance and consistency with the *Galway County Development Plan (GCDP)*; the *Gaeltacht Local area Plan 2008-2014*; the *Galway County Heritage Plan 2004-2008*; and the *Galway City Development Plan 2011-2017 (GCDP 2011-2017)*.
- **Local Planning Context**, including: the *Galway Transportation and Planning Study 1999 and 2002 (GTPS)*; *Developing Sustainable Tourism in Galway: A Framework for Action 2003-2012*; *Water-Based Tourism – A Strategic Vision*

for *Galway 2002*; and *Working Together: Shaping Our Future: Galway County Strategy for Economic, Social and Cultural Development 2002-2012*.

- **Best Practice**, including innovative approaches to land use planning, village design, environmental management and service provision, such as Ecological Networks, Development Blocks, Sustainable Drainage Systems, etc.
- **Technical Input** from a wide variety of organisations, site assessments in Bearna and studies of specific aspects relevant to the Plan.

APPENDIX E provides a more comprehensive list of references relevant to the Plan.

1.6 Plan Challenges

The proper planning and sustainable development of Bearna faces a number of considerable challenges, many of which have been highlighted through the public consultation process, and which must be addressed through the Plan:

- The substantial population growth and development that has taken place in Bearna in recent years, which has transformed the character of Bearna from a small fishing village with a rural/agricultural hinterland into a substantial settlement centre with an increasingly urban and suburban character.
- The ongoing pressure for further development in Bearna, particularly for housing estates in the village and one off houses in the rural surroundings, and the potential for Bearna to become a suburban extension of Galway City if current trends continue unchecked.
- The concerns of the local community regarding the scale, extent and design of recent developments in Bearna and the lack of a concomitant delivery of community facilities, amenities, services and infrastructure to support the growing population in the village.
- The high expectations of the local community with respect to the ability of GCC, and the Plan in particular, to deliver a wide range community facilities and amenities in Bearna, which would require substantial lands and costs to deliver. This includes: an upgraded/relocated primary school; a community/youth centre; substantial new sports and recreation facilities; a public park; facilities for children, the youth and elderly; and water-related facilities such as a jetty/marina.
- The substantial cost and difficulty of delivering community facilities and amenities, particularly on well-located sites. This is the result of: the high cost of land in Bearna; the limited resources available to the local authority and

local community groups to deliver lands and/or facilities; the failure of previous plans to deliver on the lands zoned for community facilities and amenities; the conversion of previously zoned community land to higher return residential or commercial zones and/or developments over time; the expectations of landowners and developers regarding the high returns that can be made on developing their lands for residential and commercial use; the substantial amount of lands and costs required to deliver on the expectations of the local community; and a relatively widespread view amongst the local community that further growth and development in Bearna should be restricted until facilities and infrastructure 'catch-up' to recent growth levels, which will make it difficult to deliver funds and/or lands for facilities in the future.

- Competing demands for the remaining undeveloped land parcels in and adjacent to the village, especially the well-located lands in the village centre and along the coast, in particular for public facilities and amenities from the viewpoint of the local community and high value residential or commercial development from landowners and private developers.
- The built and cultural heritage of Bearna, the environmental sensitivities of the Bearna coastline, the environmental designations on the edges of the Plan Area of national and international importance and the various natural heritage features and amenities in the Plan Area, which must be protected from impacts and enhanced in accordance with applicable legislation and policy whilst still allowing for an appropriate level of development and the provision of adequate community facilities and amenities.
- The limitations imposed by the lack of public wastewater capacity to service existing and future developments, particularly when considered in the context of the existing high levels of water pollution in Bearna, the potential for new on-site wastewater systems to exacerbate existing pollution and the statutory obligation to achieve good water quality status under the EU Water Framework Directive and associated national legislation.
- The limitations imposed by the inadequate road network and high levels of congestion in Bearna in conjunction with the shortage of adequate public transport services, including regular bus services and safe walking and cycling routes.
- The absence of an adopted plan for Bearna to guide growth and development since the expiry of the previous *Galway County Development Plan 1997-2002* and the lack of a common vision for the future growth, development and improvement of Bearna in accordance with agreed and publicly acceptable policies and objectives.

Together, the above issues represent a substantial challenge in attempting to balance the wide ranging, and sometimes competing, needs

of the local community, landowners and the environment and the strategic role envisioned for Bearna in the GCDP. The LAP for Bearna provides a significant opportunity for attempting to address these issues through the provision of a common vision and a range of strategies, policies, objectives and guidelines to direct development in a manner that improves the quality of life of the local community, that provides for an appropriate level, distribution and quality of development and that protects and enhances the character, amenity, heritage, environment and landscape of the village.

1.7 Plan Format

The Plan is divided into 5 sections as follows:

1 Introduction
SECTION 1 provides an Introduction to the *Bearna Local Area Plan 2007-2017*. The Plan provides a framework for the sustainable development of Bearna that has been prepared in accordance with the Planning and Development Act 2000 (as amended) following an extensive public consultation process undertaken with the local community and other interested and affected groups and individuals.

2 Development Strategy
SECTION 2 outlines the Development Strategy for Bearna in respect of a wide range of development, community and conservation issues. Each sub-section provides a brief outline of the contextual issues facing Bearna before proposing strategies, policies and objectives based on public consultation inputs, contextual analysis, statutory requirements, policy guidance and best practice.

3 Development Framework
SECTION 3 provides a Development Framework containing more detailed guidance on the specific development areas identified in SECTION 2. This shows how the various elements of the Development Strategy have been applied in the different parts of the Plan Area.

4 Development Management
SECTION 4 provides guidance on Development Management. This includes recommended guidelines and standards for managing

development and implementing the Plan. Where guidelines or standards are not provided, the Planning Authority will refer to those contained in the *Galway County Development Plan*.

Appendices

5

SECTION 5 provides a series of Appendices in support of the Plan. These contain additional information on a number of important aspects of the Plan, including Pre-Draft Public Consultation, Built Form, Environment, Community Facilities and Amenities, Acronyms and References and Support Documents.

2



SECTION 2 outlines the Development Strategy for Bearna in respect of a wide range of development, community and conservation issues. Each sub-section provides a brief outline of the contextual issues facing Bearna before proposing strategies, policies and objectives based on public consultation inputs, contextual analysis, statutory requirements, policy guidance and best practice. This section should be read in conjunction with SECTION 3 and SECTION 4.

Development Strategy

2.1 Overview and Strategic Vision

2.1.1 Overview

Bearna has a unique character as a result of its fishing and Gaeltacht heritage and attractive seaside location in close proximity to Galway City. The recent growth of the village has led to changes in the village character and there is likely to be continued pressure for further development as a result of the sustained growth of the City and County populations. This presents a substantial challenge to the preparation of a Local Area Plan for Bearna to provide an appropriate framework to guide ongoing development in a manner that is sustainable, that achieves the overall objectives set for Bearna in the GCDP, that reflects the existing environment, heritage, character and amenity of the village and that improves the quality of life of the local community.

2.1.2 Strategic Vision

The future growth of Bearna should be guided by a common vision that is generally supported by the local community and that provides a positive framework for guiding private development and public investment in the village. The LAP provides a vision for Bearna that has been informed by the following:

- The public consultation process, in particular the visions developed during the public workshop exercises and the needs and aspirations expressed by the local community and other stakeholders.
- The role of Bearna in the Core Strategy and Settlement Strategy for County Galway under the GCDP and the relevant policies, objectives and standards in the GCDP that apply in Bearna.
- The location of Bearna along the coast, at the gateway to the County Galway Gaeltacht and Conamara region and on the edge of Galway City.
- The existing environment, heritage, character, amenity and landscape of the village.
- Principles of proper planning and sustainable development.

The strategic vision for Bearna is as follows:

STRATEGIC VISION FOR BEARNA

By 2020, Bearna will be an attractive, prosperous and sustainable settlement with a high quality built and natural environment, a range of supporting services, facilities and amenities and a high quality of life for the local community. In particular, the vision for Bearna is to promote the creation of a settlement that:

- Has a sustainable level of development that is appropriate to the character, heritage, amenity and strategic role of Bearna and that allows for the enhancement of the village character, services, facilities and amenities.
- Supports and protects the environment, heritage, character and amenity of the village, including in particular its Gaeltacht status, fishing heritage, local village character and coastal amenity.
- Has a high quality built environment with a well developed public realm and appropriate building forms, materials, heights and associated landscaping that complement the distinctive character, heritage and amenity of the village.
- Has a range of community facilities and amenities to serve the local community, including the educational, recreational, religious, social, civic and community needs of children, youths, adults and the elderly.
- Optimises its coastal location and amenity, particularly in relation to the provision of public access to the seashore, opportunities for water-related amenities and activities and an appropriate interface between land and sea.
- Is well connected to, but has a strong local identity separate from, nearby settlements, in particular Galway City to the east and Na Forbacha to the west.
- Has a vibrant and accessible village centre that is in walking/cycling distance from most places in the village, that has a strong focal point in the form of Bearna Pier and Harbour and that provides a range of community facilities and commercial services for the local community.
- Has a strong sense of community spirit, civic pride and social inclusiveness.
- Has an appropriate level of services and infrastructure to support existing and future development in a manner that protects and is complementary to the environment, heritage, character and amenities of the village, including: an adequate road network, traffic management and parking facilities; improved public transport with regular bus services; safe routes for pedestrians and cyclists; and adequate wastewater disposal, water supply and surface water drainage.

2.2 Village Growth and Development

2.2.1 Context

Bearna has grown rapidly in recent years and there is continued pressure for further development in and surrounding the village. The Plan accordingly provides guidance on the level of growth and development that is appropriate for the village.

Growth and Development Trends

The Barna Electoral District (ED) (044), of which the Bearna Plan Area forms part, has experienced rapid population growth in recent years. According to the CSO Census data, the population in Barna ED has increased by a total 930 people (or 44%) in the last 10 years from 1996 to 2006 and 1131 (or 59%) in the last 15 years from 1991 to 2006.

TABLE 2.2.1A shows the population and housing in Barna ED for 1991, 1996, 2002, 2006 and 2011 based on the Census 1996, 2002, 2006 and 2011.

TABLE 2.2.1A Population and Housing in Barna ED					
Barna ED	1991	1996	2002	2006	2011
Population	1904	2105	2476	3015	3623
Population Change	–	201 (10.6%)	371 (17.6%)	539 (21.8%)	608 (20.2%)
Density (pop/ha)	0.82	0.91	1.07	1.3	1.56
Private Households	–	–	735h/h	939h/h	–
Occupancy Ratio	–	–	3.33	–	–

Notes:

1. The area of Barna ED is 2 321ha according to Census 2002 and is comprised of 33 townlands, 14 of which are included in the Bearna Plan Area (either in their entirety or in part).

The population of Barna ED grew at a substantial rate of 22.6% between 2002 and 2006. This compares to an 11% growth rate for County Galway, 9.3% for Galway City and 8.1% for the State in the same period. The growth rate for Galway City (9.3%) is far in excess of that for Dublin City (2%), Cork City (-3.2%), Limerick City (-2.7%) or Waterford City (2.6%) whilst the growth rate for County Galway (11%) is above the national average and one of the highest in the west of Ireland. According

to the Census 2002, the average occupancy ratios are 2.86 for Galway City, 3.06 for Galway County and 3.33 for Barna ED.

According to the Census 2011, the total population of Bearna was 1 878 people in 2011 (or 52% of the total population of the Barna ED). This figure relates to the Census boundary for Bearna and the larger area encompassed by the LAP boundary would have a total population in excess of 2 000 people.

Galway County Development Plan and Core Strategy

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 set out in the *National Spatial Strategy 2002-2020* and with the *Regional Planning Guidelines for the West Region 2010-2022* as adopted on the 19th October 2010. The Regional Planning Guidelines prescribe that an additional 15,760 persons will be living in the County (not including Galway City) by 2016.

The Core Strategy and Settlement Strategy in the *Galway County Development Plan 2009-2015* set out the additional population allocations for County Galway and the various tiers in the settlement hierarchy up to 2015, having regard to the population growth targets set out in the Regional Planning Guidelines. Bearna is identified as a thriving satellite settlement that forms part of the Galway Metropolitan Area, which is on the first tier of the settlement hierarchy.

A key component of the Local Area Plan is to ensure that it aligns with the Core Strategy/Settlement Strategy in the Galway County Development Plan. The Core Strategy indicates that Bearna has been assigned a population growth target of 420 persons by 2015 with a housing land requirement of 8.08ha, or 12.12ha with 50% over-zoning, in order to accommodate residential development over the Plan period. According to the *Bearna Local Area Plan 2007-2013* adopted in 2007, there was 72.5ha of rural/agricultural/undeveloped land in the Outer Village area and 13ha in the Inner Village area. The amended Local Area Plan has considered various development, zoning and phasing options so as to ensure compliance with the Core Strategy and to ensure that suitable lands are brought forward for development during the Plan period.

Public Consultation

The public consultation process has highlighted a range of views in relation to the growth and development of the village. A number of concerns have been raised regarding the unprecedented rate of growth and the impacts on the village, in particular:

- The rapid growth in population and extensive residential developments in the village have not been matched by a commensurate provision of services, infrastructure and facilities to support the increased population.
- The high density and large scale of much of the new development has significantly altered the historical character of Bearna as a small fishing village and Gaeltacht area, to the detriment of its original character.
- The loss of Bearna's village character and identity and the threat that, if current trends continue, Bearna will simply become a suburban extension of Galway City.
- There has been no adopted plan in place to guide development in Bearna in recent years, with a consequent lack of guidance as to the nature, scale and location of development appropriate in the village.

The consultation process has highlighted the need for the Plan to provide a framework to ensure that the nature, extent, scale and design of development permitted in the village is appropriate to the existing village character and amenity, that it is adequately serviced by infrastructure and supported by facilities and that it meets the needs of the local community.

Policy Informants

The Village Growth and Development Strategy has been informed by the recent growth and development trends in Bearna, the public consultation process undertaken and the provisions of the GCDP. Whilst there was a relatively widespread view that emerged from the public consultation that growth should be limited in Bearna to protect the village character and to ensure that services, infrastructure and facilities could 'catch up' to the level of residential and commercial development constructed in the village, the Plan has had to consider this low growth scenario in the context of the following:

- The LAP is subject to the provisions of the GCDP and the Core Strategy population and residential zoned land allocation provided for Bearna in this broader plan must therefore be applied in the LAP.
- There were a wide range of views expressed through the public consultation, some of which supported medium or high levels of growth in Bearna.

- A reduced growth rate for Bearna would result in a diminished level of development and therefore contributions, which would make the delivery of much-needed community facilities and service infrastructure even more difficult to achieve.

The Plan therefore must apply the provisions in the GCDP but seeks to do so in a manner that addresses the concerns raised through the public consultation process and the local needs in Bearna.

2.2.2 Village Growth and Development Strategy

The Village Growth and Development (VG) Strategy is to implement the Core Strategy and Settlement Strategy for County Galway, as outlined in the *GCDP 2009-2015* and any subsequent variation or review, as it applies to Bearna. This shall be achieved in a manner that ensures that the nature, density, scale and design of new development is appropriate to the character and setting of the village, that responds to the needs and concerns raised by the local community, that contributes to the creation of a high quality, vibrant environment and that helps to deliver much-needed services, facilities and amenities for the local community.

POLICY 2.2.2 provides additional more detailed information that shall guide the implementation of this strategy in Bearna.

POLICY 2.2.2 | Village Growth and Development

The growth and development of Bearna shall be in accordance with the provisions of the GCDP, in particular the County Core Strategy and Settlement Strategy, and shall be directed to meet the needs of the local community in Bearna and to be in keeping with the existing character, amenity, heritage and landscape of the village.

Objective VG1 | Consistency with Core Strategy

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. Accordingly, where residential development is considered appropriate and/or permitted in the Village Core or Inner Village areas, the extent of residential land available within the Outer Village (Phase 1) areas will effectively be reduced to ensure compliance with the Core Strategy.

Objective VG2 | Siting and Design

The siting and design of new development will be subject to the siting and design guidelines in the Plan and a high standard of design shall generally be encouraged suitable to the character, amenity and heritage of the village.

2.3 Land Use Development

2.3.1 Context

Existing Land Uses

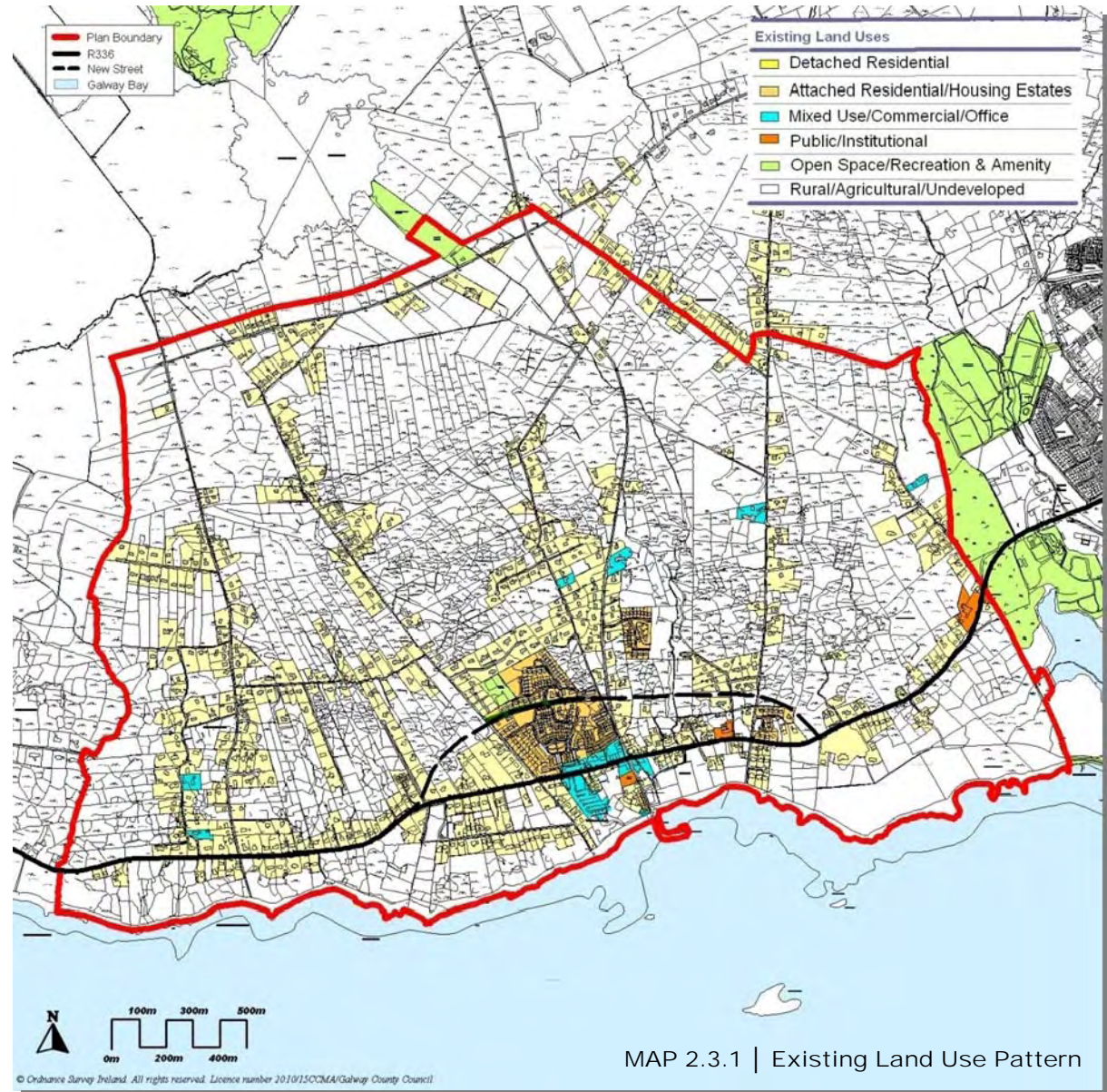
The existing land use pattern in Bearna consists of a range of different uses. Residential and commercial uses tend to be concentrated in the village centre and there is a large hinterland area of rural, agricultural and/or undeveloped lands with an extensive ribbon development pattern of one off rural housing. Community, recreation and amenity uses are dispersed across the Plan Area with a limited number of facilities in the village centre and the remaining generally on the edges of the Plan Area.

TABLE 2.3.1 and MAP 2.3.1 show the existing land use areas in the Plan Area.

TABLE 2.3.1 Existing Land Use		
Land Use	Area	%
Detached Residential	133.2ha	20.1%
Attached Residential/Housing Estate	17.1ha	2.6%
Mixed Use/Commercial/Office	5.3ha	0.8%
Public/Institutional	1.6ha	0.3%
Open Space/Recreation & Amenity	2.9ha	0.4%
Rural/Agricultural/Undeveloped	462.0ha	71.3%
Road Network	22.6ha	3.5%
Total Area	647.9ha	100.0%

Note:

1. The above areas are approximate and have been measured off MAP 2.3.1 in MapInfo.
2. The roads network includes existing roads and the proposed new Bearna Village Street.



The land use pattern in Bearna has been shaped by the historical arrangement of roads, boreens and buildings, the ongoing development of one-off houses in the countryside and recent large scale developments in the village centre. Development generally follows the east-west alignment of the main Galway-Spiddal Road (R336), which forms the village 'spine', and the north-south orientation of the other public roads and a number of coastal boreens.

There has been a longstanding trend for one-off houses to be developed along the public roads generating a ribbon development pattern in many parts of the Plan Area. This has tended to 'suburbanise' the surrounding countryside as a result of the linear pattern of development, the removal of roadside hedgerows and replacement with walls or fences, the use of uniform building lines and the construction of new houses many of which have a more urban, or suburban, than rural character.

In more recent years, the development of medium density residential estates and mixed-used schemes in the village centre has resulted in significant changes to the physical fabric and character of the village. The major new residential and commercial developments that have occurred along the R336 to the west of Bearna Pier since 2003 have created a new village centre that now forms the 'commercial core' of the village, with a considerable amount of retail floor space and higher density housing. These developments have shifted the centre of gravity of the village westwards and mark a change to a more urban character in the village centre with the construction of two, three and four storey buildings and the use of more urban building forms and materials.

The provision of community facilities and amenities to support the new developments in the village has been slower to materialise and there is now a shortfall in facilities to serve the local community. The local community has identified a range of community facilities and amenities that should be provided in the village, including a new primary school, community/youth centre, coastal amenity park, children's playgrounds, sports and recreation facilities, water-related facilities and amenities, etc.

Existing Densities

Existing and recently constructed developments in Bearna exhibit a wide range of densities, from low density detached housing on large sites to

medium to high density schemes in the village centre. In the larger scale developments in the village centre, the Plot Area Ratio (PAR), which is calculated by dividing the total floor area of development by the total site area, ranges from a relatively low density of just over 0.2 PAR (for example, the *Creagán* and *Tigh Phuirseil* developments) to a relatively high density of 1.25 PAR (the Twelve Pins site development).

The form of developments in the village also varies considerably, even in cases where developments have similar densities. For example, the *Creagán* (O'Malley's) and *Tigh Phuirseil* (CGM Holdings) developments have similar densities but have very different development forms as a result of the different site sizes, building forms and materials applied in each development.

It should also be noted that the existing terrace of houses along Pier Road has a significantly higher density than either of these developments (with a 0.87 PAR it is almost 4 times that of both the *Creagán* and *Tigh Phuirseil* developments), and indeed the majority of more recent developments in the village centre. This higher density has been achieved using a two-storey terrace development that is human-scaled, that creates an edge to the street and that is generally regarded as an important part of the built character and fabric of the village. This development shows that relatively high densities can be achieved without resorting to high rise developments. This model is considered appropriate in the context of the village and the design and density of future developments should be informed by this locally appropriate typology.

APPENDIX B provides additional information on Built Form, including an assessment of the built form and density of a number of significant existing, recently constructed and proposed developments in the village.

Policy Informants

In determining an appropriate land use strategy for Bearna, the Plan has been informed by a wide range of considerations, including the following:

- The existing character, amenity, heritage and landscape of the village.
- The nature, location, design and density of existing and recently constructed developments in the village.
- The emerging growth trends and development patterns in the village centre and likely pressures for further development.

- The input of the local community and other stakeholders through the public consultation process.
- The land use, siting and design, housing need and density-related provisions of the *Bearna Pre-Draft Plan 2003*, the *GCDP 2009-2015* including the Core Strategy and relevant policies, objectives and standards, the *Sustainable Residential Development in Urban Areas Guidelines 2009* and the *Sustainable Rural Housing Guidelines 2005* produced by the DoEHLG, the *National Spatial Strategy 2002-2020 (NSS 2002)*, the *GCDP 2011-2017* and the *Community Development Plan for Bearna 2006* produced by *Pobal Bhearna*.
- A *Built Form Assessment* and *Village Design Framework* produced as support documents during the preparation of the Plan (see *APPENDIX E*).
- Best practice approaches to land use development, including that of 'development blocks' (see *BEST PRACTICE 2.3.1*), and the development of appropriate density guidelines (see *APPENDIX B*).
- The proper planning and sustainable development of the area, in particular the need to provide sufficient lands in the Plan Area for the anticipated growth of the village and associated land use developments.

BEST PRACTICE 2.3.1 | Development Blocks

The IPI Submission to the *Draft Development Plan Guidelines 2006* highlights the benefits of using an alternative approach to conventional land use zoning. According to the submission:

While the designation of areas for specific uses should not be abandoned, it is suggested that there should be a move away from the conventional land use zoning approach, which is overly rigid and is a product of an era when it was necessary to segregate incompatible land uses. The conventional approach to land use zoning has led to the creation of vast single use, sterile environments which are unsustainable, particularly arising from the trip generation resulting from segregated land uses. Nowadays many land uses are far more compatible. Furthermore traditional urban areas, which we admire, tend to be mixed use areas. Some European Countries also appear to have a much more flexible approach in this regard whereby Enterprise/Employment Developments are often located within areas which are primarily residential. A future concern in relation to the conventional approach to land use zoning is that, while lands zoned for Residential/Commercial and Industrial may be developed over the plan period, Recreation and Amenity and Community facilities rarely follow in tandem and more often than not lag behind development.

An alternative approach in this regard is the inclusion of specific objectives in a Development Plan, which would identify areas or blocks of lands which would be the subject of masterplans to be agreed with the planning authority. These objectives could spell out types of uses/facilities which were envisaged within these areas and go so far as to require a specific percentage of a land to be developed for particular purposes. This approach has the potential to be more

effective in delivering community and recreational facilities than that currently pursued.

The *Sustainable Residential Development in Urban Areas Guidelines 2009*, the *NSS 2002* and the *GCDP*, amongst others, promote the use of higher densities in settlement centres. This is considered necessary in order to: make more effective use of existing concentrations of infrastructure, facilities and amenities; to reduce environmental impacts (such as on the countryside landscape, air quality, water quality, wildlife and natural habitats, etc.); to strengthen the urban and village structure of an area; to reduce the need to travel; to support economic development and job creation; and to create vibrant towns and villages with strong local communities.

The promotion of medium to high densities is considered appropriate to consolidate the central areas of Bearna given: its proximity, and role as a dormitory residential area with strong connections, to Galway City; and its role as a growth area in the County Settlement Strategy. The achievement of higher densities must, however, be balanced against the need to protect and complement the existing character, amenity and heritage of the village and the ability to create high quality environments that enhance, rather than detract from, the existing character and that provide attractive places for people to live.

2.3.2 Land Use Strategy

The Bearna LAP has adopted a Land Use (LU) Strategy that provides an innovative approach to land use development, which moves away from conventional land use zoning where single or limited uses, such as residential developments, are permitted in particular zones. The Plan provides a more flexible and facilitative approach that combines mixed use zoning and development areas, or blocks (as outlined in *BEST PRACTICE 2.3.1*):

- The mixed use zoning component of the Plan provides an overall framework designed to direct development in an orderly and appropriate manner and to provide for a greater mix of complementary uses in appropriate locations.
- The use of development blocks or areas provides more detailed guidance that allows for community gain priorities to be built into new development proposals in appropriate locations.

This combined approach is considered necessary due to the failure of previous plans and zoning approaches to deliver sites for community facilities and amenities in Bearna, the high cost of securing land in the area for community facilities and amenities and the need to promote community gain, shared responsibilities and benefits between landowners and higher quality and more vibrant environments through the Plan. This innovative approach to land use development will require the co-ordination, co-operation and collaboration of a range of different stakeholders to achieve the common vision presented in the Plan.

In particular, landowners will need to work together to prepare group proposals for their lands that show how a suitable balance can be struck between an appropriate level and design of development with sufficient community gain to meet the needs of the local community. Local residents and community groups will also be encouraged to be actively involved in the process and provide their input into proposals so that they can be best fitted to their needs and requirements. This will clearly require additional input and effort from all stakeholders to move the process forward and to resolve potential obstacles to the delivery of community facilities and amenities.

An Environmental Management zone/area has been introduced to provide specific guidance for greenfield lands at risk of flooding and areas with high environmental sensitivity or biodiversity//landscape/amenity value. This includes fluvial and coastal flood risk areas, the coastal buffer/amenity and national and European nature conservation sites.

POLICY 2.3.2A, 2.3.2B, 2.3.2C, 2.3.2D and 2.3.2E outline the Council's policies in respect of zoning, land use development, environmental management, density and phasing in Bearna. MAP 2.3.2A and 2.3.2B show the zoning and land use strategies for Bearna respectively.

Mixed Use Zoning

The zoning policy outlined below provides for mixed use zones that allow for a significant degree of flexibility in determining the precise nature of development appropriate in different locations in the Plan Area. This is intended to facilitate the delivery of sites for community facilities by making new development subject to the provision of suitable sites or funding for acquiring sites.

POLICY 2.3.2A | Mixed Use Zoning

It is the policy of the Council to provide a broad land use zoning framework for the Plan Area to direct the location of development in a manner that consolidates development in the village centre, that protects and enhances the existing landscape setting, character and unique identity of the village and that complies with the statutory requirements in the *PDA 2000* (as amended), including those in respect of Part V (Social and Affordable Housing).

Objective LU1 | Village Consolidation Zone

Promote the development and consolidation of the village as a high quality, mixed use environment that is supported by a range of facilities and amenities, that is accessible to the local community, that supports public transport and that can be adequately and cost-effectively serviced.

Objective LU2 | Village Enhancement Zone

Promote the enhancement, protection and appropriate use of the lands surrounding the village as a high quality visual, recreational and community amenity that protects the landscape character, setting and unique identity of the village (particularly from ribbon development), that accommodates genuine rural generated housing need in appropriate locations and patterns and that allows for the future growth and expansion of the village beyond the lifetime of the Plan.

Extensions may be considered from one zone into another where the extended part is generally less than the area in the zone, where it is necessary to fit with field boundaries or other natural/physical features, where it promotes an orderly transition and/or where it can be shown that it can help to achieve the community gain priorities established in the Plan (see *SECTION 2.5*) or to take account of the findings of a detailed specific flood risk assessment for an individual site.

Development Areas

The Plan also provides a policy to guide future development in different areas to achieve a land use pattern appropriate in different parts of the Plan Area. It should be noted that these are not zones in the conventional sense and that alternatives may be considered subject to the delivery of the community gain priorities identified and the protection of the village character and amenities.

POLICY 2.3.2B | Development Areas

It is the policy of the Council to ensure the orderly growth and development of Bearna in a manner that respects the existing character, heritage and amenity of

the village and that contributes to the creation of a high quality environment for the local community and visitors to the area. Different parts of the Plan Area have different development potential as a result of the combination of a number of factors, including their proximity to the village centre, ease of access for public and private transport, proximity to residential thresholds of support, ability to be effectively serviced, etc. and different land uses should accordingly be directed to the most appropriate locations in the Plan Area.

Objective LU3 | Village Core Area (see SECTION 3.1)

Promote the development of the Village Core as an intensive, high quality, well-landscaped, appropriately scaled and accessible environment with a mix of residential, commercial, service, tourism, enterprise, public and community uses that provides a range of services, facilities and amenities to the local community and visitors to Bearná.

Objective LU4 | Inner Village Area (see SECTION 3.2)

Develop the lands adjoining the new Bearná Village Street as an intensive, high quality, well-landscaped Inner Village area with a mix of residential uses, community facilities, local convenience shop/s, public uses, enterprise, public transport facilities and other complementary uses to serve the residential population of the area.

Objective LU5 | Outer Village Area (see SECTION 3.3)

Develop the areas surrounding the Village Core and Inner Village area as a less intensive Outer Village area with lower density residential development, community facilities, local services and enterprise as appropriate with larger plot sizes and landscaped areas.

Objective LU6 | Rural Fringe Area (see SECTION 3.4)

Retain the lands north of Bearná village as a Rural Fringe that protects the landscape character and setting of the village from inappropriate and ribbon development, that accommodates genuine rural generated housing need and rural enterprise and that allows for the future growth and expansion of the village beyond the lifetime of the Plan.

Objective LU7 | Green Wedges Area (see SECTION 3.5)

Retain the areas adjacent to Liberty Stream in the west and Barna Woods in the east as Green Wedges that separate Bearná from Galway City and Na Forbacha, retain the landscape setting and unique village character of Bearná, prevent further ribbon development along the coast and provide opportunities for recreation and amenity. Genuine rural generated housing need and rural enterprise shall also be accommodated subject to the provisions in the GCDP and LAP.

Objective LU8 | Coastal Edge Area (see SECTION 3.6)

Protect the Coastal Edge as a high amenity area and utilise the potential of this strategic and sensitive asset to provide a range of recreation, amenity, conservation and visual amenity benefits to the local community, including public access to the coastline, views over Galway Bay, walking and cycling routes and seashore recreation. Genuine rural generated housing need and rural enterprise shall also be accommodated subject to the provisions in the GCDP and LAP.

SECTION 3 deals with the above development areas in greater detail.

Environmental Management Zone/Area

An Environmental Management zone/area has been introduced to provide specific guidance for greenfield lands at risk of flooding and areas with high environmental sensitivity or biodiversity/landscape/amenity value. The main flood risk areas identified include the fluvial flood risk areas along Trusky Stream and Liberty Stream and the coastal flood risk areas along the coast. The high biodiversity/landscape/amenity areas include the coastal buffer/amenity between the high water mark and the sea wall/property line, the Special Area of Conservation (SAC), Special Protection Area (SPA) and Natural Heritage Area (NHA) in the southeast portion of the Plan Area and the NHA in the northwest portion of the Plan Area.

POLICY 2.3.2C | Environmental Management Zone/Area

It is the policy of the Council to ensure that areas at risk of flooding and/or with high environmental sensitivity or biodiversity/amenity/landscape value are adequately protected and sustainably managed and used.

Objective LU9 | Environmental Management Zone/Area

Protect areas with high biodiversity, landscape, amenity and/or flood risk potential and promote the sustainable management and use of these areas, including European sites that form part of the Natura 2000 network, Natural Heritage Areas, the coastal buffer/amenity and areas along the coast, Trusky Stream and Liberty Stream. Ensure that any flood risk areas within this zone/area are appropriately managed to avoid, reduce and/or mitigate, as appropriate, the risk and potential impact of flooding. Promote the appropriate use of this zone/area to provide for sustainable drainage, flood risk management, biodiversity and nature conservation, ecological corridors and connectivity, greenway linkages and open space amenities and to structure and provide visual relief from the built environment, as appropriate.

Density Guidelines

It is considered appropriate to provide density guidelines to ensure that developments are in keeping with, and complement, the existing character, amenity and heritage of the village, that they achieve high standards of design and layout, that they contribute to the sense of place and identity of the village, etc.

POLICY 2.3.2D | Density Guidelines

Development	Max. Site	Max. Plot	Max. Building	Min. Public
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Area	Coverage	Area Ratio	Height	Open Space
Village Core	40 – 60% (5% in Coastal Park)	1.00 – 1.25 PAR (0.10 in Coastal Park)	1.5 – 2.5 storeys (1 – 1.5 in Coastal Park)	15% (95% in Coastal Park)
Inner Village	45%	0.45 PAR	2 storeys	15%
Outer Village	30%	0.30 PAR	2 storeys	15%
Rural Fringe	10%	0.20 PAR	1.5 – 2 storeys	15%
Green Wedge	10%	0.20 PAR	1.5 storeys	15%
Coastal Edge	10%	0.20 PAR	1.5 storeys	15%
Environmental Management	N/A	N/A	N/A	100% in Coastal Buffer

Notes:

- Plot Area Ratio** – Plot area ratio (PAR) 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. An increase in PAR may be considered on sites where major new community facilities are provided that form a new focal point in the village, such as a new school site. If such a site is in close proximity to the Village Consolidation Zone, plot area ratios will be negotiable taking account of the plot area ratios for the Outer Village development area.
- Site Coverage** – Site coverage refers to the percentage of gross floor area of the building/s footprint on the site. A maximum of 60% shall apply to 1.5 and 2 storey buildings (up to 9m in height) and a maximum of 50% shall apply to 2.5 storeys or higher (up to a maximum of 11m in height) in the Village Core. 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.
- Building Height** – The maximum building height of 2.5 storeys is consistent with the predominant character and scale of existing development within the village centre. A maximum height of 2 storeys is considered generally appropriate, with 2.5 storey buildings on corner sites or other focal points in the Village Core. Under appropriate circumstances, the Focal Point Buildings proposed in the Village Core may be considered for an increased height of 3 storeys and thus plot ratio subject to high design specifications and the approval of the Planning Authority. In visually vulnerable areas, such as ridges and hilltops or areas providing views of the sea, a reduced building height would need to be considered.
- Public Open Space** – Public open space (POS) 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. POS would generally only be required in non-residential and multiple unit residential developments. The POS requirement may be reduced at the discretion of the Planning Authority provided there is adequate access to sufficient open space lands nearby and the character and amenity of the development and surrounding properties is not unduly affected. Private open space would also need to be provided in accordance with the GCDP and the Sustainable Residential Development in Urban Areas Guidelines 2009, as appropriate.

Development Potential

There is a considerable amount of remaining rural/agricultural/undeveloped land in each of the development areas identified above, totalling approximately 470ha, or 72% of the total Plan Area of 648ha. Approximately 90.1ha, or 19%, of these developable lands are located in the Village Consolidation Zone and approximately 316.1ha, or 67%, are located in the Village Enhancement Zone.

If these lands are fully developed in accordance with the development areas and density guidelines outlined in the Land Use Strategy above, then there is sufficient land to develop approximately 1 760 new dwelling houses and 83 600m² of non-residential floor space (commercial, community, etc.) within the Plan Area. Approximately 1 560 of the dwelling houses and 81 000m² of the non-residential floor space would be located within the Village Consolidation Zone and the remaining approximately 200 dwelling units and 2 700m² of non-residential floor space within the Village Enhancement Zone.

APPENDIX B contains more detailed information on the land uses and remaining rural/agricultural/undeveloped land in each development area and the basis for estimating the development potential of the Plan Area lands.

The Land Use Strategy outlined above therefore provides considerable scope for new development within the Bearna Plan Area. Indeed, the remaining rural/agricultural/undeveloped lands in the Outer Village area represents approximately 6 times the residential zoned land allocation allowed for Bearna in the Core Strategy in the GCDP. It is therefore considered that the Outer Village area proposed for Bearna provides sufficient land and development potential for approximately 36 years (i.e. 6 plan lifetimes) at the current Core Strategy allocation.

It should be noted that this excludes the development of the Village Core and Inner Village areas and the redevelopment of existing properties in the Village Consolidation Zone at higher densities. This has the potential to generate a significant amount of additional floor area, housing units, commercial floor space, community facility lands and other forms of development.

It should also be noted that the number of dwelling units and the extent of non-residential floor space in the Village Enhancement Zone is based on an assumption that only 10% of the remaining undeveloped area in the Rural Fringe and 5% in the Coastal Edge and Green Wedge areas are developed. The number of houses and the extent of floor area that could potentially be developed in this zone is therefore substantially greater than that identified above. This allows considerable scope for the further growth, consolidation and expansion of the village and additional genuine rural generated housing need development in the future, well beyond the lifetime of the current Plan.

Development Phasing

Given the availability of a substantial amount of undeveloped lands, in excess of that required for the 6 year plan period under the Core Strategy in the GCDP, future development should be strategically directed to best achieve orderly development and the community gain priorities in the Plan. All of the various zones and development areas identified within the LAP provide for a mix of uses and the only area within the LAP that might be considered as a primarily residential area is the Outer Village area within the Village Consolidation Zone. The lands within the Outer Village have accordingly been phased in order to comply with the residential zoned land allocation set out under the Core Strategy in the GCDP.

The Outer Village lands have generally been phased in a sequential manner and Phase 1 lands have been identified for short to medium term growth in suitable locations that are serviced and accessible, that avoid significant environmental sensitivities and that have the potential to make a significant contribution to the achievement of key objectives in the LAP. This includes an urban infill site along the existing main street, a site along the new village street and a site along Trusky Stream, which together constitute 12.1ha in Phase 1. These lands could potentially incorporate a new school site, a new streamside greenway linkage and amenity or other community facilities and amenities. The phasing as applied accordingly allows for some flexibility, as detailed in the policies and objectives of the Plan.

POLICY 2.3.2E | Development Phasing

It is the policy of the Council to direct development into locations that best meet the development areas and density provisions in the Plan, that best achieve orderly development and the community gain priorities in the Plan and that comply with the provisions of the Galway County Development Plan, including the Core Strategy.

Objective LU10 | Sequential Approach

Encourage sequential development in the Village Consolidation Zone, from the centre outwards, in order to ensure that the higher order facilities and the higher density development is located on the most central lands with the optimum access and the highest level of services.

Objective LU11 | Community Gain Priorities

Prioritise developments that show a significant level of community gain can be achieved.

Objective LU12 | Sustainable Servicing

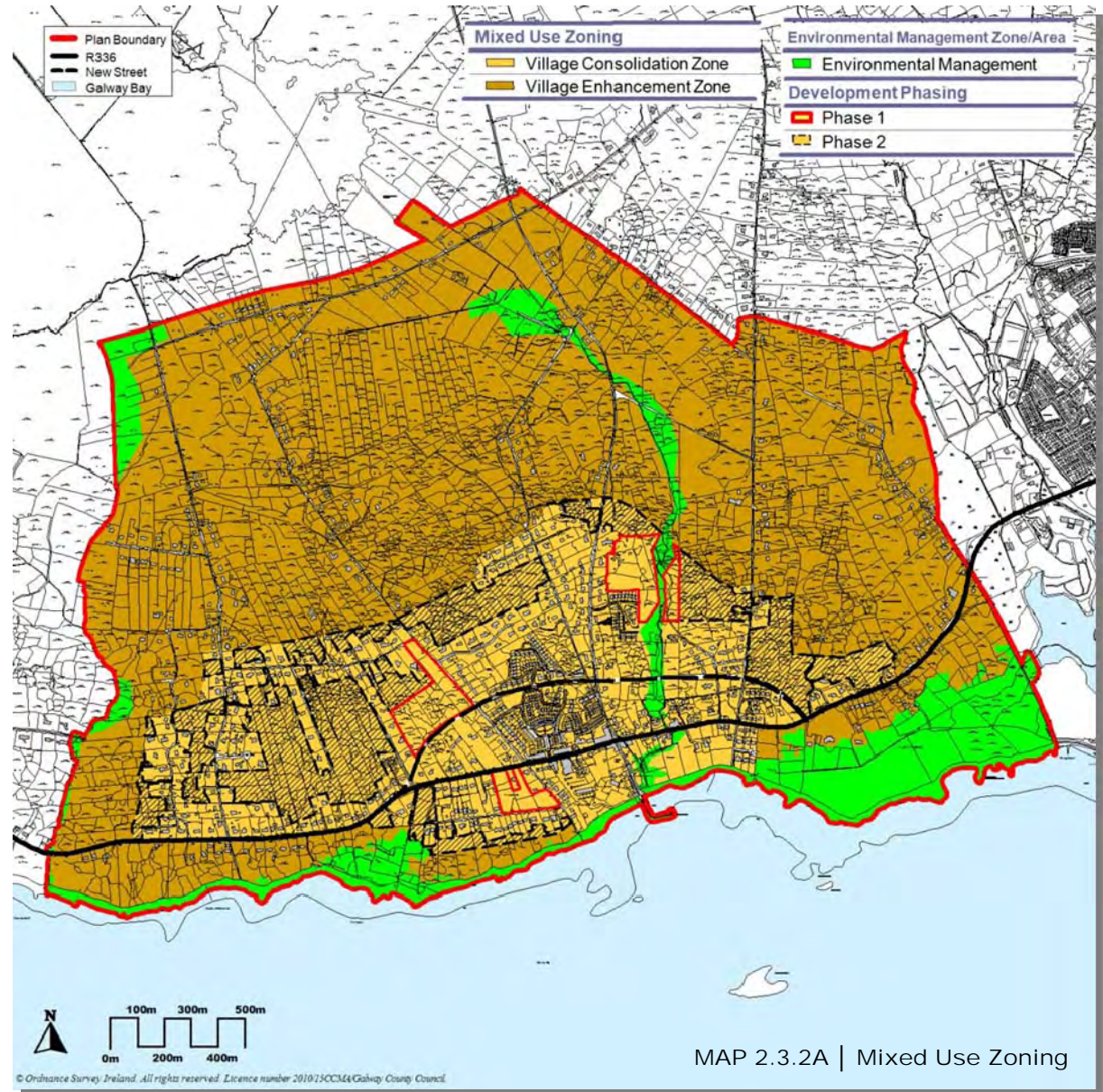
Prioritise developments that demonstrate that they can be sustainably and cost-effectively serviced by public infrastructure. Where public infrastructure is generally unavailable, a high standard of private services may be considered subject to appropriate environmental and amenity safeguards.

Objective LU13 | Residential Development Phasing

Direct residential development into appropriately zoned and serviced areas in accordance with the land use zones/development areas and phased development framework shown on **Map 2.3.2A** and **2.3.2B**. Support the development of lands designated as Village Consolidation Zone/Outer Village (Phase 1) within the lifetime of the Plan, subject to normal planning, access and servicing requirements, and reserve the lands designated as Village Consolidation Zone/Outer Village (Phase 2) for the longer term growth needs of the town. Village Consolidation Zone/Outer Village (Phase 2) lands are generally not developable for housing within the lifetime of this Plan, with the exception of the following developments, which may be considered by the Planning Authority within the lifetime of this Local Area Plan subject to a suitable case being made for the proposal:

- a) Single house developments for family members on family owned lands.
- b) Non-residential developments that are appropriate to the site context, any existing residential amenities, the existing pattern of development in the area and the policies and objectives in the Plan.
- c) Where it is apparent that Village Consolidation Zone/Outer Village (Phase 1) lands cannot or will not be developed for residential purposes within the plan period, residential development may be considered in a phased manner on some Village Consolidation Zone/Outer Village (Phase 2) lands.

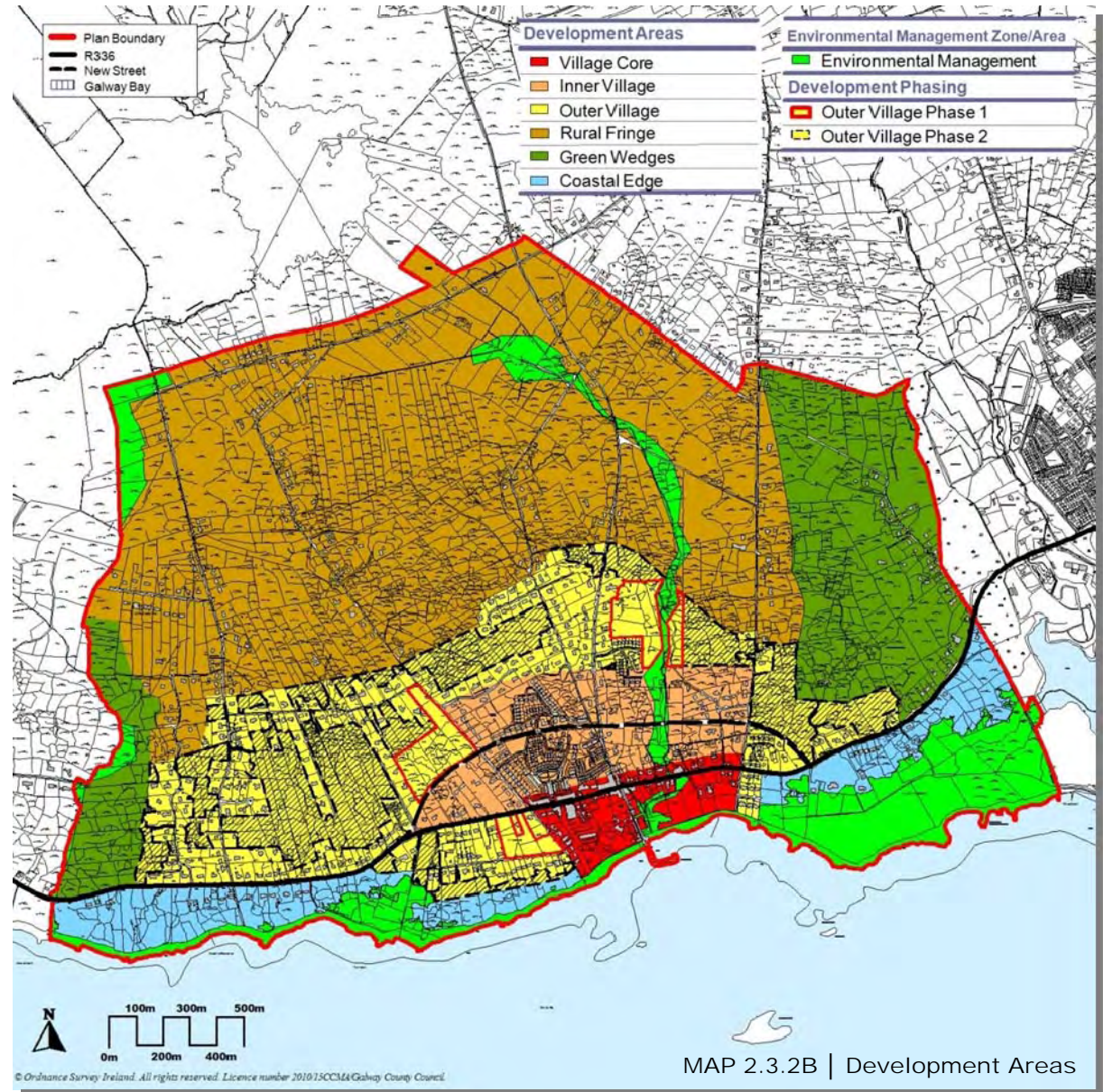
The above exceptions will be subject to compliance with the Core Strategy in the Galway County Development Plan, the policies and objectives in this Local Area Plan, the principles of proper planning and sustainable development and to meeting normal planning, access and servicing requirements. Developments 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.



MAP 2.3.2A | Mixed Use Zoning

Note for Map 2.3.2A:

The map opposite should be read in conjunction with Map 2.3.2B and 2.8.1C and the strategies, policies, objectives and guidelines contained within Section 2, 3 and 4 of the Local Area Plan, including those in relation to land use development and flood risk management and assessment.



MAP 2.3.2B | Development Areas

Note for Map 2.3.2B:

The map opposite should be read in conjunction with Map 2.3.2A and 2.8.1C and the strategies, policies, objectives and guidelines contained within Section 2, 3 and 4 of the Local Area Plan, including those in relation to land use development and flood risk management and assessment.

2.4 Village Design

2.4.1 Context

Village Setting and Form

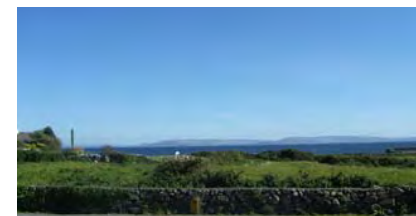
Bearna is located on the northern shore of Galway Bay and the topography of the area is hilly, hummocky, continuously rolling and undulating. The landscape gradually rises from the coastline and forms a plateau further inland. Numerous small streams run down from these slopes towards the sea. The land is rocky with many rock outcrops and large boulders. The landscape is covered in a dense pattern of small fields with boundaries comprised of stone walls and hedgerows that typify the landscape in this part of the country. Related to the topography is the 'ladder field system', which has evolved over time and which reflects the land subdivisions of generations of families.

The land is not suitable for intensive agricultural production. Soil depth is generally shallow and frequently has a high water table as indicated by the plant species. In terms of agricultural practice, the landscape is most suited to rough grazing. Scrubland covers much of the area, comprising mostly of ferns, bramble, gorse, hawthorn, with sporadic ash trees and occasionally some yew around the older and long established farmsteads. On undisturbed lands which have ceased to be used for agricultural production and grazing or which have remained undeveloped, the native vegetation types have easily re-established themselves, so that many areas display scrubland characteristics.

There is a dense network of roads and laneways in the village that extend out into the surrounding areas. The village is centred on the main coastal road (i.e. the R336), which forms the 'spine' of the village, and Bearna Pier, which is a major focal point in the village. The main roads north of the R336 are generally orientated in a north-south direction. With the exception of Moycullen Road, most of these roads are narrow and continuously rise and fall with the topography.

In the past, the village was small in scale and tended to be concentrated along the main roads and laneways, including the R336 and Pier Road, and there were also fishermen's cottages along the coastline in Freeport townland. In the surrounding countryside, rural settlement tended to take the form of traditional *claghans*, or groups of buildings.

The coastal location of Bearna forms an intrinsic part of the village heritage, character and amenity. This is evident in the fishing and maritime heritage of the village and presents pressures for new development given the attractive seaside location of Bearna.



The areas surrounding the village are characterised by gradually rising topography with a dense pattern of small fields defined by stone walls and hedgerows.



There are a number of country lanes and boreens in and around the village that form part of the character of the landscape and which are under pressure for further ribbon development of one off houses.



This extract from the first edition OS map shows the historical pattern of development in Bearna village, with development concentrated in a linear pattern along the main roads and, to a lesser extent, along the coastline. (Source: OS 1842)



This extract from the first edition OS map illustrates a traditional clachan or grouping of buildings. This organic and harmonious settlement form shows how a cluster of dwellings can be assimilated into a rural landscape in a way that maintains its intrinsic characteristics. (Source: OS 1842)



There was previously no commercial 'core' as such and the building pattern did not follow the coherent townscape pattern typical of most villages and towns. The one exception to this was along Pier Road, a primarily residential road. Commercial activity along the R336 was discordant and broken up by houses and bed & breakfast establishments, which tended to predominate the village centre. The fragmented structure of the village was further emphasised by the fact that the Church, which is generally situated close to or within the centre of a village, is in a peripheral location to the east of Bearna village.

In recent years, there has been significant new commercial, retail and residential development on both sides of the R336. Bearna now has a mix of services including a supermarket, medical and office services, hotel, bars/cafes and restaurants, a florist, crèche facilities and a range of accommodation choices, all of which provide a valuable resource and source of income to the community. New development has helped strengthen the streetscape along the R336. Nonetheless, there remains many opportunities for infill. An opportunity also exists to enhance the village centre by encouraging development and amenity facilities to develop in an integrated manner facing the sea.

Residential growth and development has tended to disperse along the existing road network creating a significant pattern of ribbon development. In general, dwellings vary in form, mass and finishes reflecting little in terms of the vernacular character. There are few buildings in the village of great individual architectural significance. However, many of the older buildings reflect the vernacular character of the area and as a group, the terraced development on Pier Road displays an important contextual relationship with the harbour.

There has been a shift from a village to a more urban, or suburban, character in the village centre as a result of the recent large scale developments along the R336. This has brought positive impacts to the village such as increased services and facilities, a more defined main street and more active building frontages. However, it has also created a bulky centre and a perceived 'tunnel effect' along the main street. The heights of some new buildings can be out of proportion with adjacent or nearby older developments. There is a need to ensure that more intensive use is made of the highly valuable and well located land in the village centre without sacrificing the existing village character that has helped to attract development to the village. In particular, future developments along the main street should contribute to the sense of place within the village centre and provide opportunities for social interaction, connectivity, access, etc.

The existing Bearna Church is located on the eastern edge of the Bearna Plan Area remote from the existing concentration of development in the village centre.



Large scale development along the R336 has helped to consolidate the village core and strengthen the streetscape along the main street but has also created a perceived 'tunnel effect' along the R336.



The existing terrace along Pier Road displays an important contextual relationship with the pier and is one of the few remaining parts of the village that has a vernacular streetscape.



A substantial amount of new residential development has been constructed along the public roads in the central areas of Bearna, particularly in Ahaglugger townland.



New housing developments tend to reflect an urban character as a result of the building forms, materials and densities applied in new estates.



Policy Informants

In considering an appropriate strategy for the design of new development in the village, the Plan has considered a number of contextual and policy factors:

- The fishing village heritage and small-scale, local character of Bearna in conjunction with the substantial recent developments in Bearna, the suburbanisation of Galway City and the changing village character in recent years.
- The concerns of the local community regarding the scale, height, design and orientation of new development and the perceived ‘tunnel effect’ created along the R336 as a result of large scale new developments along the main road.
- The provisions of the GCDP, particularly those in respect of village and rural design, the appended *Design Guidelines for the Single Rural House 2006* and the *Galway Clustered Housing Guidelines*.
- Best practice approaches to urban and rural design, including the concepts of ‘home zones’ and ‘rural clusters’ (see *BEST PRACTICE 2.3.1*) and general principles of good urban design, including legibility, permeability, responsiveness, human scale, enclosure, site responsiveness, etc.
- The need to accommodate additional growth given the County perspective balanced against the need to consider the optimum location and design of development.

BEST PRACTICE 2.3.1 | Home Zones and Rural Clusters

Home Zones

Home Zones are residential streets in which the road space is shared between motorists and other road users, including local residents, pedestrians, cyclists, children, etc. The aim is to change the way that streets are used and to improve resident’s quality of life by making streets places for people, not just traffic. The concept of Home Zones has been applied in Galway City through the *GCDP 2011-2017*.

Rural Clusters

Rural Clusters, or ‘eco-clusters’, refer to groupings of buildings in rural areas that may form part of a farm complex, a number of family dwellings or a cluster of houses arranged together in the landscape. Rural Clusters have the benefit of grouping development to prevent ribbon development, encouraging a sense of place and local community and providing a pattern of development more appropriate to the rural landscape.

The concept of rural clusters, or ‘housing clusters’, has been explored and applied in the *Glenasmole-Bohernabreena Housing Clusters Design Guide 2005* published by South Dublin County Council. This document highlights the following characteristics of a housing cluster:

- The houses are grouped in such a way as to maximise the landscape value of the area.
- It maximises privacy and amenity for its residents and blends sympathetically with its surroundings.
- It provides for the sharing of infrastructure wherever possible to minimise costs to both individuals and the community, while safeguarding environmental qualities of surface and ground waters.

2.4.2 Village Design Strategy

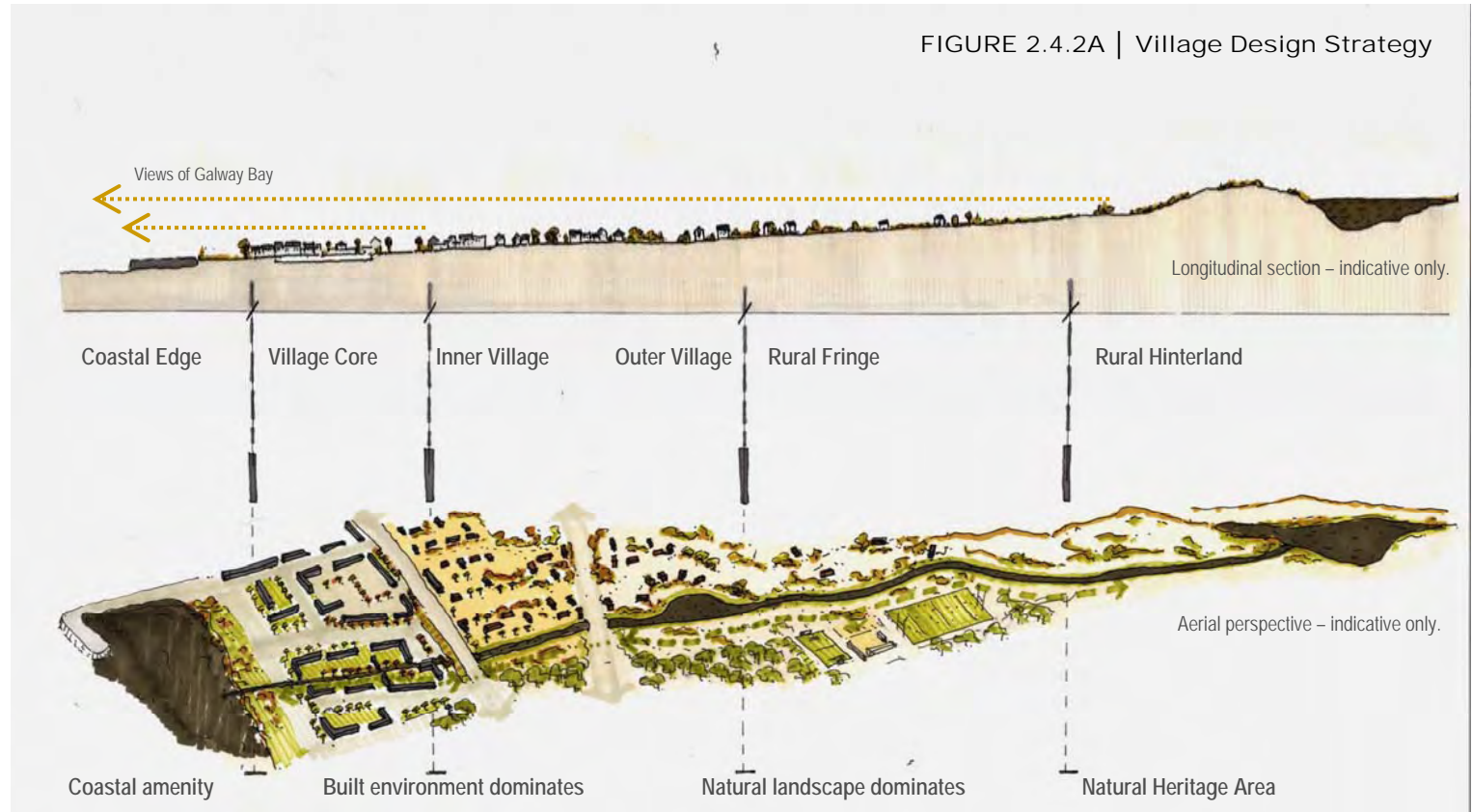
The Village Design (VD) Strategy for Bearna is to promote the development of a high quality, well landscaped and appropriately scaled environment that is in keeping with the existing character, amenity, heritage, environment and landscape of the village and that realises the potential of the village. The design of new developments should be responsive to their contextual surroundings and ensure that there is an appropriate interaction between settlement and landscape in each of the different development areas identified.

In the Village Core and Inner Village areas, higher densities and building forms suited to a village centre context will result in an environment where the built fabric dominates. It will be necessary to establish a high quality and suitably landscaped public realm and open space network within these areas to protect important environmental features and to provide relief from the built environment, spaces for social interaction and recreation and linkages with surrounding areas.

In the Outer Village and surrounding areas, lower densities and building forms suited to a landscape context will result in an environment where the natural landscape dominates. It will be necessary to ensure that development in these areas is sensitively sited and designed and that there is an orderly transition from the more built up to the more natural environment to ensure that development integrates with and protects the landscape and that opportunities for enhancing the village setting, character and amenity can be realised. The areas surrounding the Outer Village can provide opportunities for passive and active recreational facilities and amenities, such as parks and playing pitches, for views and prospects of the landscape and seascape and for meeting genuine rural generated housing need requirements.

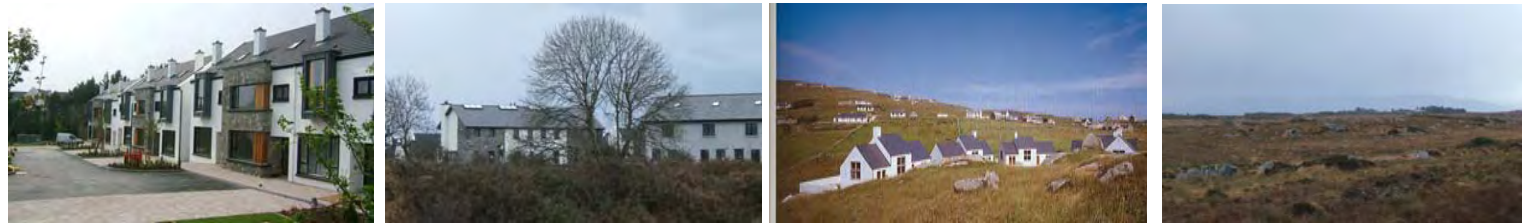
This overall strategy is illustrated in FIGURE 2.4.2 below and is comprised of a number of more detailed policies and objectives, as outlined in POLICY 2.4.2A, 2.4.2B and 2.4.2C.

FIGURE 2.4.2A | Village Design Strategy



The sketches opposite are indicative only and are used to illustrate the overarching principle of context based design. The appropriate interaction between settlement and landscape should be considered in the design of new development in each context.

The images opposite illustrate appropriate residential typologies that best assimilate with their respective contexts and allow for a sensitively scaled response suitable to the location and the site's inherent character.



All development proposals must consider the location, context, landscape setting, features and characteristics of the development site, which should be used to provide the basis for informed and considered decision-making with regard to the selection of appropriate settlement forms and the incorporation of important landscape features in the layout and design of new development. This forms an essential part of the design process and site appraisals and design statements will be required with all development proposals to show how these issues have been addressed.

POLICY 2.4.2A | Design Principles and Approaches

It is the policy of the Planning Authority to promote the use of design principles and approaches that will help to create high quality built and natural environments and that are appropriate to the context and landscape setting of Bearna village.

Objective VD1 | Context-Based Design

New developments should be responsive to their site context and be in keeping with the village character, amenity, heritage, environment and landscape.

Objective VD2 | Quality Place Making

Buildings and public spaces should be designed to create quality places that are suited to their context, that have a recognisable identity and that contribute to the creation of a high quality public realm.

Objective VD3 | Public Realm

Promote the development of a high quality public realm consisting of village streets, squares, parks and amenities connected by a network of pedestrian and cycling routes. This should be facilitated through the use of spatial enclosure, passive surveillance and shared surfaces for both pedestrians and cyclists. Public spaces should have a high standard of design and street furniture that will create a coherent character for the area. This would include park benches, bus shelters, cycle storage facilities, refuse bins, signage, street sculpture, etc.

Objective VD4 | Connectivity, Permeability and Legibility

Developments should provide for a high level of connectivity and permeability, to encourage walking and cycling and to promote linkages between areas, together with an adequate level of legibility, to provide a distinctive distribution of places and spaces that provide adequate orientation and clarity.

Objective VD5 | Spatial Definition and Enclosure

New developments should be designed to provide spatial definition to village streets and spaces. Perimeter block typologies provide a useful approach in creating good spatial definition, adequate enclosure and a high quality public realm.

Objective VD6 | Focal Points and Landmarks

New developments should be designed in such a way as to create new focal points and landmarks within the village. This can be achieved through the use of increased building heights or different material or design treatments in strategic locations, such as corner sites or those at the entrance to significant new developments.

Objective VD7 | Gateways, Entrance and Thresholds

Appropriate gateways, entrances and thresholds should be encouraged at the edges of the village and at the entrance to major new developments. The entrances to the village along the main approach routes should be designed as gateways with high quality public spaces and/or building/structures to create a sense of place, arrival and identity.

Objective VD8 | Human Scale Development

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.

Objective VD9 | Fine-Grained Built Form

Developments should be designed as intensive, fine-grained developments that reflect the dense field pattern system in the village and that provide a diversity of building forms and public spaces.

Objective VD10 | Home Zones

Home zones provide an innovative approach to the design of residential streets as useable spaces for local residents, pedestrians, cyclists, children, etc. and should be promoted in appropriate areas such as the Village Core and Inner Village areas.

Objective VD11 | Rural Clusters

Rural clusters provide an innovative approach to the development of new buildings in the rural landscape and should be promoted as an alternative to ribbon development where appropriate, such as in the Rural Fringe area, subject to the necessary siting, design, servicing, access and genuine rural generated housing need criteria.

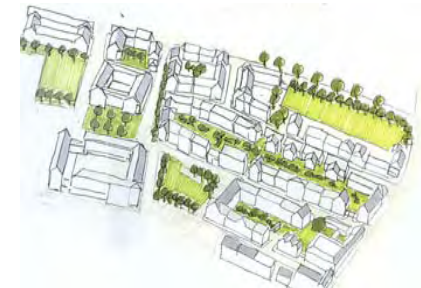
A street layout that encourages walking and cycling is permeable, in that it is well connected and offers a choice of direct routes to all destinations. It is also legible, in that it is structured by a distribution of distinctive places and spaces so that it can 'read' and is thus easy to find one's way around.



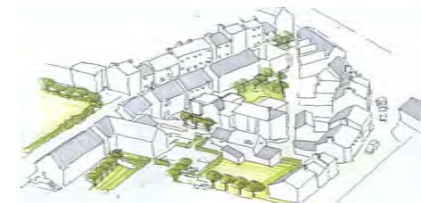
Innovative layout typologies that explore historical precedent help to challenge the uniformity of current suburban living and create new, high quality places. (Source: CABE)



Perimeter enclosure typologies provide good spatial definition and street legibility and make for a high quality public open space network. Perimeter block developments can help to achieve higher densities with an appropriate scale of development.



This low-scale yet intensive typology contributes to the quality of the public realm by defining a strong edge. Requirements such as car-parking need careful consideration in such layout designs to avoid a 'armac desert' surrounding an isolated bulky building.



POLICY 2.4.2B | Landscape, Open Space, Views and Prospects

It is the policy of the Planning Authority to protect the landscape sensitivities, views and prospects in Bearna and to promote the development of a green network and high quality landscaping.

Objective VD12 | Green Network

Support the development of a network of amenities, open spaces and natural areas that supports ecological biodiversity, that provides pedestrian and cycling linkages and active and passive recreation opportunities and that helps to structure and provide relief from the built environment. Natural areas, parklands and greenway linkages within this network can provide the focus and catalyst for new high quality developments in the village, such as along the Bearna waterfront and proposed Coastal Amenity Park.

Objective VD13 | Integration with Landscape

Ensure that new developments are integrated with the landscape by setting buildings into the landform, designing building forms to step down with the contours and avoiding any major remodelling of the ground levels, other than as may be required to provide underground parking. Sensitive landscaping can also help to integrate development with the landscape and to avoid intrusive developments. The design of new development should be assimilated with the landscape and this should be guided by the *Design Guidelines for the Single Rural House 2006* in rural and less built up areas and by the *Galway Clustered Housing Guidelines* in more built up areas.

Objective VD14 | Views and Prospects

Protect the sea views over the coastal landscape and Galway Bay from the main public spaces, roads and other areas as appropriate. Apply the provisions of the GCDP in respect of views and prospects and as appropriate in Bearna. In particular, this includes View 71, View 72, View 73 and View 74.

Objective VD15 | Coastal Visual Amenity

Protect the public visual amenity along the R336 and coastal landscape. This can be achieved by: protecting, creating and framing views from the R366 and higher ground over Galway Bay; providing opportunities for new pedestrian linkages and public spaces leading down to the waterfront; limiting the extent, height and bulk of new development seaward of the R336 in the Village Core; limiting ribbon development along the R336 in the Green Wedges and Coastal Edge; ensuring that any new development on the coastal lands are of a high design quality, suitably laid out and restricted in height to protect view lines and are integrated with the landscape; and orientating buildings perpendicular to the coastline/R336 in the Village Core.

Objective VD16 | Landscape Features

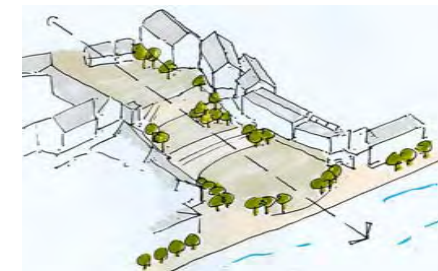
Incorporate existing landscape features such as streams, trees and hedgerows as integral elements of new development layouts. Developments should be orientated to acknowledge these elements and to face onto them wherever possible. Features such as streams can form an important part of the amenity or open space areas of developments and can form part of pedestrian and cycling linkages that link developments to other areas and amenities in the village.

Objective VD17 | Ecological Landscaping

Promote the use of landscaping in developments that is sympathetic to the natural landscape and local conditions. Native trees and shrubs should be used that are suited to the landscape context, local flora and fauna and soil conditions on the site.



A structured approach to open space provides for a linked sequence for amenity walks and cycle network. Such a series of greenway linkages presents an opportunity to develop a high quality, liveable environment.



Spatial framing can help to provide amenity views of the landscape/seascape and allow active participation in the public domain.



Natural resources such as waterfronts and streams provide a unique opportunity to provide an active amenity edge and ecological corridor. Bringing these areas within the public domain will encourage participation within the natural and built environments.



The built environment can be enhanced through 'soft landscape' interventions that also encourage greater biodiversity. Trees and planting provide a natural privacy buffer and create a strong sense of enclosure onto the street.

POLICY 2.4.2C | Built Form

It is the policy of the Planning Authority to promote 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.

Objective VD18 | Responsive Built Form

Orientate buildings towards public roads and other public spaces so as to provide a 'face' to development, to create a more vibrant streetscape and to ensure natural surveillance and a safe environment. Buildings on corner sites will be encouraged to 'turn the corner' by fronting onto two streets.

Objective VD19 | Building Lines and Setbacks

Apply appropriate building lines that contribute to the creation of streetscapes in built up areas but which provide a more organic fit to the landscape in less built up and rural areas. Setback and accentuate buildings in key locations along the main village streets to provide for new public squares and public transport nodes as appropriate that foster opportunities for social interaction and passive recreation, to provide relief from rigid building lines, to counteract any potential 'tunnelling effects' along streets, to make streets more pedestrian friendly, to create a more vibrant and active street edge to frontage buildings and to improve the visual quality of streets.

Objective VD20 | Building Massing, Scale and Height

Building heights should be in keeping with the character and scale of existing development in the area and should respond appropriately to the immediate context. A maximum building height of two-storeys will generally apply but reduced building heights will be required in visually vulnerable locations. Increased building heights may be considered in exceptional circumstances where they contribute positively to the village character and design subject to high standards of design, site suitability, etc., such as focal points along the R336.

Objective VD21 | Building Widths

Building widths will be encouraged to reflect vernacular forms with narrow floor plans that provide benefits in terms of dual aspects and views, solar gain, reduced ridge heights, less monolithic buildings, greater opportunities for creating enclosure, defined street edges, courtyards, etc.

Objective VD22 | Building Materials and Finishes

Building materials and finishes should be appropriate to the locality, site context and building function. Appropriate local building materials would include natural granite, black slate, plastered and rendered walls, etc. A limited and/or complementary palette of high quality building materials should be used in both buildings and paving to provide a unified character in particular areas.

Objective VD23 | Sustainable Design

New buildings should 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 and craftsmanship can all help to ensure that new developments minimise their environmental impacts and long term costs.

SECTION 3 provides additional guidance on village design in each of the Development Areas identified.

An example of an award winning contemporary vernacular design in a rural context that reinterprets the traditional building idiom and sets a design benchmark for future generations.



An example of a sensitively designed and scaled residential scheme adjacent to a water context that illustrates a high intensity footprint yet maintains a massing and scale that is reflective of the existing built form and which retains an appropriate relationship between the built form, adjacent parkland and the water's edge.



This sketch depicts low scale/intensive buildings that define an intimate relationship with the street, open space elements and pedestrians. Large, isolated, bulky buildings with a sea of surface car-parking should be avoided in the village context.



The unifying treatment of these stone boundary walls creates a layered tapestry between the landscape and associated buildings. Utilising the local granite stone reinforces the character, which is a core principle of place making.

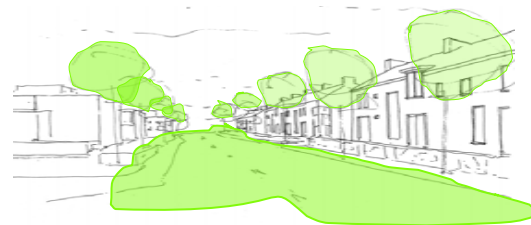


FIGURE 2.4.2B | Application of Design Principles

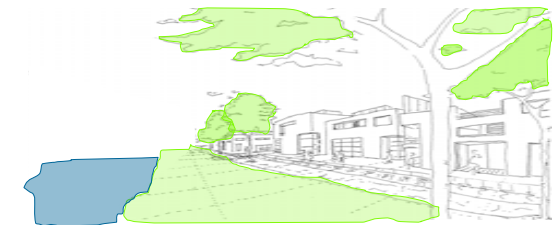


The sketch opposite is indicative only and is used to show the potential for using new development to knit together the fabric of Bearna village. New development should seek to provide for long-term spatial connectivity and to build on and enhance the existing features and amenities in Bearna. Particular opportunities include the creation of a high quality public realm incorporating the coastal amenity park and seaside promenade, the main village streets and linkages to residential communities, new village squares and public buildings and the development of high quality development structured around this public realm.

The images opposite provide indicative perspective views of potential treatments of the new village street and the coastal amenity park using appropriate residential typologies that best assimilate with their respective contexts and allow for a sensitively scaled response suitable to the location and the site's inherent character. The locations of these views are also highlighted on the aerial sketch plan above in a green outline.



Indicative view of New Village Street.



Indicative view of Coastal Amenity Park

2.5 Community Facilities and Amenities

2.5.1 Context

Existing Facilities and Amenities

There is a range of existing community facilities and amenities in and adjacent to the Bearna Plan Area that form an integral part of the community life of the village. This includes educational, religious, public/institutional and sports and recreation facilities.

The natural and physical environment in Bearna also has a number of significant features and amenities that offer both active and passive recreational opportunities and provide important wildlife habitats. This includes the area's extensive scrublands and the shoreline, Bearna Pier and a series of small beaches, including Mag's Boreen Beach, that have associated recreational activities including fishing, walking, swimming and boating.

These landscape features have more than local significance and the beaches, shoreline and harbour, for example, attract people not only from Bearna but from the City environs as well. The Pier/Harbour area and Bearna's waterfront setting is one of the most important yet under-utilised amenity elements in Bearna.

MAP 2.5.1 and TABLE 2.5.1 show the existing community facilities and amenities in and adjacent to Bearna. The numbers used to identify facilities and amenities on the map match those in the table.

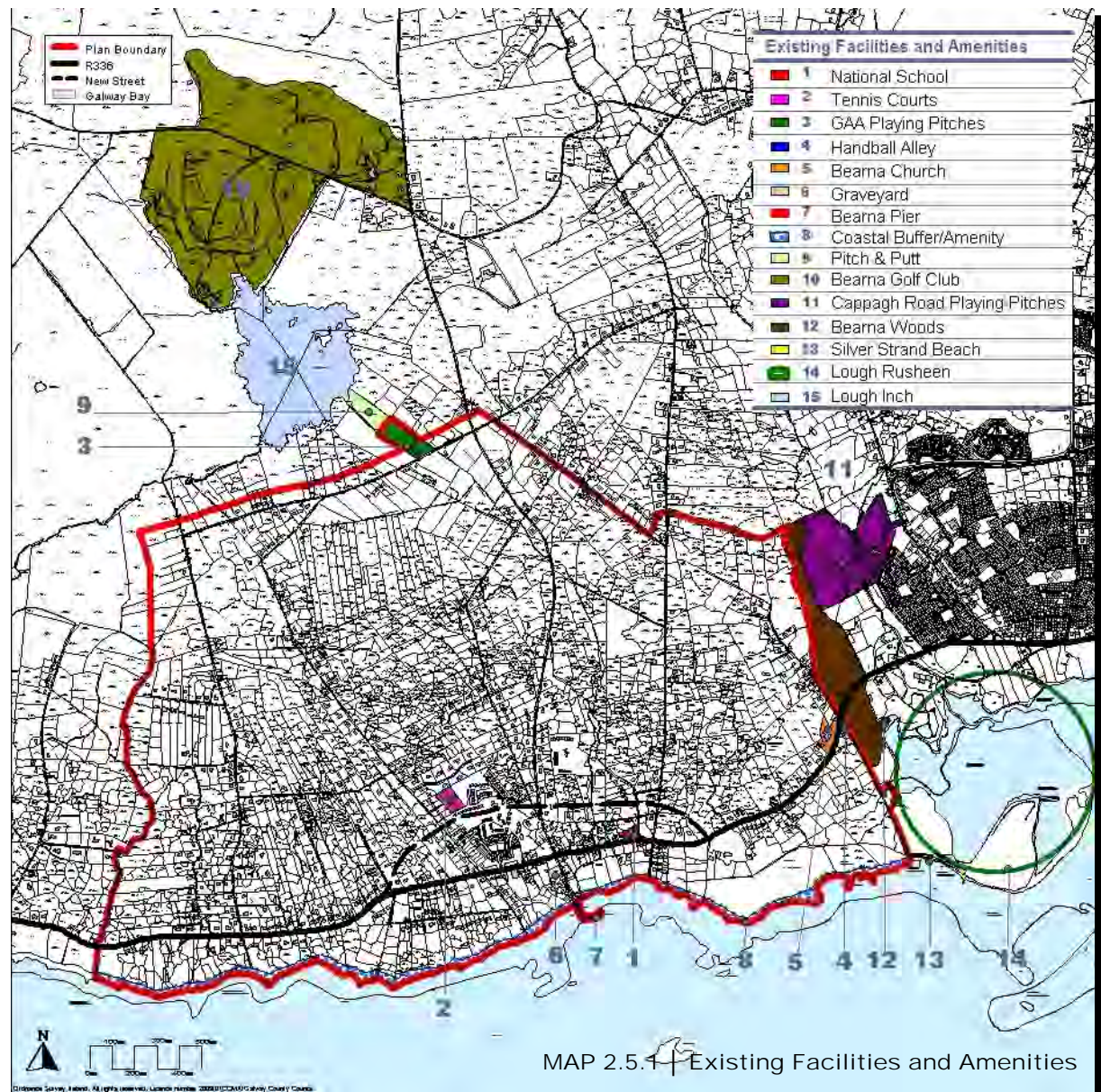


TABLE 2.5.1 | Existing Facilities and Amenities

Educational Facilities	
1	National School (Scoil Sheamais Naofa), R336, Freeport
	<ul style="list-style-type: none"> • <i>Primary Schools, Furbo, Spiddal & Galway City</i> • <i>Secondary Schools, Spiddal & Galway City</i>
Sports Facilities	
2	Tennis Courts (public/co-operative club), Trusky West
3	GAA Playing Pitches, Cloghscoltia
4	Handball Alley, R336, Lenarevagh
9	<i>Pitch & Putt (to be removed due to proposed GCOB road), County Galway</i>
10	<i>Bearna Golf Course (club), County Galway</i>
11	<i>Cappagh Road Playing Pitches, Galway City</i>
Public/Institutional/Religious Facilities	
5	Bearna Church (Church of Mary Immaculate Queen), R336, Knockaunnacarragh
6	Graveyard, Pier Road, Seapoint
1	Community Hall (existing school hall after 3pm), R336, Freeport
Amenity Areas	
7	Bearna Pier, with associated berthing facilities & slipways
8	Coastline/Shoreline, with associated small beaches & walks
12	<i>Barna Woods, Galway City</i>
13	<i>Silver Strand Beach, Galway City</i>
14	<i>Lough Rusheen Amenity, Galway City</i>
15	<i>Lough Inch Amenity, County Galway</i>
Recreational Activities	
	<ul style="list-style-type: none"> • Fishing, Swimming, Boating (shoreline) • Walking (shoreline, boreens, Poleeney Bog, etc.) • <i>Fishing, Swimming, Boating, Windsurfing</i> • <i>Walking, Horse Riding</i>

Note:

1. The numbers above match those shown on MAP2.5.1A.
2. The facilities/amenities shown in italics are located outside of the Bearna Plan Area.

Community Needs

One of the major issues raised through the pre-draft public consultation process undertaken in Bearna is the need to improve existing community facilities and to provide additional facilities and amenities to serve the rapidly growing population in Bearna. In particular, the local community has identified the need to provide:

- An upgraded or relocated National School with adequate access and associated facilities due to: the lack of capacity and expansion potential of the existing school to accommodate existing and future pupil demand; the lack of outdoor playing fields, car parking and drop-off facilities; and the age, inadequate space and costly maintenance of existing buildings and prefabs. There is strong support in the local community, including from *Scoil Sheamais Naofa*, for the relocation of the school to a suitable site in the village centre, preferably on a 7 acre site along the new village street. A more recent submission from the National School identifies lands at the junction of the R336 and Silver Strand Road as a potential site with a range of benefits.
- Additional sports facilities, including playing pitches, basketball courts, tennis courts, pitch & putt, skateboard park and an athletics track, to serve the growing population and local youth due to: the shortage of adequate facilities in the village centre; the 2km distance to the existing GAA pitch; the impending loss of the Pitch & Putt to the proposed GCOB road; and difficulties in availing of City facilities. There is strong support for the proposal by *An Comharchumann Bhearna* (Barna Co-op) to provide a multi-purpose sports campus on approximately 50 acres of land within reasonable distance of the village to cater for the vast amount of the sporting requirements in the area.
- A community/youth centre in the village with facilities for the local community, the youth, children and the elderly, which could provide for meeting rooms, games rooms, indoor sports, Gaelic classes, Irish dancing, etc. There is strong support for this facility to be provided in the village centre and the existing school site is identified as a preferable option provided the existing school is relocated to an adequate site.
- A public park to serve the village with associated facilities and amenities to potentially include a seaside promenade, seating and picnic areas, children's play facilities, etc. There is strong support for this facility to be established along the foreshore between Mag's Boreen and Lacklea Boreen with an adequate setback from the HWM and/or foreshore field boundary line to create a coastal amenity park in the village centre.
- Improved facilities for local children, youths and the elderly in the village, including playing pitches and other sports facilities, children's playgrounds, childcare facilities, a skateboard park, a youth centre, etc.
- A range of water-related facilities and amenities to support recreational water-based activities such as angling, scuba diving, dinghy-sailing, etc., which could include a jetty and/or marina, dinghy-sailing club, diving centre, etc.
- Improved facilities for pedestrians and cyclists, including walking/cycling routes, amenity walks and a seaside promenade, given the shortage of safe routes for walking, cycling and jogging in Bearna and the fact that there are a number of amenities in the Bearna Plan Area and surrounding areas that are not easily accessible except by car.
- A secondary school to serve the growing residential population in Bearna, preferably clustered with the new primary school and/or sports facilities, to be provided with adequate associated facilities including playing pitches, given: the lack of an existing secondary school in Bearna; the growing population in the village; and the distance to the nearest secondary schools in Spiddal and Galway City.

Policy Informants

The Plan has considered a range of inputs, guidelines and best practice in developing options, policies and objectives for the provision of improved facilities and amenities to serve the local community in Bearna. In particular, the Plan has considered the following:

- The input of the local community received through the pre-draft public consultation process, as summarised above.
- The policies, objectives and proposals in the GCDP in relation to improved community facilities and amenities, as appropriate in the vicinity of Bearna, and the resources available to GCC to facilitate the delivery of community facilities and amenities.
- The national guidelines applicable to the delivery of community facilities and communities, including the *Provision of Schools and the Planning System: Code of Practice 2009* published by the Department of Education and Science and the Department of Environment, Heritage and Local Government and the *Childcare Facilities Guidelines 2001* published by the Department of Environment, Heritage and Local Government.
- Principles of proper planning and sustainable development, including best practice approaches to the provision of facilities and amenities (see *BEST PRACTICE 2.5.1*).

BEST PRACTICE 2.5.1 | Access and Greenways

Sustainable Access

Community facilities and amenities are, by their very nature, central to the community life of an area and require a high level of access for a variety of groups, including children, the youth and the elderly, and the community as a whole. The provision of sustainable access to community facilities and amenities can be achieved through a number of measures:

- Locating facilities in central locations within walking/cycling distance of the main population thresholds to ensure that children, the elderly, other vulnerable groups and the community as a whole can access facilities and amenities without relying on motorised transport.
- Providing a high level of public and private transport access to facilities and amenities, including reasonable proximity to bus routes and stops.
- Clustering and/or linking facilities together to allow for multi-functional use, to minimise the number of trips required to access facilities and to provide focal points for community life, interaction and recreation.

Greenways

Greenway is an EU term established in a *Declaration Towards a European Greenway Network* in

Lille on 12 September 2000 for "circulation routes reserved exclusively for non-motorised journeys, developed in an integrated manner, which enhances both the environment and quality of life of the surrounding area."

Greenways have been successfully developed in a number of European countries, including France, Spain, Belgium and the UK. In Ireland, a number of initiatives have been taken to develop Greenways, the longest being the Beara Breifne Greenway from Castletownbere to Leitrim.

Greenway Linkages have also been applied in Galway City through the *GCDP 2011-2017* and there are a number of greenway linkages in the Galway City area that abut or are in close proximity to the Bearna Plan Area. Policy No. 4.3 (Greenways and Public Rights of Way) of the *GCDP 2011-2017* is to: *Investigate the potential of linked greenways from the city into the county area in particular to Barna, Oranmore and Tonabrocky.*

Community Facility and Amenity Options

The Plan has considered a number of options for the provision of the facilities and amenities required by the local community in Bearna. This has been guided by the input received through the pre-draft public consultation process and the need to provide sites of sufficient size with good vehicular, pedestrian and cycling access from the residential population in the village centre and broader area.

MAP 2.5.2A shows the siting options considered for a number of different facilities in and adjacent to the Plan Area. Appendix D provides additional detail on the primary school and sports facility options. MAP 2.5.2B shows the pedestrian and cycling network linkages considered in the Plan.

Primary School

A total of 7 potential siting options have been considered for the primary school, each with a site size of approximately 7 acres, including 3 central sites along the proposed new Village Street (Option 1, 2 and 3), 2 coastal sites (Option 4 and 5) and 2 peripheral sites on the eastern and western edges of the Plan Area (Option 6 and 7). The siting options are outlined below in order of suitability:

- **Option 1** is the most central site with the highest level of access from the surrounding residential population and potential linkage with inland sports facilities and the coastal amenity and is accordingly supported as the optimum location for the school.
- **Option 2 and 3** are also well-located sites with potential for direct access from the new village street and residential population and are accordingly also considered as acceptable locations. Option 2 would be a more favourable site

given its location within the residential growth area of the village. Option 3 is located on the edge of the existing village and could provide a new focal point and potential future growth point in the area.

- **Option 4** is located north of the village and potentially has good access from the Moycullen Road. This site could be considered if the above centrally located site options were unavailable, provided that it could be demonstrated that the site could be adequately linked to the village, particularly in relation to the provision of safe walking and cycling routes.
- **Option 5** is on the coastal lands but potentially has good access from the new roundabout proposed on the R336. This site could be considered if the centrally located site options were unavailable, provided that it could be demonstrated that any environmental impacts in this sensitive location could be minimised and/or mitigated.
- **Option 6** is also located on the sensitive coastal lands but with potentially difficult access, separated from the main population area by a section of the R336 that will not be bypassed and in the opposite direction to the predominant traffic flows.
- **Option 7** is located on the sensitive coastal lands in close proximity to the designated cSAC/SPA/pNHA sites and remote from the village centre. The site may, however, be open to consideration given that it is located in the direction of the predominant traffic flows into Galway City, has potential for clustering with the nearby Catholic Church, could potentially serve the school needs of nearby Knocknacarra residents and could benefit from access to the local environment, provided that potential environmental impacts can be fully addressed and it can be demonstrated that traffic flows are acceptable and public transport access can be maximised.

MAP 2.5.2A shows the above options and APPENDIX D provides a more detailed assessment of the relative merits of each option.

Given the difficulty and expense involved in securing sufficient land in a village centre location for a new school site, it is proposed that all of the above options be considered but that the preference would be for one of the central site options, along the northern edge of the new Village Street, i.e. Option 1, 2 or 3. Option 1 would be considered the optimum location for a school and this site should be supported as the preferable option unless one of the alternative siting options was secured for the school and it was clearly demonstrated that this was a viable option.

Given the need to balance the land requirements for the school with a central location, it is suggested that a reduction in the 7 acres required could be considered on one of the central sites, subject to a minimum provision of 6 acres on Option 2 or 3 and 5 acres on Option 1. On the inner, coastal and peripheral sites, additional site area could be considered to provide for clustering with other community facilities, playing pitches, etc.

The Plan does not rule out alternative options to those identified, but any proposed site would need to demonstrate that it satisfies a range of criteria, including:

- Sufficient site size (i.e. a minimum of 5 – 7 acres or more depending on location) for expansion, good level of playing pitch facilities, opportunity for clustering with a secondary school, etc.
- Ease of access for public transport, including walking and cycling access within a reasonable distance from the village centre.
- Safe and direct access for private transport, including direct or indirect access to a major local route, either Moycullen Road, the R336 or the proposed new village street.
- Clustering with complementary facilities and/or linkages to nearby facilities and amenities.
- Minimal environmental and landscape impact.
- High level of design, access, siting, etc.
- Secure legal agreement for the land before the other identified sites are developed.

Sports Facilities

GCC is committed to assist the community in the acquisition of land for the purpose of providing playing pitches and other sports facilities. The Plan has considered a number of potential site options for new sports facilities. This has been guided by the input received through the pre-draft public consultation process, in particular the submission received from *An Comharchumann Bhearna*, and the need to provide a site of sufficient size with good vehicular, pedestrian and cycling access from the residential population in the village centre.

A total of 5 potential siting options have been considered for the proposed sports campus, each with a site size of approximately 50 acres, including 1 central site (Option 1), 2 inner sites (Option 2 and 3) and 2 peripheral

sites (Option 4 and 5). The siting options are outlined below in order of suitability:

- **Option 1** is the most central site with the highest level of access from Moycullen Road and the nearby residential population and potential linkage with the Option 1 school site and the coastal amenity and is accordingly supported as the optimum location for the sports facility.
- **Option 2** is located on the edge of the Plan Area but with a strong north-south connection to the village population via Aille Road and with potential for clustering with the adjacent Cappagh Playing Pitches and Barna Wood and potential linkage to the church and Silver Strand Beach. This site would accordingly also be considered as an acceptable location if Option 1 were unavailable.
- **Option 3** is also located on the edge of the Plan Area with a lower level of access than Option 2 but with potential for clustering with the existing GAA Playing Pitch. This site would accordingly also be considered as an acceptable location if Option 1 were unavailable.
- **Option 4** is located in the northwest corner of the Plan Area with potential access to the village from the north-south roads in the vicinity and to the existing GAA Playing Pitch via the existing east-west road. This site would accordingly also be considered as an acceptable location if Option 1 were unavailable.
- **Option 5** is located on the western edge of the Plan Area remote from existing public roads and potentially bisected by the proposed GCOB route. This site would be one of the least favourable locations for the sports campus due to its poor location and potential disruption by the proposed GCOB.
- **Option 6** is located outside of the Plan Area, beyond the proposed GCOB route, very remote from the village population and on the Moycullen Bogs pNHA, although it does have the potential for clustering with the Bearba Golf Club facility. This site would be one of the least favourable locations for the sports campus due to its remoteness and potential impacts on the pNHA.

MAP 2.5.2A shows the above options and APPENDIX D provides a more detailed assessment of the relative merits of each option.

Given the difficulty and expense involved in securing sufficient land in a suitable location for a major new sports facility, it is proposed that all of the above options be considered but that the preference would be for one of the central or inner site options, i.e. Option 1, 2, 3 or 4. Option 1 would be considered the optimum location for a sports campus and this site

should be supported as the preferable option unless one of the alternative siting options was secured for the campus and it was clearly demonstrated that this was a viable option. The provision of smaller scale local sports and recreation facilities could be considered in other locations. This could include the potential site options identified for the school.

Given the need to balance the land requirements for the sports facility with a reasonably central location, it is suggested that a reduction in the 50 acres required could be considered on one of the central or inner sites, subject to a minimum provision of 45 acres on Site 2, 3 or 4 and 40 acres on Site 1. On the peripheral sites, additional site area could be considered to provide for future expansion of the facility and clustering with other community facilities and support serves.

The Plan does not rule out alternative options to those identified, but any proposed site would need to demonstrate that it satisfies a range of criteria, including:

- Sufficient site size (i.e. a minimum of 40 – 50 acres or more depending on location) for expansion, good level of playing pitch facilities, opportunity for clustering with a secondary school, etc.
- Ease of access for public transport, including walking and cycling access within a reasonable distance from the village centre.
- Safe and direct access for private transport, including direct or indirect access to a major local route, such as Moycullen Road.
- Clustering with complementary facilities and/or linkages to nearby facilities and amenities.
- Minimal environmental and landscape impact.
- High level of design, access, siting, etc.
- Secure legal agreement for the land before the other identified sites are developed.

Secondary School

Given the larger site required for a secondary school, the longer time frame anticipated for its delivery and the difficulty of securing additional lands in a central location for this facility, it is proposed that this facility should be considered together with any new sports and recreation facilities provided outside of the village centre. The provision of a

secondary school would be considered a longer term objective, once the primary school site has been secured.

Children, Youth and Elderly Facilities

Important facilities identified by the local community include children's playgrounds, childcare facilities, a youth centre, a skateboard park and facilities for the elderly. The provision of these facilities should be facilitated as required at appropriate locations in the Plan Area, including in conjunction with the school, the public park and the community centre and should be accessible to the users of the facility.

The provision of financing for a playground at any location is dependent on the adoption by GCC of the proposed policy and thereafter the consideration of any proposal in the light of that policy. Currently GCC can only commit to providing insurance subject to certain requirements being met.

Public Park

The Plan has considered a number of potential options for the provision of a new public park:

- **Option 1** is to provide a linear coastal amenity park in the village centre with an appropriate setback to allow for public access and uses along the foreshore, as supported by a large proportion of the local community.
- **Option 2** is to provide a series of pocket parks along the coast in-between areas of development.
- **Option 3** is to provide a single large park in or adjacent to the village centre, for example to the north of the proposed new village street or on the undeveloped coastal lands east of Mag's Boreen.

The Plan considers that a linear coastal amenity park is the preferable option given: the support of the local community for this option; the availability of land along the coast and the general shortage of land for a single large facility on a centrally located site in the village centre; and the need to establish a setback along the coast for environmental, flooding, property protection, etc. reasons. The provision of local parks in the village would also help to complement a new coastal park and provide for the passive recreation needs of the local community and relief from the built environment.

Village Squares

The village has a main street but there is no focal point in the village to facilitate public gathering and social interaction. The Plan supports the development of a village square or series of village squares along the main street (R336) and new village street. A number of potential sites have been identified and it is suggested that at least one be provided, preferably one on each street.

Community Hall/Centre

The school hall is used as a community hall after 3pm and numerous community activities take place in the hall, including the badminton club, basketball, indoor soccer, scouts and brownies, Irish dancing and boxing. The pre-draft public consultation process has indicated widespread support for a community centre in Bearna. The most obvious location for this facility would be the site of the existing school provided the school is relocated to a suitable alternative site. Other options that could be considered include the potential school site options identified, either developed in conjunction with the school or as a separate facility.

Water-Related Facilities

The pre-draft consultation process has highlighted the need for water-related facilities to serve local water-based sports and activities, including facilities for sailing and scuba diving. A number of potential siting options have been considered, including along the coast in the Village Core to the east and west of Bearna Pier and adjacent to the existing Silver Strand beach amenity. It is considered that the Village Core is the appropriate location for any new buildings associated with water-related facilities.

The site adjacent to Silver Strand beach facility could, however, be considered as part of the expansion and enhancement of this amenity with an additional beach area and parking facilities on the County side of the road. This could be developed in conjunction with improved pedestrian and cycling access via greenway linkages along the coast and Silver Strand Road and possible widening of Silver Strand Road with limited additional parking and passing bays. It should not include buildings or developments as this would substantially alter the character of the area.

There has also been support amongst the local community for the provision of a jetty/marina to capitalise on the attractive seaside location of the village and to provide additional berthage for boats. The Plan has considered two potential siting options for a jetty/marina to the east and west of Bearna Pier. Both options may be considered, but it may be more appropriate to locate the marina/jetty to the west of the pier, which will provide a major focus for development on the adjacent lands, and to provide a high quality coastal amenity park with associated beach facilities to the east of the pier.

The *Development Strategy for Marine and Leisure Infrastructure* produced by the Marine Institute identifies potential development locations in Ireland for marine leisure developments. The Strategy identifies Bearna Pier as a potential location for a small scale marine leisure development providing up to 25 berths with associated slipway/pier construction/small marina. This development would be an important site for 'land to sea' users. The Strategy recommends that any proposed investment in marine leisure infrastructure be preceded by a feasibility study, incorporating an engineering study and a cost benefit analysis. This would determine whether the project would provide positive economic and social benefits to the region and that it would be viable in the long term.

Pedestrian and Cycling Routes

The Plan has considered a number of potential options for providing safe pedestrian and cycling routes in the Plan Area and linkages to surrounding areas and amenities. This includes the use of existing streets and footpaths together with new amenity walks along the coastline and existing streams to create an amenity network for the local community and visitors to the area.

2.5.2 Community Facilities and Amenities Strategy

The Community Facilities and Amenities (CF) Strategy is to support the provision of an adequate level and distribution of community facilities and amenities in Bearna that: meets the needs of the local community as they arise and resources permit; are located in appropriate, accessible locations to serve the residential population in Bearna; and 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.

This strategy is comprised of a number of more detailed policies and objectives, as outlined in POLICY 2.5.2A and 2.5.2B below and as shown on MAP 2.5.2A and 2.5.2B.

POLICY 2.5.2A | Community Facilities

It is the policy of the Council to support the provision of an adequate level of community facilities and amenities in appropriate, accessible locations to serve the needs of the local community in Bearna as the need arises and resources permit. Complementary facilities and amenities should be clustered or linked together wherever practicable to allow for shared and multi-purpose use of facilities. The following specific facilities, which have been identified through the public consultation process, will be supported, and other appropriate facility and siting proposals will be given favourable consideration, subject to the resources available to GCC and suitable siting, design and access.

Objective CF1 | National School

Support the upgrading of *Scoil Sheamus Naofa* or its relocation to a more appropriate site with increased pupil capacity, more expansive recreational facilities and improved and safer access. A number of potential siting options have been identified and an optimum site has been identified along the new village street. These sites and the surrounding lands should not be developed until such time as a suitable school site has been secured, to the satisfaction of the Planning Authority. In the interim, these sites should be reserved as amenity areas and could be considered for the development of parks, village squares and other appropriate public uses.

Objective CF2 | Community/Youth Centre

Support the retention of the existing national school site for community use once the existing school has been relocated to an appropriate site. The existing site should be redeveloped as a multi-purpose community centre providing a range of facilities for the local community, including community meeting rooms, youth facilities, games rooms, senior citizens facilities, a leabharlann/Gaeltacht centre, Gaelic classes, Irish dancing, aerobics and other sports, such as indoor soccer, etc.

Objective CF3 | Coastal Amenity Park

Support the creation of a linear Coastal Amenity Park along the coastal lands to serve the recreation and amenity needs of the Bearna community, to provide an appropriate public interface between the village and the coastline and to create a focal point and attractive setting for high quality tourism and mixed use development on the adjoining lands. The park will extend adjacent to the foreshore between Mags Boreen and Lacklea Boreen and will have an adequate width to accommodate a wide range of public amenities and uses.

Objective CF4 | Sports and Recreation Facilities

Support the provision of an appropriate level of sports and recreation facilities to service the needs of the local community. In particular, the Plan supports the proposals by *An Comharchumann Bhearna* (Barna Co-op) for a Sports Campus in Bearna. This facility should ideally be located on approximately 50 acres of land within the Plan Area and within reasonable walking/cycling distance of the village centre. The funding for this facility would need to be generated through development contributions, private funding, fund raising, etc.

Objective CF5 | Village Squares/Local Parks

Facilitate the creation of village squares and/or local parks along the main street (R336), new village street and seaside promenade to support the civic life and social interaction of the local community. A number of potential siting options have been identified and these should be considered together with any other suitable sites, such as the school site options and water-related facilities site options identified in the Village Consolidation Zone, for the provision of village squares and/or local parks.

Objective CF6 | Childcare Facilities

Facilitate Údarás na Gaeltachta and the local community in the provision of childcare facilities including *naionraí* and *naoinaine*, in accordance with the provisions of the *Childcare Facilities Guidelines 2001*.

Objective CF7 | Water-Related Facilities

Support the development of appropriate water-related facilities along the coastline. This could include the retention and enhancement of existing sandy beaches, the establishment of new beach areas as appropriate and the development of clubhouses for sailing or scuba diving clubs in the Village Core or other public, low impact facilities as the need arises. The enhancement and expansion of Silver Strand beach facility could be considered subject to more detailed investigation and a full consideration of the need for and impacts of such an initiative. This could include an additional beach area and parking facilities on the County side of the road, to be developed in conjunction with improved pedestrian and cycling access via greenway linkages along the coast and Silver Strand Road and possibly a widened Silver Strand Road with limited additional parking and passing bays. It would not be appropriate to include buildings or developments as this would substantially alter the character of the area.

Objective CF8 | Jetty/Marina Development

Consider the provisions of the *Development Strategy for Marine and Leisure Infrastructure* produced by the Marine Institute and the need for a feasibility study for the project. Support the preparation of a feasibility study for a jetty/marina development to the east or west of Bearna Pier and any necessary marine/foreshore works to facilitate public access to and use of the area around the pier, such as breakwaters. This should incorporate an engineering study and a cost benefit analysis and should determine whether the project would provide positive economic and social benefits to the local community and the broader region and that it would be viable in the long term. The study should also consider the potential impacts of any proposal on the coastal environment and amenity, Bearna Pier and the Pier Road ACA and should be designed on a best practice basis to minimise environmental impacts, to optimise benefits to the local community and the broader region, to respect any existing rights of way to the shore and to be complementary to land based uses and activities, including the Pier Road ACA, the proposed coastal amenity park and associated facilities.

Objective CF9 | Consultation and Co-operation

Facilitate and co-operate with the Department of Education, Church Authorities, the Western Health Board, *Scoil Sheamus Naofa*, *An Comharchumann Bhearna* and other stakeholders in reserving lands for school development and other facilities to meet the principal educational, recreational and community needs of the local population at appropriate locations.

Objective CF10 | Recreation Projects

Recreation projects must be considered following a detailed assessment of each proposal, the forthcoming Recreation and Amenity Policy of GCC and available funding.

Objective CF11 | Existing Facilities

Retain existing facilities and prevent change of use or redevelopment, unless it can be clearly demonstrated that the facility is no longer required and that the new use or development contributes to the community needs of the village. This would include the existing tennis courts, school, church, handball alley, GAA pitch and local beaches.

Objective CF12 | Playground Facilities

Support the provision of playground facilities for children in appropriate locations that are accessible and have a suitable design and adequate surveillance. In particular, appropriate locations should be considered in the Village Core Area/ Coastal Edge Area.

POLICY 2.5.2B | Amenity Network

It is the policy of the Council to support the establishment of an accessible network of greenway linkages and amenities that provide safe and attractive circulation routes for pedestrians and cyclists for the enjoyment and recreational use of the entire community. This network will link together community facilities, amenities and built heritage features in Bearna and those to the east (Galway City), west (Na Forbacha) and north (Lough Inch and Barna Golf Course) and will help to reinforce the EcoNet for Bearna and support the ecological biodiversity and functioning of the natural environment.

Objective CF13 | Seaside Promenade

Support the development of a high quality and continuous Seaside Promenade within the Coastal Amenity Park that will be enjoyed by the local community and visitors to the area. The promenade will initially extend from Mag's Boreen to Lacklea Boreen with the potential to ultimately be linked to Silver Strand beach and the City greenway linkages in the east and along the coastline to the west.

Objective CF14 | Seaside Greenway Linkages

Support the development of Seaside Greenway Linkages with walking and cycling facilities extending from the proposed seaside promenade in the Village Core to Silver Strand beach, Galway City linkages and Lough Rusheen in the east and along the coast to the west. There is the potential for this amenity walk to be linked to Barna Woods and Cappagh Road playing pitches in the City via Silver Strand Road and to ultimately be linked to Salthill promenade in the east and Na Forbacha and potentially beyond along the Conamara coastline in the west. This should be designed as a more natural, low impact surface than the promenade that complements the proposed Sailin to Silver Strand walk, which will consist of low-key pathways made from wooden lathes to form a continuous coastal walkway between the promenades of Sailin and Salthill.

Objective CF15 | Streamside Greenway Linkages

Support the development of a Streamside Greenway Linkage loop along Trusky Stream and Liberty Stream that will link the future coastal amenity park and promenade to the new public square/park, public transport node and primary school site in the vicinity of the new village street and beyond to the future sports campus (and possible secondary school) and then further to the existing GAA playing pitch, Lough Inch, Fr. Griffin Memorial and Barna

Golf Course. It could also connect to the Galway City greenway linkages and Barna Woods and would provide a safe walk around the Plan Area. New parks, playing fields and facilities located along stream walks. New developments to respond positively to streams, buffers and walks and not turn the backs on these features.

Objective CF16 | Coastal Greenway Linkages

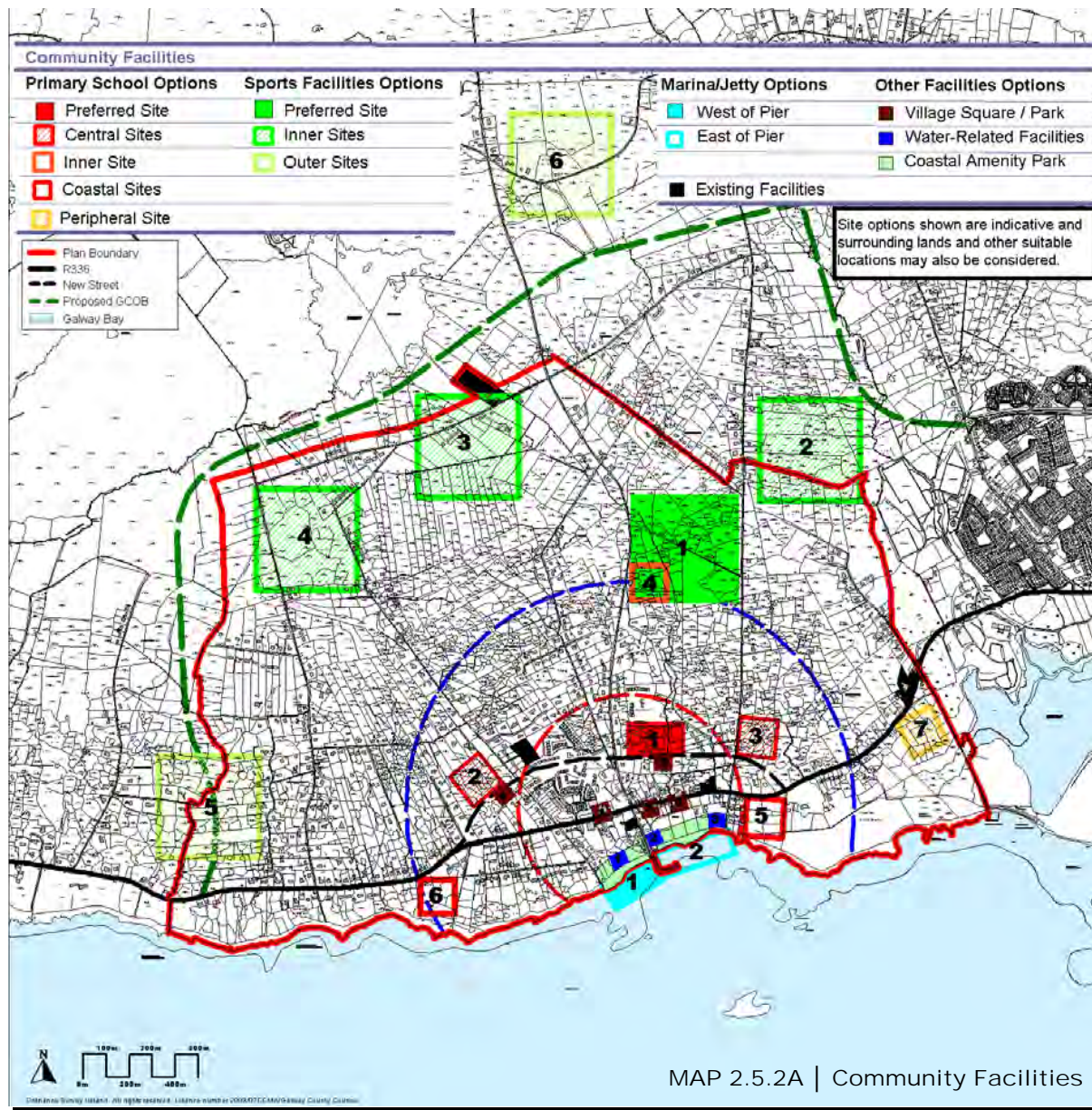
Support the use of Coastal Greenway Linkages to connect the R336 and village centre to the seaside promenade and greenway linkages. The routes should be safe for pedestrians and cyclists with adequate width and surfacing.

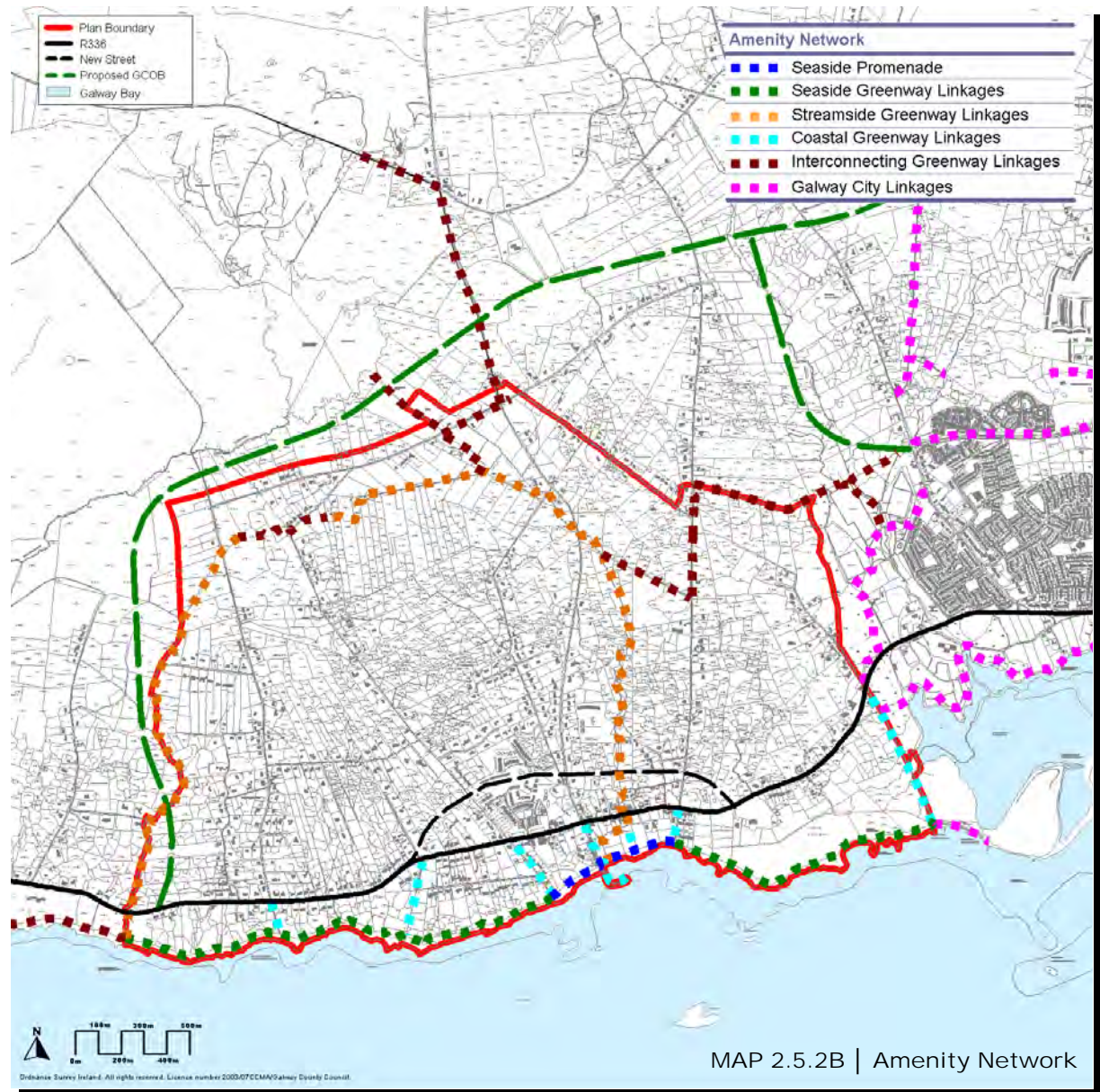
Objective CF17 | Interconnecting Greenway Linkages

Support the provision of interconnections between the various Greenway Linkages within the Plan Area and with surrounding routes and amenities, including those in Galway City to the east and the coastline and Na Forbacha to the west.

Objective CF18 | Local Linkages and Boreens

Support the provision of local linkages from significant new developments to the main amenity network. This could follow existing boreens, field/property boundaries or other routes as appropriate, subject to agreement from affected landowners.





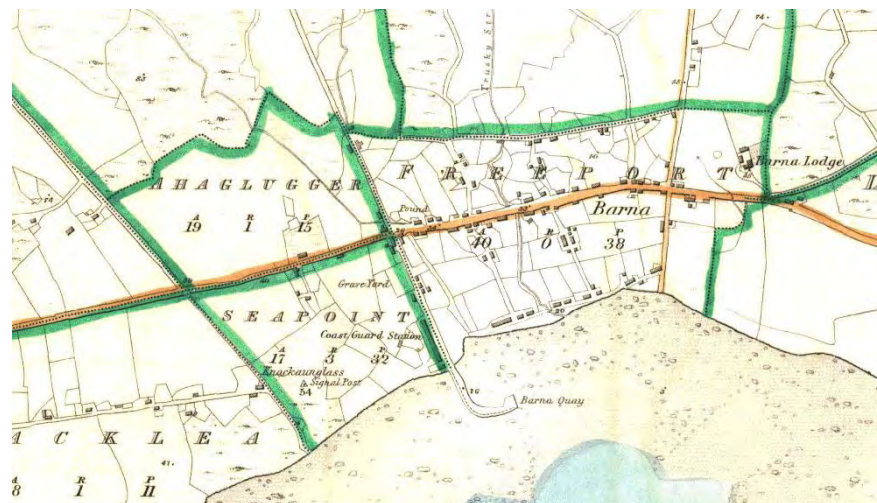
2.6 Heritage and Environment

2.6.1 Cultural Heritage

Context

The LAP has considered a range of important aspects of the cultural heritage of Bearna, the legislative and policy requirements relating to cultural and linguistic heritage and the views of the local community in developing a Cultural Heritage Strategy appropriate for the village and surrounds. This includes the following considerations:

- The origins and historical development of Bearna, which is strongly linked to the coastal location of Bearna, the history of fishing and maritime activities in the area and the construction of Bearna Pier in 1799. Bearna Pier has provided a safe harbour for boats, a base for fishing and trading and a focus for social activities in the village through the years and still provides a major focal point in the village to the present day.
- The role of the Lynch family, the local Catholic landlord, in building many of the original significant structures in and around Bearna. This included the imposing Bearna House overlooking Silver Strand in the 1770's, a number of thatched cottages shortly afterwards, the old Roman Catholic Church of Mary Immaculate Queen around 1830, the boys school and a soup kitchen for the needy on the pier.
- The changing patterns of use and ownership of the land over time, which is reflected in the field patterns that are now a strong feature of the landscape in Bearna. The successive subdivision of farms over the years has led to a dense pattern of fields with associated hedgerows and stone walls that are typical of the landscape of coastal Conamara. The field patterns generally run in a north-south direction, or 'stripes', and follow the route of existing streams down to the sea in some cases.
- The traditional pattern of development in the village, which was mainly concentrated in Freeport Townland in a predominantly linear form, with development distributed along Pier Road (including the constabulary, a lighthouse and a coastguard station), the Galway-Spidal Road and, to a lesser extent, the coastline (fishermen's cottages). Outside of the village in the surrounding countryside, development generally consisted of the traditional *clachán* type pattern, i.e. nucleated clusters of buildings typically related to farming activities and/or the family unit, set into and surrounded by the rural landscape.



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The 1842 OS Map above shows the historical pattern development in Bearna village, with development concentrated in a linear pattern along the main roads and, to a lesser extent, along the coastline.



© Galway County Library 2006

The 1842 OS Map above shows an example of the *clachán* type settlement pattern in Cloghscoltia Townland.

- The local place names in Bearna related to the history of the area, local features, etc. Bearna itself derives its name from the Gaelic *bearna*, a ‘gap’, a term usually applied to a gap in a mountain or through high land. In the case of Bearna, this may refer to the sandy channel through the offshore rocks leading into the fairly well-sheltered pier.
- The Gealtacht status of Bearna and the importance of the linguistic heritage of the Irish language to the daily life of the village. Bearna forms part of *Gaeltacht na Gaillimhe* (County Galway Gaeltacht), the single largest and most populous Gaeltacht area in the country (see MAP 1.2, which shows Bearna in relation to *Gaeltacht na Gaillimhe*). According to the Census 2002, 24.6% of the population over 3 years of age in Barna ED speak Irish on a daily basis. This compares to an average of 48.4% for County Galway Gaeltacht, 17.3% for County Galway, 37.5% for all Gaeltacht areas and 20% of the total national population.
- The legislative and statutory protection of the Irish language and cultural heritage of the Gaeltacht under the PDA, the GCDP and the *Gaeltacht Local Area Plan 2008-2014* and the need for the Plan to recognise the linguistic heritage of Bearna and its importance in a national context. Section 8.3 of the GCDP contains a number of policies and objectives that support the preservation and promotion of cultural heritage, the Irish language and the Gaeltacht.
- The views expressed by the local community through the pre-draft public consultation process, which generally support the need to protect cultural input received-draft public consultation, the Irish language still forms an important part of the cultural heritage and daily life of the village. The local community generally support the retention of Bearna in the Gaeltacht and the need to support the Irish language through appropriate development, planning conditions and signage.

Cultural Heritage Strategy

The Cultural Heritage (CH) Strategy is to acknowledge the origins, historical development and cultural heritage of Bearna village and to ensure that new development respects and is responsive to the historical and cultural heritage of the village and safeguards the Gaeltacht status and linguistic heritage of Bearna, in accordance with the provisions of the GCDP, the Gaeltacht Local Area Plan and the Bearna LAP.

This strategy is comprised of a number of more detailed policies and objectives, as outlined in POLICY 2.6.1A and 2.6.1B below.

POLICY 2.6.1A | Cultural Heritage

It is the policy of the Council to acknowledge the origins, historical development and cultural heritage of Bearna village and to ensure that new development respects and is responsive to the cultural heritage of the village.

Objective CH1 | Public Appreciation

Promote an appreciation of the origins, historical development and heritage of the village.

Objective CH2 | Development Impacts

Consider the impact of new development on the sites of historical structures, including the constabulary, lighthouse, coastguard station and thatched cottages at the coast.

Objective CH3 | Historical Features

Utilise historical features in new developments where feasible. This may include a linear park/pedestrian linkage between the R336 and the coast following the line of the original Trusky Stream and/or the public road linking to Silver Strand.

Objective CH4 | Fishing and Maritime Heritage

Ensure that the fishing and maritime heritage of the village is protected and that new developments respect and enhance the relationship of the village to the sea. In particular:

- Preserve the use of Bearna Pier as a fishing and boating facility in the village.
- Investigate the feasibility of developing a local jetty or marina in the vicinity of Bearna Pier to enhance the fishing and maritime role of the village and contribute to the reintegration of the village with Galway Bay.

Objective CH5 | Local Place Names

Protect local place names an important part of the cultural heritage and unique character of *Bearna*. Support the use of appropriate names for new developments that reflect the character and 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**, the ‘Placename Committee’, and to identify an appropriate name for new developments that reflect the local heritage and character of the area.

Objective CH6 | New Village Street

Support the appropriate naming of the new Village Street in Bearna to reflect the character and heritage of the area. This would benefit from public involvement in determining an appropriate name and a consultation process and/or competition could be undertaken in this regard.

POLICY 2.6.1B | An Gaeltacht

It is the policy of the Council to have regard to the location of Bearna within the Gaeltacht, to continue to safeguard and promote the status of the Irish language in Bearna and its contribution to the linguistic heritage of An Gaeltacht, to implement an effective system through which the various aspects of the Gaeltacht ethos can be assessed and protected as part of the planning process, and to ensure that new developments respect, complement and contribute to the

character of the area and to the Irish language.

Objective CH7 | Appropriate Developments

Support the following types of development in appropriate locations in Bearna, in accordance with Section 8.3 of the GCDP and subject to other Development Plan requirements and site circumstances:

- Irish Language Teaching Resources.
 - Recreational facilities through Irish.
 - Houses for native speakers.
 - Houses for native speakers by voluntary organisations.
 - Low cost houses for young Irish speaking couples.
 - Community centres that support Irish.
 - Educational facilities, such as third level facilities.
 - Tourism ventures that are language centred.
 - Gaeltacht offices for the purpose of providing services through Irish for the Gaeltacht community.
 - Irish speaking families who wish to settle in Gaeltacht areas.
 - Businesses that are language centred, such as translation/communication services.
-

Objective CH8 | Spoken Language

Promote the use of Irish as a spoken language in the village.

Objective CH9 | Development Impacts

Control residential, commercial and industrial developments that may have a negative impact on the Irish language.

Objective CH10 | Naming of Developments

Ensure that the naming of developments shall be in Irish only and reflect the character of the area. Estate names must be agreed with the Planning Authority prior to the commencement of development, in accordance with Objective CS10 and DM Standard 3 of the GCDP.

Objective CH11 | Language Impact Statements

Require a Language Impact Statement (LIS) with applications for two or more houses or where an applicant applied for more than one house in an area, in accordance with Section 8.3.4 of the GCDP. A LIS will also be required for all large commercial and mixed use applications for development in the area or those that may have a potential impact on the Irish language in Bearna.

Objective CH12 | Community and Economic Facilities

Encourage the development of educational, recreational, tourism and business facilities that operate through the medium of the Irish language. Promote the commercial advantage for local businesses/tourism enterprises to develop Bearna with a Gaeltacht/fishing village theme.

Objective CH13 | Consultation and Co-operation

Support *Udarás na Gaeltachta* in fulfilling its role as a development agency, in accordance with Policy CS2 of the GCDP. Actively co-operate with *Udarás na Gaeltachta* and the local community in the provision of facilities for *naionraí* and *naíonlann* (Gaelic Nurseries, playschools and crèches).

Objective CH14 | Contractors

Ensure that all contractors employed by GCC in Bearna will have regard to the culture in which they work, in accordance with Policy CS7 of the GCDP.

Objective CH15 | Signage

Signage to be in Irish only with internationally recognised symbols, in accordance with Section 8.3 of the GCDP.

2.6.2 Built Heritage

Context

Built heritage includes both architectural heritage and archaeological heritage. Bearna has a number of significant features of both architectural and archaeological heritage that form part of the history, heritage and character of the village. Section 9 of the GCDP provides for the protection of architectural and archaeological in County Galway.

MAP 2.6.2A shows the various elements of built heritage identified in the Plan Area. The numbers on the map correspond to those in TABLE 2.6.2A, 2.6.2B, 2.6.2C, 2.6.2D and 2.6.2E.

Architectural Heritage

The architectural heritage of County Galway is a unique and special resource and forms an important and irreplaceable part of the character and heritage of the village. It consists not only of great artistic achievements, but also the everyday works of craftsmanship of the past.

Part 4 of the PDA makes provision for the protection of architectural heritage. The DoEHLG has issued guidelines for planning authorities in respect of Part 4 of the PDA entitled *Architectural Heritage Protection Guidelines 2004*.

POLICY 2.6.2A outlines the policies and objectives of the Council in relation to architectural heritage in general. POLICY 2.6.2B, 2.6.2C and 2.6.2D outline the policies and objectives in relation to specific elements of architectural heritage, including the Record of Protected Structures (RPS), Structures of Local Interest and the Pier Road Architectural Conservation Area (ACA).



Record of Protected Structures

A Protected Structure is a structure that the Planning Authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. In County Galway, these are afforded statutory protection under the Record of Protected Structures (RPS) in the GCDP. The RPS may be amended by the addition of entries as part of the making of a LAP.

TABLE 2.6.2A lists the structures that are currently listed in the County Galway RPS for Bearna and TABLE 2.6.2B lists those that are proposed for inclusion in the RPS given their architectural and historical significance.

TABLE 2.6.2A | Record of Protected Structures in Bearna

1 | Lynch Monument (RPS No. 747)

Mid 19th century church was demolished c1975 and new church built on site. Lynch Monument, dated 1857, is in the form of a large limestone box tomb with blind arcaded side panels, it is surmounted by a graduated pinnacle. Set adjoining new church.



2 | Seapoint – Thatched Cottage (RPS No. 748)

Detached 5 bay thatched cottage with end gable stacks and attic storey, late 19th century. The roughly rendered façade has replacement windows. 2 storey slated barn. Set adjoining road.



3 | Bearna Pier

Pier was originally built by a private individual in 1799 and rebuilt in 1882 by Alexander Nimmo, a Scottish engineer responsible for many works in Galway and Conamara. The stone pier provides a safe shelter for small craft from south and southwest gales.



Source: County Galway Record of Protected Structures. Aerial view of Bearna Pier from Pobal Bhearna.

TABLE 2.6.2B | Proposed Protected Structures

4 | Fr. Griffin Memorial (Cenotaph in RMP)

The Fr. Griffin Memorial commemorates Fr. Michael Griffin, a parish priest of Barna. Fr. Griffin's body was discovered in a boggy field at Cloghscoltia on 20 November 1920. Located along a public road approximately 2km north of main village crossroads.



Structures of Local Interest

In addition to those listed above, there are a number of other structures that contribute to the local distinctiveness of Bearna and which are proposed for consideration in the Bearna LAP as Structures of Local Interest (SLI) under Policy HL15 of the GCDP.

TABLE 2.6.2C lists these Structures of Local Interest and POLICY 2.6.2D outlines the strategy for these structures.

TABLE 2.6.2C | Proposed Structures of Local Interest

5 | Eagle Lodge

Two-storey house located along the R336 in Freeport Townland. Currently inhabited.



6 | Former Police Barracks and House

Detached two-storey house, 19th century. Located on the seaward side of the R336 in the centre of the village in Freeport Townland.



7 | Two-Storey House

Semi-detached houses adjacent to the Bearna Pharmacy shop on the seaward side of the R336 in the centre of the village in Freeport Townland to the west of the Former Police Barracks and House.



8 | Old Stone Cottage

Detached stone cottage, late 19th century. The roughly cut stone façade has replacement windows. Set adjoining road beside former 'Clarks of Bearna' supermarket.



9 | Handball Alley

Handball alley located at the junction of Silver Strand Road and the R336 in Lenarevagh Townland.



Architectural Conservation Area

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of Protected Structures. This could include, for example, a terrace of houses, buildings surrounding a square, or any group of buildings which together give a special character to an area. An ACA may or may not include Protected Structures. Planning permission must be obtained before significant works can be carried out to the exterior of a structure in an ACA. There are currently no ACA's in the Bearna Plan Area.

It is recommended that portions of Pier Road and associated structures in Seapoint and Freeport Townlands be considered for inclusion in an Architectural Conservation Area (ACA), as per Section 9.2.3 of the GCDP, given the architectural, historical and cultural significance of the area. This would include Bearna Pier, the Pier Road Terrace and Graveyard to the west of the road and the Pier Bridge and Donnelly's Bar and Restaurant and associated properties and fields to the east of the road. The main features of the Pier Road ACA are as follows:

- **Description** – The pier is constructed of irregularly coursed limestone, with a terrace running along the inside of the storm wall. The majority of the buildings are of two storeys and both two and three bay, with two distinctive groups of three building, similar in age and style.
- **Roofs** – The roof ridge and front façade of the buildings are parallel to the line of the street. The predominant material used is slate. Chimneys are an important feature, which contribute to the character of the streetscape, mostly placed over gables and rendered.
- **Windows and Door Openings** – In most buildings the window openings are vertically aligned. Many buildings retain their original sliding sash windows. These are in a variety of styles (see photo's below).

- **External Finish** – The predominant external finish is of render over rubble stone construction. The plastered finish incorporates parallel quoins, and modelled medallions over doors. Rough cast lime mortar is also used. Today, the tendency is to replace the softer and subtler finishes in lime with harder cement based renders with modern synthetic paint systems, and should be discouraged on older buildings. The use of colour should be carefully considered to harmonise with the streetscape as a whole.
- **Public Realm** – The footpaths are paved with recent concrete brick. The pier is built of large blocks of limestone, with cut and shaped edging and coping. The surface of the pier is covered in a concrete surface.
- **Statement of Significance** – The pier and its environs principal significance lies in its cohesive development as a predominantly 19th century fishing village. The street pattern, plot sizes and architectural coherence span the late 18th century to late 19th centuries and share many characteristics within the designated area. The form and character that the proposed Pier Road ACA has developed over the last two hundred years reflects its history. Any development in the future should reflect and respect its established character.
- **Special Interest** – The special interest in the proposed Pier Road ACA lies in its historic and ongoing connection to the sea, with its distinctive approach to the landmark pier, and ancillary features, such as the arch and mooring posts. The ACA boundary is derived from defining the core of the village, with its special character.

Development in the vicinity of this ACA would need to respond appropriately to the existing character of buildings within the ACA in terms of their design, height, material treatment, etc. The aim should be to create a coherent streetscape character with high quality architectural design, responsive building edges and adequate pedestrian and civic spaces that reinforce the built heritage of Pier Road and its role as a link to the pier and seashore.

TABLE 2.6.2D lists the main elements in Pier Road proposed for incorporation into an given their historical, architectural and heritage significance. MAP 2.6.2B shows the Pier Road ACA. The photographs below show the streetscape of the existing terrace along Pier Road.



TABLE 2.6.2D | Key Elements of Proposed Pier Road ACA

10A | Donnelly's Bar and Restaurant

Two-storey building facing onto the R336 at the junction with Pier Road in Freeport Townland. Currently operating as a bar and restaurant.



11 | Bearna Graveyard

The graveyard is located along the western edge of Pier Road in Seapoint Townland.



10B | Adjacent Fields

Adjacent fields along the eastern edge of Pier Road in Freeport Townland. The heritage of the Poll Mor field, stone bridges and inlet area should be protected and maintained but there may also be opportunities for infill development. This should be in keeping with the character of the ACA in terms of appropriate uses, building forms, heights, materials, etc.



10C | Pier Road Terrace

Terrace of two-storey houses oriented parallel with and west of Pier Road in Seapoint Townland. Late 19th century. Includes O'Grady's Bar and Restaurant at the pier end.



10D | Pier Bridge

Arched bridge over Trusky Stream constructed of natural stone. Located immediately to the east of Pier Road in Freeport Townland.

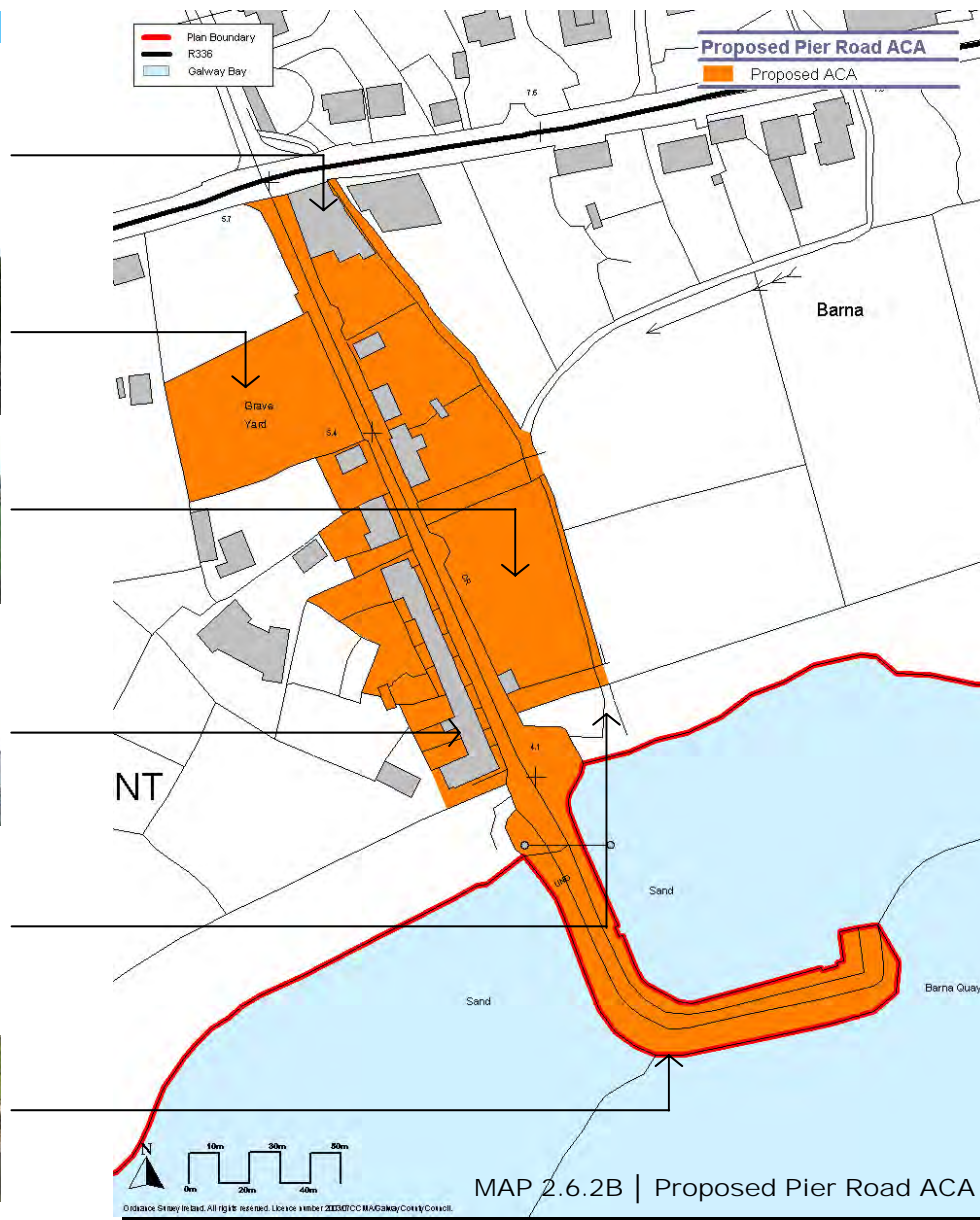


3 | Bearna Pier

The Pier was originally built by a private individual in 1799 and rebuilt by Alexander Nimmo, a famous Scottish engineer, in 1882. The stone pier provides a safe shelter for small craft from south and southwest gales.



Source: Aerial view of Bearna Pier courtesy of Pobal Bhearna.



Archaeological Heritage

Archaeological heritage includes monuments, places and artefacts. The archaeological heritage of Bearna is a unique resource and forms an important and irreplaceable part of the character and heritage of the village.

POLICY 2.6.2E outlines the policies and objectives of the Council in relation to archaeological heritage in general. POLICY 2.6.2F outlines the policies and objectives specifically in relation to the Record of Monuments and Places.

Record of Monuments and Places

There are a number of monuments and places within Bearna that are included in the Record of Monuments and Places (RMP) produced by the DoEHLG. These monuments and places are afforded statutory protection under Section 12 of the *National Monuments (Amendment) Act 1994* and Section 9.2.5 of the GCDP. Section 12 (3) of the above Act requires that any interference/work to a known archaeological site should be notified in writing to the Minister two months prior to the commencement of work. There are Zones of Archaeological Potential (ZAP's) around the monuments and places on the RMP and these should be considered in any proposed developments in the vicinity.

TABLE 2.6.2E and MAP 2.6.2A show the archaeological sites listed in the Recorded Monuments and Places in Bearna. POLICY 2.6.2F outlines the Council's policy and objectives in relation to the RMP in Bearna.

TABLE 2.6.2E | Record of Monuments and Places in Bearna

4 | Cenotaph (RMP No. GA093-006)

Fr. Griffin Memorial commemorates Fr. Michael Griffin, a parish priest of Barna. Fr. Griffin's body was discovered in a boggy field at Cloghscoltia on 20 November 1920. Located along a public road approximately 2km north of main village crossroads.



11 | Graveyard (RMP No. GA093-020)

The graveyard is located along Pier Road in the village centre.



12 | Church (RMP No. GA093-00302)

The remains of the church are located along Silver Strand Road in Lenarevagh Townland. The ZAP for the Church extends out of the Bearna Plan Area into the Galway City area.



13 | Holy Well (RMP No. GA093-00301)

St. Enda's Well, *Tobar Éinde* or *Tobar Eanna*, named after St. Enda, the patron saint of Aran and *An Spidéal*. Natural spring well surrounded by low stone wall and enclosed by walled garden. Located outside Bearna Plan Area but ZAP extends into Plan Area.



Source: Recorded Monuments Archaeological Survey of Ireland.

Built Heritage Strategy

The Built Heritage (BH) Strategy is to ensure the protection and enhancement of the architectural and archaeological heritage of Bearna, in particular by implementing the relevant legislative provisions of the PDA and the policy guidance contained in the GCDP and the *Architectural Heritage Protection Guidelines 2004*, having particular regard to the Protected Structures, proposed Architectural Conservation Area and Record of Monuments and Places in Bearna.

POLICY 2.6.2A | Architectural Heritage

It is the policy of the Council to ensure the protection of architectural heritage in *Bearna*, in particular by implementing the legislative provisions of the *PDA 2000* (as amended) in relation to architectural heritage and the policy guidance contained in the *Architectural Heritage Protection Guidelines 2004*, having particular regard to the Protected Structures and proposed Architectural Conservation Area in Bearna.

Objective BH1 | Public Appreciation

Promote an understanding and appreciation of Bearna's architectural heritage.

Objective BH2 | Existing Character

Respect the character of existing buildings, important views and spaces and the historic settlement pattern in terms of scale, height, mass, grouping, form, siting, density, design, materials, colour and function.

Objective BH3 | Conservation Principles

All conservation work should be executed in accordance with accepted national and international conservation principles.

Objective BH4 | Building Use

Ensure that the proposed use of the building remains fully compatible with the principles of conservation.

Objective BH5 | Conservation of Features

Ensure the conservation and retention of traditional features and building elements such as windows, doors and door cases. Where replacements are necessary, ensure that they respect the original character of the building or setting in which they are situated.

Objective BH6 | Existing Buildings and Features

Respect built environment features that add to the character of the village. Avoid unnecessary building demolition, foster the development of conservation skills and maintain the contribution of old buildings to the character of the area. Where proposals arise to demolish or substantially modify buildings or groups of structures that contribute to the built heritage or streetscape of the village, these must be accompanied by a justification as to the need for the proposed works.

Objective BH7 | New Works

Encourage that any new works contribute positively to the architectural and historic character of the area, its present and future life. New works should be complementary to the character and setting of traditional buildings and the character of the village. Where the character of traditional buildings is directly affected by new works, these should be in keeping with the roof type, windows, finishes and height of traditional buildings.

POLICY 2.6.2B | Protected Structures

It is the policy of the Council to ensure the protection and sympathetic enhancement of structures included and proposed for inclusion in the Record of Protected Structures (RPS) that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, together with the integrity of their character and setting. This includes those identified in TABLE 2.6.2A and 2.6.2B and shown on MAP 2.6.2A.

Objective BH8 | Record of Protected Structures

Protect the existing protected structures in Bearna that are on the RPS for County Galway.

Objective BH9 | Proposed Protected Structures

Include Fr. Griffin Memorial Cenotaph in the RPS for County Galway.

Objective BH10 | Development Impacts

Prohibit developments which would destroy or damage, or cause inappropriate change to Protected Structures.

Objective BH11 | Consultation

Consult with the Heritage Division of the DoEHLG in relation to proposed developments affecting Protected Structures.

Objective BH12 | Best Practice

Ensure that any interventions to Protected Structures are undertaken in accordance with best conservation practice and use sustainable and appropriate materials.

Objective BH13 | Alteration and Removal

Resist the demolition of any building or item of architectural significance, which is included in the RPS unless a conclusive case based on technical evidence is made for its alteration or removal.

Objective BH14 | Minimum Intervention

Adopt a strategy of minimum intervention in relation to proposals concerning Protected Structures and proposed Protected Structures.

Objective BH15 | Guidance

Proposals for intervention in relation to Protected Structures or proposed Protected Structures shall have regard to the following documents: *Conservation Guidelines* published by the DoEHLG, the Council's *Architectural Survey and Assessment: Best Practice Guide* and the *Architectural Heritage Protection Guidelines 2004* and any subsequent Guidelines, Acts, Directives or Policies which may be issued during the lifetime of the Plan.

POLICY 2.6.2C | Structures of Local Interest

It is the policy of the Council to protect the Structures of Local Interest that contribute to local distinctiveness in *Bearna*, identified in TABLE 2.6.2D and shown on MAP 2.6.2A.

Objective BH16 | Structures of Local Interest

Protect the Structures of Local Interest identified in Bearna.

Objective BH17 | Minimum Intervention

Adopt a strategy of minimum intervention in relation to proposals concerning Structures of Local Interest, particularly in relation to the front façade of buildings, which should generally be retained so as to protect the character and vernacular of the village.

Objective BH18 | Streetscape and Setting

Protect the streetscape and setting of the Structures of Local Interest by requiring any new development to have regard for the character of the area.

POLICY 2.6.2D | Architectural Conservation Area

It is the policy of the Council to protect, conserve and enhance the essential character of the Pier Road Architectural Conservation Area (ACA), identified in TABLE 2.6.2C, MAP 2.6.2A and MAP 2.6.2B, through the control of the design, location and layout of new properties or the alteration or extension of existing ones.

Objective BH19 | Establish ACA

Establish the proposed ACA along Pier Road, to include Pier Road, the adjoining lands and structures identified and Bearna Pier.

Objective BH20 | Setting of ACA

Protect existing street patterns, spaces and relationships which contribute to the setting of the ACA.

Objective BH21 | Planning Application Information

Require planning applications for development in the ACA to submit drawings showing the proposed buildings/works in the context of their setting or otherwise demonstrate the impact of the development on the area.

Objective BH22 | Streetscape and Setting

Protect the streetscape and setting of the ACA by requiring any new development to have regard for the character and integrity of the setting of the ACA. This would include proposals for development outside the ACA that would affect its setting and/or views.

POLICY 2.6.2E | Archaeological Heritage

It is the policy of the Council to ensure the protection and sympathetic enhancement of archaeological heritage in *Bearna*, in particular by implementing the relevant provisions of the *PDA 2000* (as amended), the *National Monuments (Amendment) Act 1994* and the *Archaeology and Development: Guidelines for Good Practice for Developers*, having particular regard to the archaeological sites listed in the RMP for *Bearna*.

Objective BH23 | Public Appreciation

Encourage an awareness and appreciation of the archaeological heritage of *Bearna* and its environs.

Objective BH24 | Development Impacts

Consider the impact of new developments on the archaeological potential of the village.

POLICY 2.6.2F | Record of Monuments and Places

It is the policy of the Council to ensure the protection and sympathetic enhancement of the monuments and places included and proposed for inclusion in the Record of Monuments and Places (RMP), together with the integrity of their character and setting. This includes those identified in TABLE 2.6.2E and shown on MAP 2.6.2A.

Objective BH25 | Record of Monuments and Places

Secure the preservation, conservation and maintenance of the monuments and places in *Bearna* on the RMP.

Objective BH26 | Conservation

Secure the preservation, conservation and maintenance of archaeological sites, together with the integrity of the character and setting of monuments and places.

Objective BH27 | Consultation

Consult with the Heritage Division of Department of Arts, Heritage and the Gaeltacht in relation to proposed developments adjoining archaeological sites.

Objective BH28 | Planning Application Information

All planning applications for new development, redevelopment, any ground works, refurbishment, restoration, etc. and within close proximity to the recorded monuments, particularly their ZAP, shall take account of the archaeological heritage of the area and the need for archaeological mitigation.

2.6.3 Natural Heritage

Context

The natural heritage of *Bearna* 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 and public health of the village and surrounding countryside. The following aspects have been considered in relation to natural heritage in *Bearna*:

- The main natural features in *Bearna*, including: Soils and Geology; Groundwater and Aquifers; Surface Water Drainage; Nature Conservation and Biodiversity; Field Patterns, Hedgerows and Stone Walls; Environmental Designations; Local Amenities; Landscape Character and Views; and the Coastal Edge.
- Legislative Requirements and Policy Guidelines, including EU Directives, such as the *Birds Directive*, *Habitats Directive*, *Groundwater Directive* and *Water Framework Directive*, and relevant Irish legislation and policy.
- The provisions of the GCDP, in particular Section 9 and other applicable policies, objectives and standards in the GCDP.
- Best Practice approaches to natural heritage protection, management and appropriate use, including Ecological Networks, Catchment Planning and Management, Sustainable Drainage Systems and Ecological Services.

The above aspects are examined in greater detail below.

Soils and Geology

The Bearna Plan Area and an expansive area west of the River Corrib are underlain by the Galway Granites. The Galway Granites are generally described as fine to coarse grained pale grey or pink granite with widely to very widely spaced discontinuities. Variations in mineralogy are evident in changes in colour and texture. The high strength of the intact granite bedrock in the area has implications for construction works and major excavations may require blasting.

There are a number of major faults within the Galway Granites, including a NNW to SSE trending fault in Bearna, which extends from Toreeny townland, immediately east of Lough Inch to Mag's Boreen. There is likely to be a shattered zone associated with this fault with dykes generally orientated along a north-south axis to the east of the fault and dykes with their alignment generally fault controlled to the west of the fault.

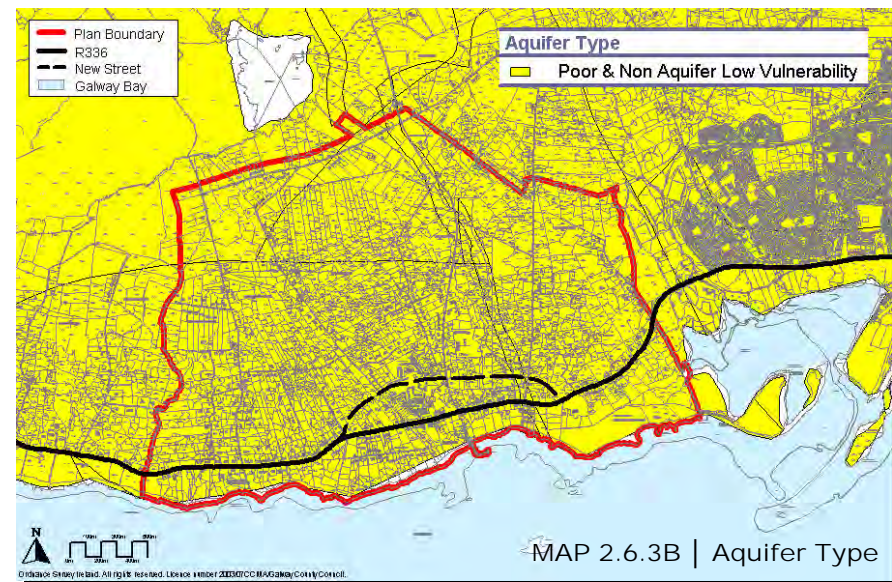
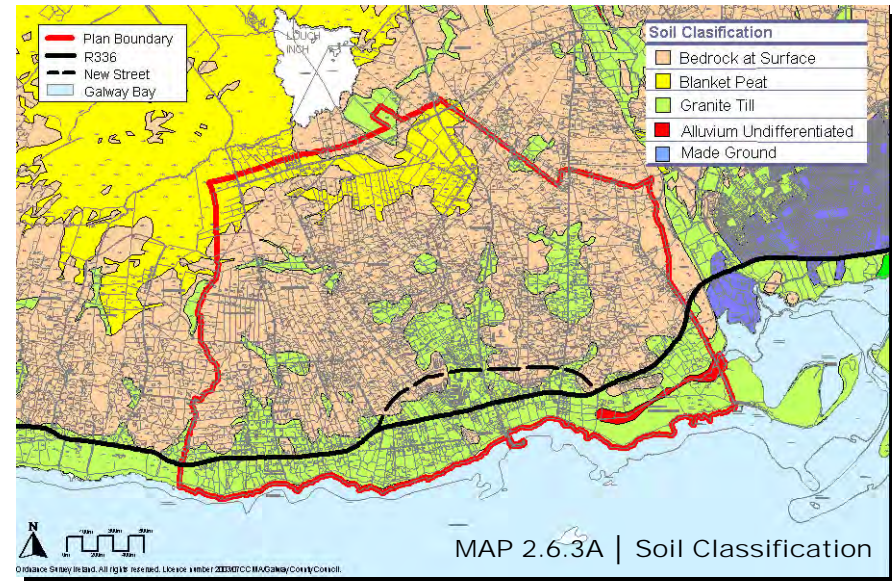
MAP 2.6.3A shows the soil classification in Bearna and POLICY 2.6.3A sets out the policy and objectives for Soils and Geology.

Groundwater and Aquifers

The overburden cover and/or underlying granite bedrock is generally impermeable and this has given rise to a high water table and an extensive surface water drainage network in the area. Groundwater is likely to be encountered close to ground level across the Plan Area (less than 1m in depth).

The granite underlying the Plan Area is classified as a PI – Poor Aquifer which is Generally Unproductive except for Local Zones on the National Draft Bedrock Aquifer Map of the GSI. The GSI is currently preparing a Groundwater Protection Scheme (GPS) for County Galway and this will produce more detailed information once complete. The vulnerability of the aquifer by surface activities has not yet been classified by the GSI but, on the basis of the relatively thin overburden cover, the aquifer is generally considered to have an Extreme Vulnerability rating until more detailed information becomes available.

MAP 2.6.3B shows the aquifer type in the Bearna Plan Area and POLICY 2.6.3B sets out the policy and objectives for Groundwater and Aquifers.



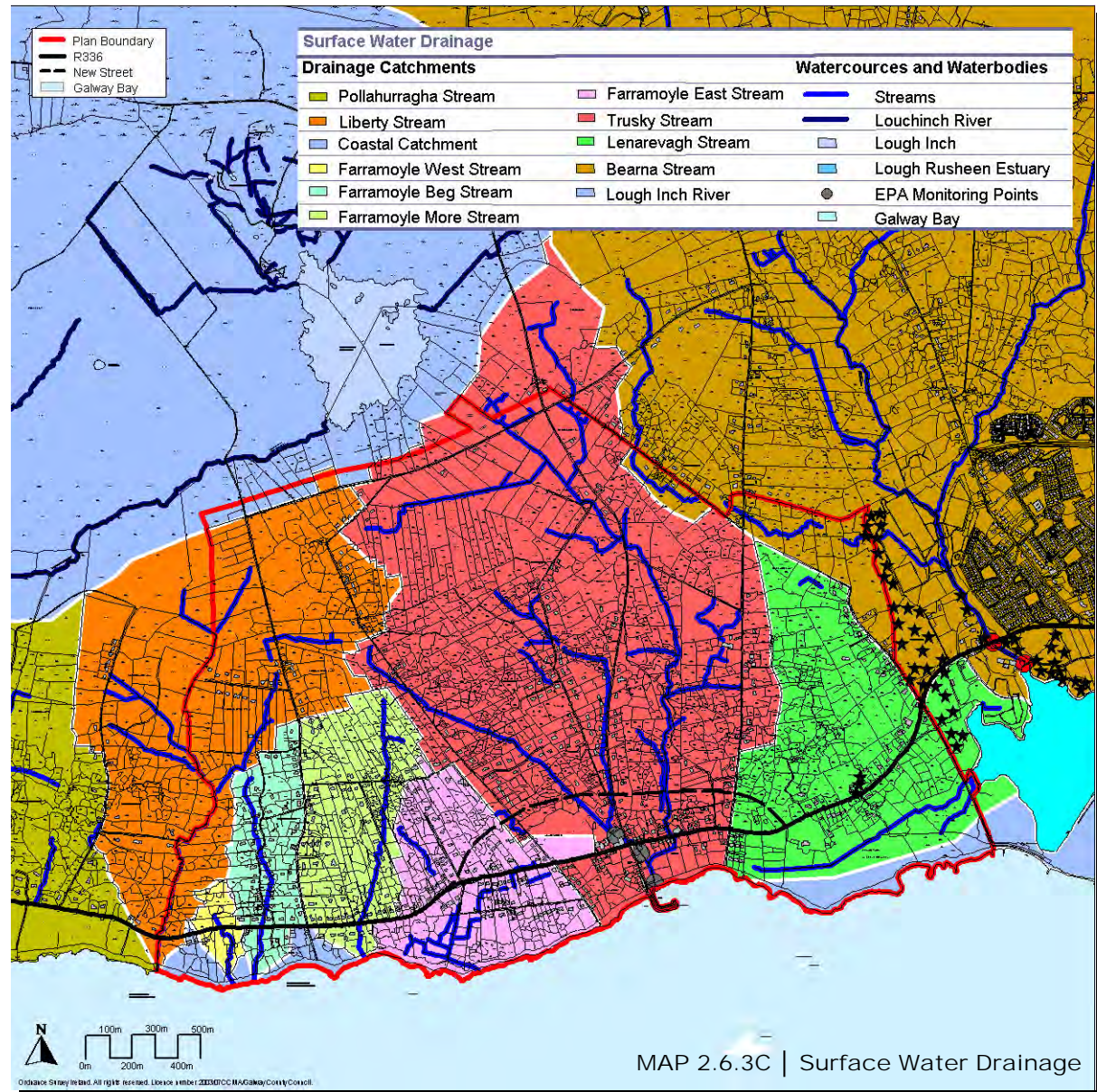
Surface Water Drainage

Bearna is located along a portion of the Galway coastline that has a number of small streams draining from north to south and discharging directly into Galway Bay or via Lough Rusheen. This includes Liberty Stream, Forramoyle West Stream, Forramoyle Beg Stream, Forramoyle More Stream, Forramoyle East Stream and Trusky Stream. To the east, Lenarevagh Stream and a tributary of Barna Stream drain into the Galway City area and discharge into the Lough Rusheen estuary. To the north, Loughinch River drains in a south-westerly direction from Lough Inch and discharges into Galway Bay at Na Forbacha.

These watercourses have associated drainage catchment areas and there are also coastal areas between the stream catchments that have separate catchment areas. The smaller drainage catchments are generally contained within the Bearna Plan Area and the larger catchments extend beyond the Plan boundaries and, in the case of Lenarevagh Stream and Barna Stream catchments, beyond the County boundary into the Galway City Council area.

These drainage catchments can provide a useful tool to better inform land use planning, water resource management and natural heritage protection in the area (see *BEST PRACTICE 2.6.3A*).

MAP 2.6.3C shows the existing watercourses (including water quality monitoring points), waterbodies and drainage catchments in and adjacent to the Bearna Plan Area. POLICY 2.6.3C outlines the policy and objectives in respect of Surface Water Drainage in Bearna.



BEST PRACTICE 2.6.3A | Catchment Planning and Management

Catchments are an important consideration in land use planning, water resource management and natural heritage protection given their influence on:

- The landform, landscape character, micro-climate, hydrological processes and vegetation characteristics of a particular area.
- The development patterns and potential of land in terms of accessibility patterns, geophysical constraints, land use patterns, etc.
- The installation of key bulk infrastructural services such as surface water drainage and sewerage disposal which are gravity-related and therefore linked to catchment drainage.
- The type and distribution of development pressures and associated impacts exerted on the environment.
- The basis for interventions in the open space system and the management of the open space assets in an integrated and co-ordinated manner.

In Europe, the *2000/60/EC Water Framework Directive (WFD 2000)* provides a new, strengthened system for the protection and improvement of water quality and dependent ecosystems using a catchment-based assessment, planning and management approach. The *WFD 2000* is a European wide initiative that applies to all Europe's groundwaters, rivers, lakes and transitional waters (estuaries) and provides the basis for the establishment of River Basin Districts (RBD's). The aims of the *WFD 2000* are to:

- Maintain the "high status" of waters where it exists.
- Prevent any deterioration in the existing status of waters.
- Achieve at least "good status" in relation to all waters by 2015.

In Ireland, the *WFD 2000* has been transposed into Irish law by the *European Communities (Water Policy) Regulations 2003 (SI No. 722 of 2003)* and 7 River Basin Districts (RBD's) have been identified across the country. These RBD's will form the basis for future management aimed at achieving at least good water quality status in all waterbodies and watercourses in Ireland by 2015.

One of these is the Western RBD, which covers the Bearna area and much of County Galway (see figure opposite). The findings and recommendations of this project will provide a significant informant to land use planning and water resource protection and management in Bearna.

A catchment based approach to planning and management can highlight potential impacts of development on water resources and natural heritage in the various drainage catchments identified in Bearna and can provide the basis for undertaking more informed land use planning and for devising appropriate mitigation measures to reduce or ameliorate development impacts. For example, in the small stream catchments in Bearna, increased development upstream can lead to increased flooding

risk, water pollution and sedimentation downstream at the high value coastal edge as a result of the increased hardening of surfaces, number of septic tanks and level of silt entering watercourses upstream. In the Bearna Stream and Lenarevagh Stream catchments, these effects may have a direct impact on the designated sites including the Galway Bay cSAC/NHA and the Inner Galway Bay SPA.

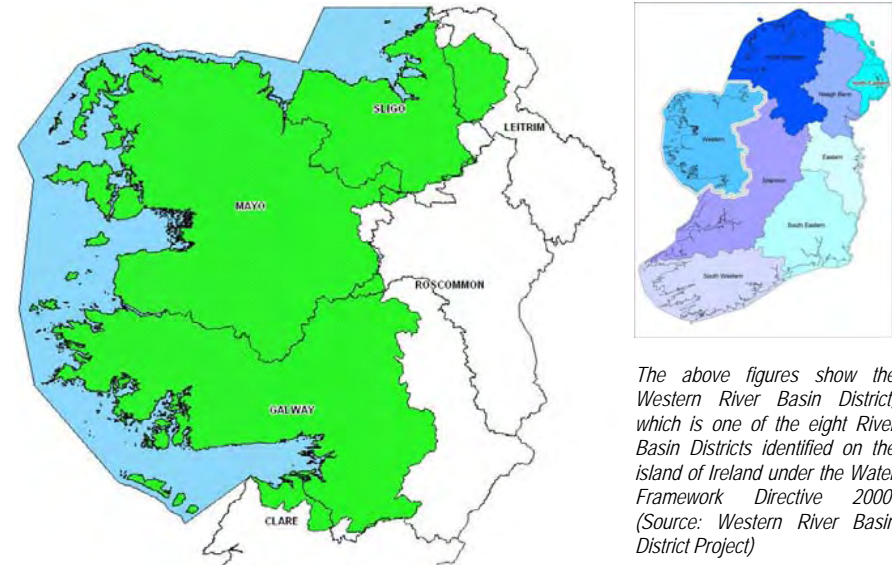


FIGURE 2.6.3 | Western River Basin District

Water Resources and Quality

The aquifer in the Bearna Plan Area is classified as a poor or non-aquifer with low vulnerability. As a result, the principal water bodies requiring protection in the area are the small streams and the bay and estuary into which they flow.

The majority of the watercourses in the area are not monitored for water quality, apart from two local streams and Loughinch River. According to EPA water quality monitoring information, Trusky Stream is seriously polluted (Biological Quality Rating (Q) value of 1 and a very high phosphorous level in 2005), Loughinch River is slightly polluted (Q value of 3-4 in 2000) and Bearna Stream is unpolluted (low phosphorous level in

2005). The pollution of Trusky Stream is probably primarily as a result of poorly maintained or inadequate wastewater treatment systems, although other land uses and activities, such as surface water runoff and village centre developments, may also be contributory factors.

Under the requirements of the *European Union (Water Policy) Regulations 2003*, all public bodies are required to consult, coordinate and cooperate in their policies and operations so as to maintain the good status of water bodies which are currently unpolluted and bring polluted water bodies up to good status by 2015. GCC is statutorily obliged to prevent any further deterioration in the quality status of the waters in Bearna and to ensure good quality status by 2015.

This has significant implications for future development in Bearna given that the main central catchment is already seriously polluted and that the other local stream catchments are currently not monitored but may also be polluted given the prevalence of individual on site septic tanks and wastewater treatment systems. For good water quality status to be achieved in Bearna, existing pollution levels and sources will need to be addressed and future development will need to ensure that it does not exacerbate the existing situation.

Nature Conservation and Biodiversity

Bearna is located in the west of Ireland, which has the highest concentration of areas of high biodiversity in the country. The Bearna Plan Area and surrounds have a wide variety of natural habitats and associated wildlife species as a result of their location at the interface between land and sea and in a transition area between a number of different ecosystems, including terrestrial ecosystems, freshwater ecosystems, estuarine ecosystems and coastal/marine ecosystems. A coastal habitat survey was undertaken for the coastal lands in Bearna. This has highlighted a number of important habitats along the coast, including salt marsh. The main natural areas and habitats associated with these ecosystems are as follows:

- **Coastal and Marine Ecosystems**, including Galway Bay, sandy and shingle beaches and rocky outcrops.
- **Freshwater Ecosystems**, including Lough Inch lake and river, local streams, salt marsh and wetlands.

- **Estuarine Ecosystems**, in particular Lough Rusheen Estuary on the eastern edge of the Plan Area.
- **Terrestrial Ecosystems**, including trees and hedgerows, grasslands, boglands and rock outcrops.

The broader area has a diversity of wildlife and bird life. Common Gulls have been recorded breeding in Lough Inch – 20 pairs were recorded in 1972 and 22 pairs in 1992. Lough Rusheen is also an important site for birds and is designated as a Wildlife Sanctuary under the *Wildlife Act 1976 & 2000*. The site has been identified as an area of high biodiversity value in the *Galway City Habitat Inventory 2005*.

POLICY 2.6.3D outlines the policy and objectives in respect of Nature Conservation and Biodiversity in Bearna.

Field Patterns, Hedgerows and Stone Walls

Field patterns are a strong feature of the landscape in *Bearna* and reflect the changing patterns of use and ownership of the land over time. The field patterns generally run in a north-south direction, or 'stripes', and follow the route of existing streams down to the sea in some cases. The successive subdivision of farms over the years has led to a dense pattern of fields with associated hedgerows and stone walls that are typical of the landscape of coastal Conamara.

Associated with the field patterns are hedgerows and stone walls, which are an important feature of the heritage, environment and visual amenity of Bearna. The hedgerows and stone walls provide a lattice network that supports local ecological functioning, biodiversity and wildlife in the area. They are also visual elements that are integral to the character and attractiveness of the landscape in the area.

POLICY 2.6.3F outlines the policy and objectives in respect of field patterns, hedgerows and stone walls in Bearna.

Environmental Designations

There are a number of designated sites of international and national importance on the edges of the Bearna Plan Area. This includes the Galway Bay Complex candidate Special Area of Conservation (cSAC), the Inner Galway Bay Special Protection Area (SPA) and the Moycullen Bogs proposed Natural Heritage Area (pNHA). These sites form part of a pan-European network of designated sites, Natura 2000. Natura 2000 is an EU-wide programme to safeguard the EU's most important wildlife areas and species.

The National Parks and Wildlife Service (NPWS), under the auspices of the Department of Arts, Heritage and the Gaeltacht (DoAHG), is responsible for the designation of NHAs, SACs and SPAs. The designation of sites is a continuing process as boundaries are revised and adjusted and new sites are added. The Bearna Plan will accordingly need to take cognisance of any revisions and adjustments as furnished by the DoAHG.

It is the policy of GCC, as expressed in the GCDP, to protect these environmental designations. In particular, Section 9.3 makes specific reference to the need for their protection and conservation.

TABLE 2.6.3A and MAP 2.6.3D show the Environmental Designations in and adjacent to the Bearna Plan Area. POLICY 2.6.3E outlines the policy and objectives in respect of Environmental Designations.

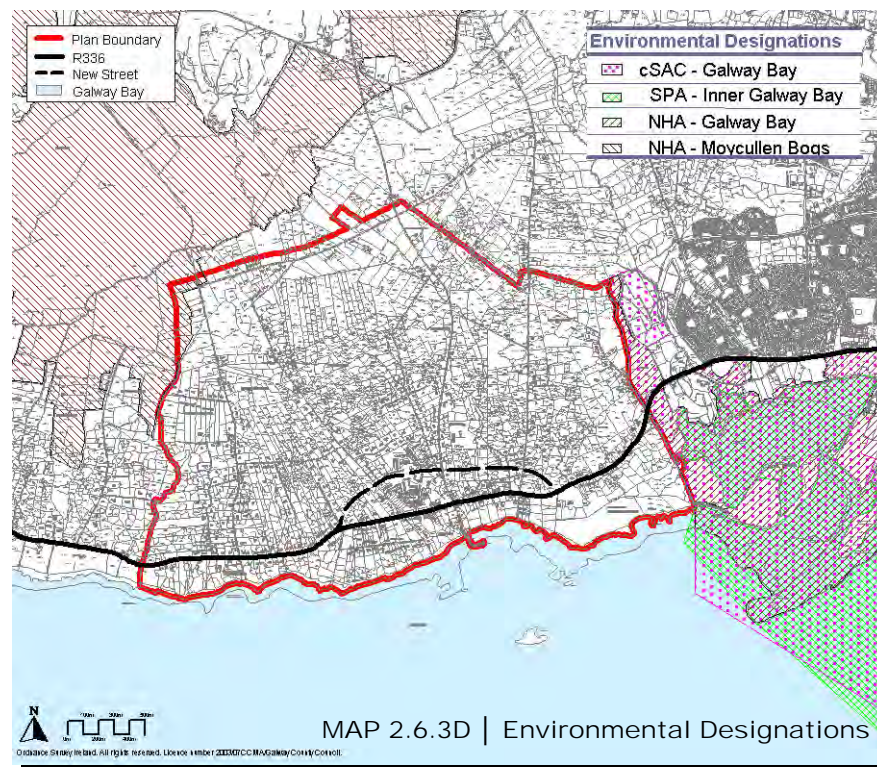


TABLE 2.6.3A Environmental Designations			
	Galway Bay Complex cSAC	Inner Galway Bay SPA	Moycullen Bogs pNHA
Site Code	000268	004031	002364
Location & Extent	Marine, intertidal & coastal areas from Silver Strand around the inner bay area to Oranmore Bay including some adjoining wetlands, estuaries (including Lough Rusheen) & woodland areas (including Barna Woods).	Marine & intertidal area including Galway Bay, Lough Rusheen & Lough Atalia.	Blanket bog northwest of <i>Bearna</i> .
Habitats & Species	The site has 12 Annex I habitats (including marshland) & 2 Annex II species (otter, common seal) and also contains habitats & species of national & local importance.	The site has a wide range of seabirds & waterfowl & their breeding colonies & habitats including Annex I species (red-throated diver, black-throated diver, great northern diver, whooper swan, golden plover, bar-tailed godwit, sandwich tern, common tern, little egret & kingfisher).	Lough Inch, Inch River, Polleeney Bog & associated habitats & species.
Legal Protection	EU Habitats Directive (92/43/EEC) and European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011).	EU Birds Directive 2009 (2009/147/EC) and European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011).	Wildlife (Amendment) Act 2000
Other Designations	(Proposed) Natural Heritage Area & Ramsar Site (wetlands of international importance). Lough Rusheen is designated as a Wildlife Sanctuary under the Wildlife Act 1976 & 2000.	Lough Rusheen is designated as a Wildlife Sanctuary under the Wildlife Act 1976 & 2000.	

Ecological Network

There is a wide range of natural heritage areas and recreational/amenity open spaces within and surrounding the Bearna Plan Area. This not only includes the designated sites, but also non-designated areas of ecological importance, including the coastal amenity, habitats of local importance, watercourses and associated species and vegetation, recreation and amenity open spaces, etc. Together, these areas combine to create an ecological network, or 'EcoNet' (see *BEST PRACTICE 2.6.3B below*).

BEST PRACTICE 2.6.3B | Ecological Networks

An ecological network (EcoNet) is a linked network of sites of ecological value consisting of 'core areas' of high biodiversity value, 'corridors' or 'stepping stones', which are linkages between them and 'buffers' that protect these areas from land use and other impacts. EcoNet's provide a spatial, network-based approach to the conservation of biodiversity, which differs from the site-based approach of environmental designations, by using 'corridors' or 'stepping stones' that support species migration, dispersal and daily movements between the 'core areas' and thereby contribute to a more integrated and functional ecological system.

EcoNet's are supported at EU level through the *European Spatial Development Perspective* and *Natura 2000* and underpin the *Pan-European Biological and Landscape Diversity Strategy* (PEBLDS), which has been ratified by Ireland. Research has been carried out into a National EcoNet for Ireland as part of the preparation of the *NSS 2002-2020* in a report entitled the *Preliminary Study of the Needs Associated with a National Ecological Network 2001*. This study proposes the classification of open space areas according to their ecological functioning or 'naturalness' ranging from Class 1 (predominantly natural areas of high biodiversity) to Class 5 (low biodiversity areas such as continuous urban fabric). In Galway, the *Galway City Habitat Inventory 2005* and the *GCDP 2011-2017* support the establishment of an ecological network or 'green network' for Galway City.

The Plan proposes that an EcoNet be identified for Bearna and that this should form an important consideration in planning for sustainable development, conservation and recreation and amenity provision in Bearna. This strategic, integrated approach to the sustainable use and management of natural heritage areas and recreational and amenity open spaces will help to achieve a number of interrelated aims:

- Protect and conserve existing environmental designations, fauna and flora and landscape character.
- Ensure an adequate level of biodiversity and ecological functioning.
- Provide for the passive and active recreational needs of users.
- Provide greenway linkages that support safe and convenient pedestrian and cycling routes.
- Provide high quality landscaping and open space areas on developed lands to structure and provide visual relief from the built environment.

TABLE 2.6.3C and MAP 2.6.3E show an indicative EcoNet for Bearna (for Class 1 and 2 only), based on the EcoNet Classes identified in the *Preliminary Study of the Needs Associated with a National Ecological Network 2001*. POLICY 2.6.3G outlines the policy and objectives in respect of the establishment of an EcoNet for Bearna.

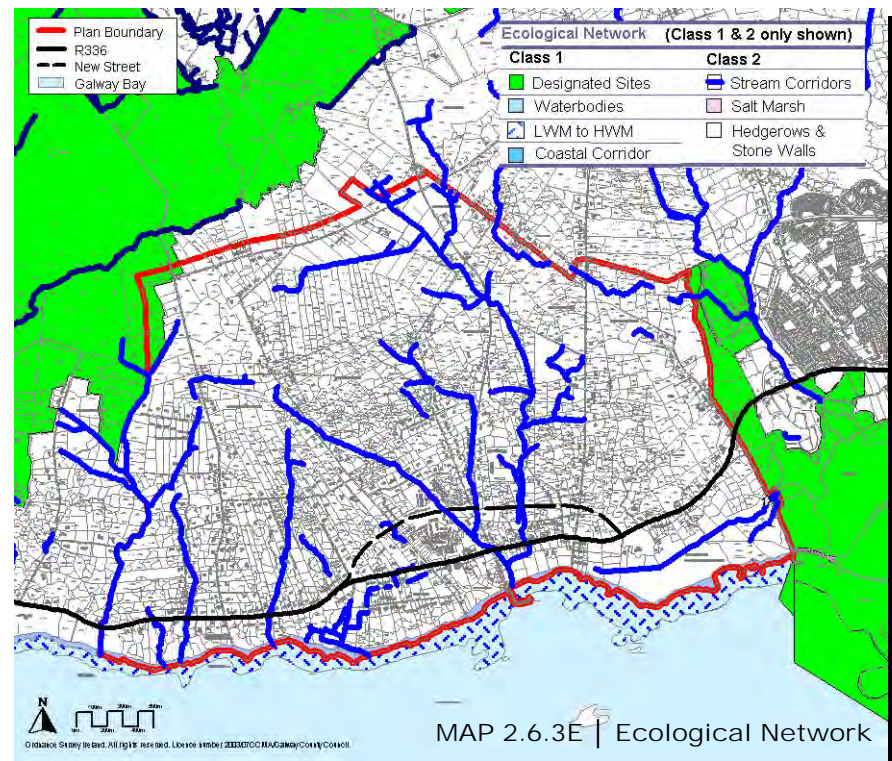


TABLE 2.6.3B EcoNet for Bearna

Class 1 Areas	Location	Conservation Value	Primary Functions
Galway Bay Complex cSAC/pNHA & Inner Galway Bay SPA	<ul style="list-style-type: none"> Lough Rusheen Barna Woods & Barna Stream 	International	Core Area of High Biodiversity; Designated Wildfowl Sanctuary; Wildlife & Habitat Conservation; Estuary; Fish Breeding & Habitat; Passive & Active Recreation
Moycullen Bogs NHA	<ul style="list-style-type: none"> Lough Inch & Loughinch River Poleeney Bog 	National	Core Area of High Biodiversity; Recreation & Amenity; Bird Habitat
Coastal Beaches, Sandy Shores, Rocky Shores, Shingle & Gravel Banks	<ul style="list-style-type: none"> Coastal Buffer/Amenity 	High Local	Core Area of High Biodiversity; Coastal Protection; Wildlife & Habitat Conservation; Passive & Active Recreation; Shore Swimming, Fishing & Boating; Ecological Corridor linking Galway Bay Complex cSAC/pNHA and Inner Galway Bay SPA to Na Forbacha Wood pNHA and <i>Conamara</i> coastline to west
Sea & Ocean	<ul style="list-style-type: none"> Galway Bay 	National	Core Area of High Biodiversity; Fish & Cetacean Habitat; Sea Fishing & Boating; Ecological Corridor linking Galway Bay Complex cSAC/pNHA and Inner Galway Bay SPA to Na Forbacha Wood pNHA and <i>Conamara</i> coastline to west
Class 2 Areas			
Salt Marshes	<ul style="list-style-type: none"> Lenarevagh Stream Coastal Buffer 	International/High Local	Area of High Biodiversity; Wildlife & Habitat Conservation
Watercourses	<ul style="list-style-type: none"> Liberty Stream Barna Stream Forramoyle Streams Trusky Stream Lenarevagh Stream 	High Local	Ecological Corridor linking Galway Bay Complex cSAC/pNHA, Inner Galway Bay SPA, Coastal Amenity and Galway Bay to Moycullen Bogs pNHA (Barna Stream); Ecological Corridor linking Coastal Amenity and Galway Bay to Moycullen Bogs pNHA (Liberty Stream); Ecological Linkages (other streams); Wildlife & Habitat Conservation; Surface Water Drainage System; Flooding, Erosion & Sedimentation Control; Visual Amenity & Design Features
Poor Flush	<ul style="list-style-type: none"> Coastal Lands 	High Local	Area of High Biodiversity; Wildlife & Habitat Conservation; Orchid Species
Greenway Linkages	<ul style="list-style-type: none"> Seaside (Mag's Boreen to Silver Strand) & Streamside (Trusky Stream & Liberty Stream) 	High Local	Ecological Corridors & Linkages; Wildlife & Habitat Conservation; Visual & Recreational Amenity; Safe Pedestrian & Cycling Routes
Class 3 Areas			
Hedgerows	<ul style="list-style-type: none"> Across Plan Area 	Moderate Local	Ecological Linkages; Habitat for Birds & Insects
Grasslands (Improved, Wet & Dry-Humid Acid)	<ul style="list-style-type: none"> Coastal Lands 	Moderate Local	Ecological Stepping Stones; Visual Amenity; Retention of Village Landscape Setting
Sports & Leisure	<ul style="list-style-type: none"> GAA Pitch 	Moderate Local	Ecological Stepping Stones; Active Recreation & Organised Sports
Green Urban Areas	<ul style="list-style-type: none"> Public Open Spaces Private Gardens 	Moderate Local	Ecological Stepping Stones; Visual Relief & Streetscape Value; Civic Functions (Public Spaces); Passive & Active Recreation; Children's Play Areas
Agriculture with Natural Vegetation	<ul style="list-style-type: none"> Inland Areas Green Belts 	Moderate Local	Ecological Stepping Stones; Visual Amenity; Retention of Village Landscape Setting
Dry Heath	<ul style="list-style-type: none"> Across Plan Area 	Moderate Local	Ecological Stepping Stones; Visual Amenity; Retention of Village Landscape Setting
Proposed Coastal Amenity Park & Seaside Promenade	<ul style="list-style-type: none"> Coastal Edge from Mag's Boreen to Lacklea Boreen & Bearna Pier 	Moderate Local	Ecological Corridor & Regeneration; Coastal Setback & Protection; Wildlife & Habitat Conservation; Passive & Active Recreation; Visual Amenity & Tourism; Children's Play Areas; Seaside Walk
Roadside Greenway Linkages	<ul style="list-style-type: none"> Mag's & Lacklea Boreens Pier & Silver Strand Roads 	Moderate Local	Pedestrian Linkages to Greenway Linkages & Amenity Network; Seashore & Coastal Park Access
Mixed Forest	<ul style="list-style-type: none"> Tree Lines & Clusters 	Moderate Local	Ecological Stepping Stones; Bird & Insect Habitat; Visual Amenity
Class 4 Areas			
Roads & Footpaths	<ul style="list-style-type: none"> Across Plan Area 	Low Local	Ecological Stepping Stones
High Productivity Grasslands	<ul style="list-style-type: none"> Coastal Lands & Inland Areas 	Low Local	Ecological Stepping Stones
Agriculture	<ul style="list-style-type: none"> Inland Areas 	Low Local	Ecological Stepping Stones
Discontinuous Urban Fabric	<ul style="list-style-type: none"> Village Core & Edges 	Low Local	Ecological Stepping Stones
Exploited Bogs	<ul style="list-style-type: none"> Inland Areas 	Low Local	Ecological Stepping Stones
Village Squares	<ul style="list-style-type: none"> R336 New Village Street 	Low Local	Central Landscaped Areas; Visual Relief & Streetscape Value; Civic Functions & Social Interaction; Public Transport Nodes; Passive Recreation
Class 5 Areas			
Continuous Urban Fabric	<ul style="list-style-type: none"> Village Core 	Low Local	Low Value
Construction Sites	<ul style="list-style-type: none"> Village Core 	Low Local	Low Value

Ecosystem Services

A well managed EcoNet provides the basis for protecting the ecological functioning of the ecosystems within open spaces. These ecosystems generate a wide range of services that collectively deliver a range of benefits to local communities, including:

- Direct Benefits**
 Direct consumption or use of goods or services (e.g. the utilisation of water for domestic consumption, wood for fuel, plants for medicines, etc.).
- Indirect Benefits**
 Indirect use of services to provide a cost saving to urban residents (e.g. a floodplains' ability to reduce flood damage, trees as wind breaks, etc.).
- Option Benefits**
 Reserving resources for future use (e.g. the attractive inshore ocean can be used to promote tourism growth in the future).
- Existence Benefits**
 The existence of a resource (such as a woodland, a river or a beach) may give residents a feeling of well being simply because it is there.

International research indicates that ecosystems typically provide a range of ecosystem services (see *BEST PRACTICE 2.6.3C* and *TABLE 2.6.3C*).

BEST PRACTICE 2.6.3C | Ecosystem Services

Ecosystems contain resources and perform functions that provide a wide range of goods (such as water for consumption) or services (such as waste treatment) to society. These goods and services are frequently referred to as 'ecosystem services' (Costanza *et al* 1997) or 'EcoServices' that collectively deliver a range of benefits to urban and rural communities, as outlined in Appendix E. The concept of EcoServices can be used to provide a clearer understanding of the uses, benefits and value of open spaces and ecosystems and can therefore help to inform land use planning, service provision and resource allocation.

The EcoServices approach has been used to inform planning, environmental management and decision-making at an international level (see, for example the *Millennium Ecosystem Assessment*) and in a wide range of countries including those in the EU, UK, US, South America and South Africa, amongst others.

TABLE 2.6.3C lists the ecosystem services provided by open spaces. POLICY 2.6.3H sets out the policy and objectives in respect of ecosystem services in Bearna.

TABLE 2.6.3C Ecosystem Services		
Ecosystem Service	Ecosystem Functions	Examples
Gas Regulation	Regulation of chemical composition of atmosphere	Carbon sequestration, oxygen and ozone production
Climate Regulation	Regulation of temperatures, precipitation at local levels	Urban heat amelioration, wind generation, noise abatement
Disturbance Regulation	Regulation of episodic and large environmental fluctuations on ecosystem functioning	Flood control, drought recovery, refuges from pollution events
Water Supply and Regulation	Supply and regulation of water flow	Provision of water for agricultural, industrial and household use (spatially and temporally)
Erosion Control and Sediment Retention	Retention of soil within an ecosystem	Prevention of soil loss by vegetation cover and by capturing soil in wetlands
Soil Formation	Soil formation processes	Weathering of rock by water and accumulation of organic material in wetlands
Nutrient Cycling	Storage, recycling, capture and processing of nutrients	Nitrogen fixation, nitrogen cycling through food chains
Waste Treatment	Recovery of nutrients, removal and breakdown of excess nutrients	Breaking down of waste, detoxifying pollution
Pollination	Movement of floral gametes	Provision of pollinators for the reproduction of plant populations
Biological Control	Trophic-dynamic regulation of animal and plant populations	Predator control of prey species, maintain population balance
Refugia	Habitat for resident and migratory populations	Nurseries, habitat for migratory fish and birds, regional habitats for species
Food Production	Primary production for food	Production of fish and plants
Raw Materials	Primary production for raw materials	Production of craftwork materials, house building materials, fodder, etc.
Genetic Resources	Unique biological materials and products	Medicines, products for materials science, genes for resistance to plant pathogens and crop pests, ornamental species
Recreation	Providing opportunities for recreational activities	Eco-tourism, sport fishing, swimming and other outdoor recreational activities
Cultural	Providing opportunities for non-commercial uses	Aesthetic, educational, spiritual and scientific values of ecosystems

Source: Adapted from Costanza, et al, 1997.

Landscape Character and Views

According to the *Landscape and Landscape Character Assessment for County Galway*, the findings of which have been incorporated into the GCDP, the Bearna Plan Area forms part of Landscape Character Area 12 – South Foothills of East Connemara Mountains (west of Salthill to Rossaveel) (see *Map HL4 of the GCDP*). The landscape of the foothills is undulating heath and scrubland with regular rocky outcrops. The area is generally undeveloped and has expansive views in a southerly direction across Galway Bay towards County Clare.

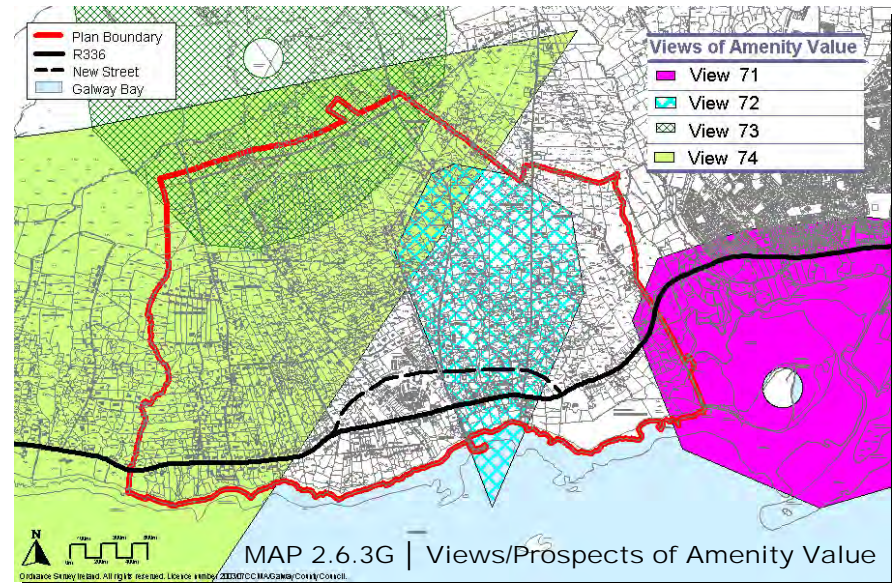
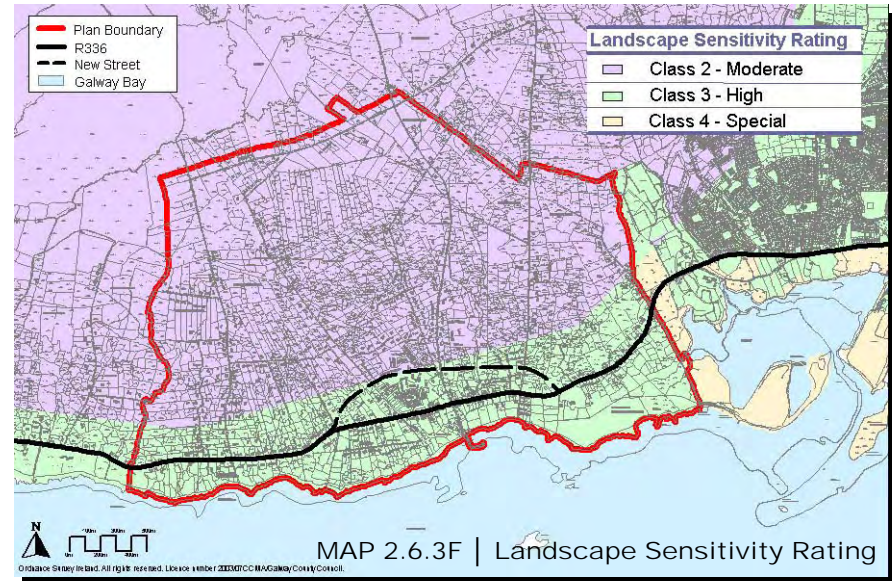
Landscape Character Area 12 generally has a Medium Landscape Value Rating (see *Map HL4 of the GCDP*) resulting from a combination of a Medium Cultural Landscape Value, Low-Medium Socio-Economic Landscape Value and High Environmental Landscape Value. In Bearna, this is comprised of a High Landscape Value Rating on the coastal lands, along the southern and northern edges of the R336, and a Medium Landscape Value Rating north of this area.

The landscape within and adjacent to the Bearna Plan Area has 3 different Landscape Sensitivity Ratings in the GCDP, including: Class 2 – Moderate Sensitivity; Class 3 – High Sensitivity; and Class 4 – Special. The policies, objectives and standards of the GCDP shall apply as appropriate to these areas, in particular those set out in Section 9.4.

MAP 2.6.3F shows the Landscape Sensitivity Ratings that apply in Bearna, based on Map HL4 of the GCDP. POLICY 2.6.3I sets out the policy and objectives in respect of ecosystem services in Bearna.

There are a number of focal points/views identified in the GCDP that cover parts of the Bearna Plan Area, including: View 71 – View of the headland Illaunafamona; View 72 – View of the sea from north of Bearna; View 73 – View of Lough Inch from the surrounding Third Class Roads; and View 74 – View of North Clare Coast. These views and prospects should be protected in accordance with the policies, objectives and standards of the GCDP as appropriate, in particular those set out in Section 9.4 and Section 9.3.4.

MAP 2.6.3G shows the views and prospects of amenity value in Bearna, based on Map HL2 of the GCDP.



There is a concentration of facilities and amenities along the eastern edge of the Bearna Plan Area, including Silver Strand beach, Lough Rusheen estuary, Barna Woods and the Cappagh Road playing pitches. Silver Strand beach, on the eastern edge of the Plan Area, is one of the most popular amenity attractions in the area for swimming, walking and windsurfing. The beach was recently awarded Blue Flag status.

The Lough Rusheen wildlife sanctuary includes Barna Woods and the foreshore and shallow inlet of the sea called Rusheen. This inlet is a mudflat area about a mile long by a half mile wide and is a rich food source for many bird species (especially waders) which congregate in large numbers. It is also a resting place for migratory birds. The area is used for recreational activities including walking, horse riding and windsurfing.

Barna Woods is comprised of predominantly beech trees with some oak. There is an extensive caravan park at Barna Woods. Galway City Council has developed a forest park on almost 50 acres adjacent to Barna Woods. Walking trails are to be found throughout the Woods and camping sites are also available nearby.

Galway City Council has developed a series of sports facilities between Cappagh Road and Barna Woods. This includes a number of playing pitches, which are well used by City residents.

There are a number of facilities and amenities to the north of the Plan Area, including Lough Inch, Poleeney Bog and Barna Golf Course. Lough Inch feeds the Inch River, which discharges at *Na Forbacha*. Northwest of the Plan Area is a bog/peatland area known as Poleeney. Barna Golf Course, a new 18 hole championship Golf Course, was opened in Corboley Townland in 1996.

MAP 2.5.1 shows many of the local amenities in and adjacent to the Bearna Plan Area.

Coastal Zone

Coastlines, and beaches in particular, are dynamic, fast changing systems that are often vitally important to tourism, property values, recreational activities, sea views, etc. The Bearna Plan Area incorporates 4.655km of coastline stretching from Silver Strand in the east to Liberty Stream in the west.

The coastline is one of the main assets of Bearna and provides a connection with, access to and views of Galway Bay. It also forms an important part of the heritage of Bearna as a fishing village and the pier is still used for fishing and leisure boating. The pier and other coastal amenities, including small beaches, seaside walks and seashore fishing, also provide important local recreational amenities and activities for residents and visitors to the village.

The seaside character of Bearna has been one of its main attractions and the growing development in the village has placed increasing pressure on the coastal edge. The coastal lands are some of the most valuable in Bearna and indeed in Galway and there is currently significant interest in developing the coastal lands within the village centre.

The public consultation process highlighted the importance of the coastal zone to the local community and there were many suggestions as to how this coastal amenity could be better protected and utilised. The most common view was that a seaside promenade and linear coastal amenity park should be created from Lacklea Boreen to Mag's Boreen with a minimum width of between 50m and 100m from the High Water Mark (HWM) or the sea wall.

The coastal landscape is sensitive to development due to its exposed nature and its visibility from the R336 and higher landscape areas. The area is also frequented by a large number of people as a result of its high amenity value. The coastal lands offer panoramic views across Galway Bay to the Clare coast, which would be lost if the area were to be overdeveloped. The coastal lands should therefore be reserved for a combination of amenity purposes and a limited component of high quality and well laid out development that requires, and is complementary to the landscape of, a coastal location.

A critical feature of the coastline is the coastal buffer and amenity between the HWM and the foreshore field boundary line. This is comprised of amenities including sandy beaches, shingles, etc. This area forms part of the natural interface between land and sea. It forms part of the first line of defence for land from wave action, storm surges, etc. and generally provides this 'free of charge'. The area provides some insurance against future sea level rises, increased and more severe storm

surges and associated property damage and costs. This coastal buffer area has been incorporated into the Environmental Management zone/area in the Plan.

At a strategic level, the entire Bearna Plan Area could be considered as part of the coastal zone, as the micro-catchments, drainage areas and settlement patterns within the plan boundary are all strongly connected to the coastline. The management of land uses, development, environmental assets, infrastructure, etc. within the entire Plan Area should therefore consider any potential impacts on coastal and marine resources.

At a more localised level, the primary coastal zone for Bearna could be defined as the area seaward of the R336. These coastal lands are directly related to the coastline and any development, infrastructure provision, etc. on these lands would need to be of a high quality and sensitively located and designed to minimise the impact on coastal and marine assets.

The GCDP includes a number of policies and objectives relevant to the coastal zone including those in Section 9.3.4.

BEST PRACTICE 2.6.3D provides guidance on approaches to the appropriate management and sustainable development of the coastal zone. POLICY 2.6.3J sets out the policy and objectives in respect of the coastal zone.

BEST PRACTICE 2.6.3D | Coastal Zone

Integrated Coastal Zone Management

Integrated Coastal Zone Management (ICZM) is a concept that emerged in the USA in the early 1970's in response to the growing awareness of the value of coastal resources and the threats facing it. The concept has since been adopted and applied in many countries internationally and has received support at EU, national and local levels in Ireland. The ICZM approach has been defined as:

A continuous process of administration which seeks, through more efficient and holistic management: to establish and maintain the sustainable use and development of the resources of the coastal zone so as to improve the quality of life of human communities dependent on these resources; and to maintain the biological diversity and productivity of coastal ecosystems, and to improve the quality of the coastal environment. (Brady Shipman Martin 1997)

The GCDP recognises the value of, and pressures on, the coastal zone and the importance of

ICZM. Objective HL33 of the Plan refers to the preparation of integrated coastal zone management plans. These plans have not yet been produced but any such plan would need to be considered in the LAP.

Coastal Development Setbacks

Coastal development setbacks have been utilised in many countries such as the UK, Australia and the USA as a mechanism to establish an appropriate setback for development to protect the coastline, reduce erosion and provide improved access, views and privacy for beach users and property owners. Different approaches and setback limits have been used to suit different contexts and it is generally considered that this should be based on a detailed understanding of issues such as global warming rates, sea level rises, local storm events, coastal landform, etc.

In the absence of detailed baseline data, the research into best practice suggests that generally a minimum horizontal setback of 30m and/or a minimum vertical setback of the 3m contour level may be used.

Coastal Protection

Coastal protection refers to the protection of coastal lands and associated development, infrastructure and property from erosion, flooding and/or storm damage from the sea. Typically, this has tended to take the form of hard engineered solutions, such as sea walls and groins. These types of solutions tend to displace the problem of flooding, erosion, etc. to other parts of the coast and are often visually unappealing and environmentally damaging.

A more sympathetic approach is to utilise the natural features and processes along the coast and to work them to protect the vulnerable coastal lands. This type of approach can result in considerable cost savings, a more pleasant and environmentally solution.

Natural Heritage Strategy

The Natural Heritage (NH) Strategy for Bearna is to promote the application of a catchment planning and management approach in Bearna and to support the development of an integrated open space system, consisting of open spaces, vegetation, drainage channels, etc. that will: protect and conserve existing environmental designations, fauna and flora, landscape character and biodiversity; ensure an adequate level of biodiversity and ecological functioning; provide for the passive and active recreational needs of users; and that will provide high quality landscaping and open space areas on developed lands to structure and provide visual relief from the built environment.

This strategy is comprised of a number of more detailed policies and objectives, as outlined in POLICY 2.6.3A, 2.6.3B, 2.6.3C, 2.6.3D, 2.6.3E, 2.6.3F, 2.6.3G, 2.6.3H and 2.6.3I below.

POLICY 2.6.3A | Soils and Geology

It is the policy of the Council to protect the soils and geology in the Plan Area from degradation in accordance with relevant standards and guidelines and to ensure that developments in the area respond appropriately to local soil, geological and hydrological conditions.

Objective NH1 | Geology

Protect and conserve geological and geomorphological systems, sites and features from inappropriate development that would detract from their heritage value and interpretation. Any geological features should be identified and, where appropriate, should be incorporated into development layouts. The Plan shall also take cognisance of and incorporate into the Plan any relevant data or information produced by Geological Survey of Ireland (GSI) during the lifetime of this Plan.

Objective NH2 | Stone Finishes

New developments in the Bearna Plan Area that incorporate stone finishes should utilise granite stone appropriate to the locality. The use of limestone and other natural or artificial stone finishes that are not appropriate to the locality should be discouraged and prevented.

Objective NH3 | Construction Works

Any development proposals or construction works that would require blasting to remove granite bedrock should identify measures for protecting adjacent properties, including minimising disturbance and nuisance.

POLICY 2.6.3B | Groundwater and Aquifers

It is the policy of the Council to protect the groundwater and aquifers in the Plan Area from degradation in accordance with relevant standards and guidelines and to ensure that developments in the area respond appropriately to local groundwater and hydrological conditions.

Objective NH4 | Groundwater Protection Scheme

Consider the findings of any future groundwater protection scheme prepared for County Galway or any more detailed information produced by GSI, the EPA or other relevant bodies and implement any applicable recommendations through the LAP.

Objective NH5 | Groundwater and Surface Water Protection

The surface and groundwaters should be protected from pollution. In particular, proposals for on-site septic tanks and/or effluent treatment systems should include specific proposals to deal with the shallow soil cover to granite bedrock, the high water table and the potential pollution of surface and groundwaters.

POLICY 2.6.3C | Surface Water Drainage

It is the policy of the Council to protect the water resources in Bearna and to support the application and implementation of a catchment planning and

management approach to development and conservation in the area and the implementation of a Sustainable Drainage System for the Plan Area.

Objective NH6 | Legislative and Policy Requirements

Support the application and implementation of the relevant international and national legislative and policy requirements as they apply in Bearna, including the following:

- The provisions of the EU *Water Framework Directive 2000* and associated Irish legislation, namely the *European Union (Water Policy) Regulations 2003*, and projects, in particular the findings and recommendations of the *Western RBD Project*.
- The recommendations of the OPW with regard to *Flood Risk and Development*.

Objective NH7 | Local Streams

The existing streams in Bearna should be protected as follows:

- Restore and reinstate streams or portions of streams that have been filled in or covered over as part of new developments.
- Culverting of the streams should be restricted.
- There will be a general minimum 6m wide buffer on either side of streams to protect these watercourse and associated habitats. Additional areas should be incorporated as required to provide for attenuation, habitat conservation, etc.

Objective NH8 | Catchment Impacts

Ensure that new developments consider the potential impact on existing developments, infrastructure and natural habitats, wildlife and processes within the same catchment.

Objective NH9 | Flooding

Development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. This shall be guided by standards and guidelines set out by the OPW and should consider any flood risk information made available during the lifetime of the Plan.

POLICY 2.6.3D | Nature Conservation and Biodiversity

It is the strategy of the Council to conserve and enhance the character and sensitivities of the natural heritage and biodiversity of the area in consultation with the National Parks and Wildlife Service of the DoEHLG.

Objective NH10 | Designated Sites and Non-Designated Areas

Recognise that nature conservation is not just confined to designated sites and acknowledge the need to protect non-designated habitats and landscapes and to conserve the biological diversity of the area.

Objective NH11 | Trees

Protect trees and groupings of trees that add to the natural amenity of Bearna, with Tree Preservation Orders used if necessary.

Objective NH12 | Interconnectivity

Maintain and enhance the area, quality and interconnectivity of woodlands, trees,

hedgerows and stone walls and other associated features. Where boundaries have been removed or it is considered necessary for them to be removed, these should be replaced with similar boundary types.

Objective NH13 | Wildlife

Protect birds and bats and their roosts, and to maintain woodland, hedgerows, treelines and ecological networks and corridors which serve as feeding areas, flight paths and commuting routes for birds and bats.

POLICY 2.6.3E | Environmental Designations

It is the policy of the Council to protect the existing, proposed and candidate environmental designations of national and international importance in and adjacent to the Plan Area, in accordance with the requirements of the EU *Habitats Directive 1992 (92/43/EEC)* and *Birds Directive 1979 2009 (79/409/EEC 2009/147/EC)* and relevant Irish legislation including the *European Communities (Birds and Natural Habitats) Regulations 1997-2011 (SI No. 94 477 of 1997 2011)*, the *European Communities (Conservation of Wild Birds) Regulations 1985 (SI No.291 of 1985)* and the *Wildlife Acts 1976-2000*.

Objective NH14 | Natura 2000 Sites 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 subsequent or updated 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 European site (either individually or in combination with other plans or projects); or
2. The plan or project will adversely affect the integrity of any European 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 European 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 NH15 | Protected Habitats and Species

Support the protection of natural habitats and protected species listed in the annexes to or covered by the EU *Habitats Directive (92/43/EEC)* and *Birds Directive (2009/147/EC)* and by the *Wildlife Acts 1976-2000*. This includes the protection of bats and their roosts, and the maintenance of woodland, hedgerows, treelines, ecological networks and corridors that serve as feeding areas, flight paths and commuting routes for bats.

Objective NH16 | Natural Heritage Areas

Protect Natural Heritage Areas (NHAs) and proposed NHAs in accordance with the requirements of the *Wildlife Acts 1976-2000* 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 NHA or proposed NHA, an Environmental Impact Assessment or Ecological Impact Assessment may be required.

Objective NH17 | Impact Assessment

Ensure full compliance with the requirements of the EU *Habitats Directive (92/43/EEC)*, *SEA Directive (2001/42/EC)* and *EIA Directive (85/337/EEC)*, and 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*, the *Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011* and the *European Communities (Environmental Impact Assessment) Regulations 1989-2011* (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 and/or any designated site may need to be accompanied by one of 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 in accordance with best practice methodologies and contain all necessary baseline assessments.

Objective NH18 | Buffer Area

Establish an appropriate buffer around all environmental designations to protect them from land use and development impacts. This shall be determined on a site specific basis depending on local ecological and drainage conditions and other factors as appropriate and shall in no case be less than 10m in width. This shall apply along Silver Strand Road and the north-western corner of the Plan Area to protect these designated sites.

POLICY 2.6.3F | Field Patterns, Hedgerows and Stone Walls

It is the policy of the Council to promote the protection of the field patterns, hedgerows and stone walls as distinctive features of the landscape in the area

and their incorporation into new developments wherever feasible.

Objective NH19 | Field Patterns

Retain existing field patterns as far as practicable together with associated hedgerows and stone walls.

Objective NH20 | Hedgerows

Retain existing hedgerows and, should it be essential to remove them for traffic safety or other considerations, then they should be replaced with similar species.

Objective NH21 | Stone Walls

Retain existing stone walls and, should it be essential to remove them for traffic safety or other considerations, then they should be replaced with a similar wall using similar stone.

Objective NH22 | New Developments

Encourage new developments to assimilate with existing field patterns and to incorporate hedgerows and stone walls into site layouts.

POLICY 2.6.3G | Ecological Network

It is the policy of the Council to promote the establishment of a local EcoNet for *Bearna* that preserves the core areas of high biodiversity within and surrounding the Plan Area, that provides ecological corridors, linkages and stepping stones between the core areas and that includes buffer areas to protect the various ecological components of the network and regeneration areas in sensitive areas with high biodiversity potential. This will include the various elements of the EcoNet identified in Table 2.6.3C, with particular emphasis on the conservation of Class 1, 2 and 3 Areas.

Objective NH23 | Designated Sites

Protect the designated sites as core areas of high biodiversity that provide the basis for the ecological functioning of the EcoNet.

Objective NH24 | Stream Corridors

Protect the watercourses as stream corridors for wildlife that provide north-south ecological linkages connecting core areas. Liberty Stream, Trusky Stream and Barna Stram in particular provide opportunities to link the inland designated sites with the coastal designated sites, Galway Bay and the coastal corridor.

Objective NH25 | Coastal Corridor

Protect the coastal buffer/amenity and adjacent lands as a coastal corridor that connects the various stream corridors, protects coastal habitats and processes and provides high amenity areas at the land-sea interface.

Objective NH26 | Important Habitats

Protect important habitats in the Plan Area, particularly those in Class 1, 2 and 3 of the EcoNet, including the Class 2 areas of salt marsh, poor flush and orchid Class 2 areas and the Class 3 areas of trees and hedgerows.

Objective NH27 | Buffer Areas

Provide adequate buffer areas around the main core areas, corridors and important habitats to protect them from development impacts and ensure their continued ecological functioning.

Objective NH28 | Development Impacts

Ensure that proposals for development include a survey/map of any elements of the EcoNet on or adjacent to the site, including the woodland, hedgerows and treelines so that the current ecological networks can be identified, maintained or enhanced. Developments in, adjacent to or likely to impact on elements in Classes 1, 2 and 3 of the EcoNet will be required to submit an ecological assessment of the existing environmental features and processes in the area and their ecological value and the potential impact of development on these features. An environmental management plan will also be required outlining mitigation measures to reduce or ameliorate impacts, proposals for ongoing management and maintenance, proposals for integrating with development, etc.

POLICY 2.6.3H | Ecosystem Services

It is the policy of the Council to promote the ability of ecosystems to deliver a range of services to the local community and to ensure that these are utilised in a sustainable manner.

Objective NH29 | Ecological Functioning

Support the ecological functioning of the open spaces and ecosystems within the Plan Area and their ability to deliver ecosystem services for the local and broader community.

Objective NH30 | New Development

New developments should consider their potential impact on ecological functioning and the delivery of ecosystem services.

Objective NH31 | Ecosystem Services Assessment

Consider the feasibility of undertaking an assessment of the ecoservices delivered to the local and broader community by the EcoNet and amenity areas in the Plan Area as a basis for developing an environmental services management plan for the area.

POLICY 2.6.3I | Landscape Character and Views

It is the policy of the Council to protect the landscape character, values, sensitivities, views and prospects in *Bearna* identified in the GCDP and associated *Landscape and Landscape Character Assessment for County Galway*, as shown on MAP 2.6.3G and MAP 2.3.6H.

Objective NH32 | Landscape Character and Value

Consider the landscape character and value of *Bearna*, its location in Landscape Character Area 12 – South Foothills of East Conamara Mountains (west of Salthill to Rossaveel), and any applicable provisions in the GCDP. In particular, the recommendation that developments should be as low as possible so as not to obstruct views and should be set

within natural hollows or slightly sunken into the ground and screened with natural scrub type vegetation. There is also a recommendation that natural stone should be used as a finish material or render of a colour that blends with the natural landscape colours.

Objective NH33 | Landscape Sensitivity Ratings

Apply the provisions of the GCDP in respect of the landscape sensitivity ratings and as appropriate in Bearna. In particular, this includes Class 2 (Moderate Sensitivity), Class 3 (High Sensitivity) and Class 4 (Special).

Objective NH34 | Views and Prospects

Apply the provisions of the GCDP in respect of views and prospects and as appropriate in Bearna. In particular, this includes View 71, View 72, View 73 and View 74.

Objective NH35 | Scenic Qualities

Consider the recommendation in the *Landscape and Landscape Character Assessment for County Galway* that the scenic qualities of the coastal zone (particularly 50m either side of the coastal road) from Galway Bay to the mouth of Killary Harbour be protected, possibly through its designation as an Area of Special Amenity or as a Landscape Conservation in accordance with the *PDA 2000* (as amended).

POLICY 2.6.3J | Coastal Zone

It is the policy of the Council to manage the coastal zone to protect coastal habitats, species and natural processes and to facilitate high quality, low impact development in appropriate locations that benefits the local and broader community.

Objective NH36 | Coastal Development Setback

Establish an appropriate coastal development setback appropriate to local conditions and requirements to:

- Protect the sensitive coastal edge, coastal habitats and natural processes from destruction, degradation and/or disruption to ensure that their roles as ecological corridors, coastal flooding and storm surge buffers are retained and enhanced.
- Maintain and improve public access to the seashore and the utilisation of the coastal edge as a focus for public use and recreation.
- Provide a buffer to protect against coastal flooding and erosion and the increasing incidence and severity of storm surges, flooding and erosion that is likely to result from global warming and sea level rises.
- Allow sufficient space for the development of important public infrastructure and amenities, such as a promenade, public ablutions, park areas, etc.
- Provide for the creation of a positive relationship between new built development, the coastal amenity park, the promenade and the seashore.

Objective NH37 | Coastal Edge

An appropriate coastal development setback will be required as follows in the Coastal Edge area:

- A minimum horizontal setback of 100m from the foreshore field boundary line for new

development or along the 10m natural contour line, whichever is the greater.

- A consideration of the permanent line of vegetation and the 200 year tide level in the layout, design and installation of any new development, infrastructure or landscaping.
- A high quality of siting and design in the area between the 100m setback/10m contour line and the R336.
- No development seaward of Lenarevagh Stream in the eastern portion of the Coastal Edge, other than as permitted under other sections in the LAP or as considered by the Planning Authority to be in the interests of proper planning and sustainable development.

Objective NH38 | Village Core

An appropriate coastal development setback will be established in the Village Core area as follows:

- There shall be a general building setback of 30m from the foreshore field boundary line to allow for the development of the coastal amenity park and a seaside promenade, cycleway, children's playgrounds, landscaped amenity space with picnic tables, seating and improved access routes to the local beaches, Bearna Pier and water-based activities.
- A very limited number of public buildings (such as public toilets or a diving club) and/or those that require a coastal edge location (such as a pub and restaurant) may be inserted at appropriate locations in the amenity park, subject to a minimum setback of 15m from the foreshore wall and low impact design and construction. The loss of parkland will be compensated by additional parkland areas extending from the coastal amenity park up towards the R336.
- Alternative innovative high quality design solutions may be considered where it delivers a coastal amenity park, seaside promenade and associated facilities. This would be at the discretion of the Planning Authority and would be subject to a full consideration of the costs and benefits of the proposal. This would include the additional community gain of any such proposals, the delivery of a high quality building/park/promenade/foreshore interface, adequate protection of the environment, landscape and amenity of the coastal edge, adequate protection of properties, developments and amenities from flooding and other potential short and long term impact or hazards, and a cost benefit analysis of the proposal, including inter alia a consideration of the long term operation and maintenance costs of the scheme.

Objective NH39 | Coastal Protection

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

Objective NH40 | Coastal Buffer and Amenity

Reserve the foreshore area between the HWM and the seaside field boundary line as a natural coastal buffer and amenity that: provides public access to the seashore; protects coastal habitats and species; and that protects the coastal park, associated development and any coastal infrastructure from coastal erosion and storm surges. Development will be prohibited in this area unless it is required for public health, safety or amenity. Interventions will be restricted to essential works required for coastal defence or to facilitate public access and greenway linkages. Any works required should avoid hard engineering approaches and should not compromise, but rather work with, the natural features, conditions and processes along the coast.

Objective NH41 | Coastal Visual Amenity

Protect the public visual amenity along the R336 and Coastal Edge by protecting, creating and framing views from the R366 and higher ground over Galway Bay and by providing opportunities for new pedestrian linkages and public spaces leading down to the waterfront. In particular, this can be achieved by:

- Limiting ribbon development along the main road.
- Ensuring that any new development on the coastal lands are of a high design quality, suitably laid out and restricted in height to protect view lines and are integrated with the landscape.
- Establishing pedestrian and visual axes from the R336 to the coast.

Objective NH42 | Seaside Greenway Linkage

Facilitate the provision of a coastal greenway linkage with walking and cycling facilities extending from the proposed seaside promenade in the Village Core to Silver Strand in the east and along the coast to the west, with the potential to ultimately be linked to Salthill promenade in the east and Na Forbacha in the west. This should be designed as a more natural, low impact surface than the promenade that complements the proposed Sailin to Silver Strand walk, which will consist of low-key pathways made from wooden lathes to form a continuous coastal walkway between the promenades of Sailin and Salthill.

Objective NH43 | Coastal Corridor

A coastal corridor should be retained, using the natural contour lines for delineation. It is recommended that developers proposing developments in the vicinity of this area be requested to carry out an ecological survey and submit an ecological plan that incorporates the natural vegetation and topography of the area.

Objective NH44 | Integrated Coastal Zone Management

Support the preparation of ICZM plans for County Galway and consider any ICZM policies adopted at national level or in County Galway and implement any relevant findings and recommendations through the LAP.

2.7 Roads and Transportation

2.7.1 Context

Road Network

Bearna is located along the R336 Regional Road, a strategic east-west route linking Galway City to the Conamara region. The R336 serves the predominant transport needs of the region and acts as a multi-purpose road, providing a commuter route, a tourist route along the coast, a residential route in places with direct house access and narrow footpaths, and the primary commercial artery serving a number of industrial estates, fish farms and landing facilities, a ferry port, radio and television studios, a wind farm and multiple small private businesses. Policy RT4 and Objective RT4 of the GCDP support the provision of the R336 along a new alignment between Galway and Screebe, via Ros a Mhil. In the Bearna Plan Area, speed limits of 50km/h and 60km/h apply along the R336.

The Plan Area displays a dense network of local roads and laneways. The main roads north of the R336 are orientated in a north-south direction. Apart from the Moycullen Road in the centre of the village, most of these roads are narrow and continuously rise and fall with the topography. The narrowness of many of these roads, frequently being no more than 3m carriageway width, restrict the flow of two way traffic and provide limitations to road capacities. Traffic volumes on some roads are similar to that of typical suburban housing estates. The terrain of the area with its rocky and boggy nature means that the provision of new roads is very expensive.

MAP 2.7.2 shows the existing road network and proposed roads in and adjacent to Bearna.

Traffic and Safety

The R336 is heavily trafficked, particularly in mornings and evenings as residents commute to work in the Galway City area. Because of the outstanding beauty of Conamara and the west coast, together with the rich Gaeltacht culture, this area is a popular tourist destination and attracts many visitors annually, but particularly in the summer months. During this period of the year, the R336 experiences heavy traffic volumes.

Traffic congestion is a major issue that needs to be addressed in the village, particularly with the growth and development of the village centre. At present, most traffic congestion in the village occurs in front of the school during mornings and mid-afternoons when parents drop off and collect children. Pedestrian safety is of particular concern in the vicinity of the school. Traffic congestion also occurs at junctions off the R336 (due to traffic turning movements), in particular at the crossroads leading to the pier.

The recently installed traffic lights at the main village crossroads at the junction of the R336, Moycullen Road and Pier Road have improved traffic safety at this junction. The new SuperValu and O'Malleys developments do not have right turning lanes and this has created new points of traffic congestion along the R336.

The existing traffic flows, safety and congestion have significant implications for public safety and convenience and for environmental impacts due to car emissions.

Parking Facilities

Most existing businesses, shops and restaurants in the village have provisions for off-street car parking. There are two large car parks in the village, the one at the Church on the eastern edge of the Plan Area and the other which was constructed recently as part of the SuperValu development in the village centre. Apart from these two parking areas, there is no public car park in the village centre. This can create difficulties during busy periods when parking at the Pier Road and other coastal access roads can be problematic.

Road Proposals

A new inner road has been planned for Bearna for many years and a section of this new route was recently constructed as part of a major housing development in the village centre. The Part 8 Planning Application for the Bearna Relief Road was subsequently adopted by the elected members of GCC on 23rd October 2006 on the basis that it would be treated as a village street. Further development of this route would assist in improving the quality of environment in the centre of the village and in improving traffic safety, circulation and management. It would also provide an opportunity to create a new street in the village with high quality residential, community and associated development.

Once completed, this route will help to relieve traffic congestion and improve public safety along the R336, enable pedestrian crossings to be provided at appropriate locations along the R336, create a new high quality residential street in the village, provide a location for the provision of additional community facilities and amenities, and provide a loop to facilitate the provision of much-needed public transport services, including bus services and potential light rail service if provided in the future.

As part of the ongoing roads improvement programme, the proposed Galway City Outer Bypass (GCOB) has been identified approximately 2.5km to the north and 2km to the west of the village centre. This project will bring major benefits to Galway City and County, providing a fast, modern and safe link from the proposed N6 route at Doughiska to the existing R336 Bearna Road, with consequent benefits for the remainder of the City road network. The scheme will consist of 17km of high quality dual carriageway and 4km of single carriageway.

This route will have a positive impact for Bearna in that it will facilitate easy access to and from Bearna while reducing the volume of through traffic in the village. This would also have a positive impact on the village centre and would help to create a more cycle and pedestrian friendly environment.

A new road is also being considered north of the existing R336 as a new linkage from the proposed GCOB to Conamara. This will provide an alternative to the existing heavily congested coastal road and provide a safer, more convenient and direct route into Galway City from the coastal settlements west of Galway City and the Conamara region generally.

Bus Services and Facilities

Bus Éireann operates a bus service that serves the village of Bearna. This provides transport to and from Galway City 8 times Monday to Saturday and twice on Sundays. There is also one bus service provided by a private operator. The public consultation process undertaken has highlighted the need to provide improved bus services and to provide for the installation of shelters at the various bus stops.

Pedestrian and Cycling Network

There are public footpaths along the busiest route through the village, the R336, along Pier Road, along the recently constructed portion of the new

village street and in new housing developments in the village. The public consultation process has highlighted the need for safe cycling and pedestrian routes in the village and between the village and surrounding areas.

Policy Informants

The Plan has considered a range of policy informants in relation to roads, parking and public transport, including the following:

- The public consultation process, in particular the need to reduce traffic congestion and provide improved bus, pedestrian and cyclist services and facilities.
- Best practice approaches, including sustainable walking distance, greenway linkages, quality bus corridors and light rail systems (*as outlined in BEST PRACTICE 2.7.1 below*).
- Policy and guidance in the *Traffic Management Guidelines 2003, Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland 2009-2020, Spatial Planning and National Roads Guidelines 2010* and any forthcoming guidance in relation to street design.
- The provisions in the GCDP, in particular the relevant policies and objectives contained in Section 3.3.

BEST PRACTICE 2.7.1 | Public Transport

Sustainable Walking Distance

Sustainable walking distance refers to the principle of promoting the co-location, clustering and linkage of facilities and services within convenient walking distance of the residential and/or user populations that need to access them. This can help to reduce the dependence on private cars, reduce environmental pollution from exhaust emissions, promote exercise and health, facilitate ease of movement, particularly for children, the youth, the elderly or others without cars. Sustainable walking distance is generally considered to be about a 5 minute walk, between 300m and 500m in distance, depending on topography.

Greenways

Greenway is an EU term established in a *Declaration Towards a European Greenway Network* in Lille on 12 September 2000 for "circulation routes reserved exclusively for non-motorised journeys, developed in an integrated manner, which enhances both the environment and quality of life of the surrounding area." Greenways have been covered earlier under BEST PRACTICE 2.5.1.

Quality Bus Corridors

Quality Bus Corridors (QBC's) refer to roads that support good quality bus services, particularly through the use of designated bus lanes. QBC's have been applied in Dublin City and Galway City, amongst others. A recent study has been prepared for Galway City entitled *Draft Galway City Bus Strategy 2006*, that recommends the transformation of Galway's bus services, including the replacement of the current 'cross city system' and Eyre Square as the end drop off point with a radial bus system, Orbital Quality Bus Corridors, an Urban Traffic Control System and integrated timetabling. An Orbital Quality Bus Corridor is proposed providing a frequent service from Oranmore to Bearna. This has the potential to significantly improve bus services linking Bearna to the City and surrounding areas.

Light Rail Systems

Light Rail Systems (LRS's) provide alternatives to road based public transport. With new technologies, LRS's can be built on a very cost-effective basis, cheaper than the LUAS in Dublin and cheaper than road systems. A proposal is currently being mooted for a Corrib Light Rail System in Galway City. This would have the potential to significantly improve the public transport in the City and could potentially link to Bearna and even beyond in the west.

2.7.2 Roads and Transportation Strategy

The Roads and Transportation (RT) Strategy for Bearna is to ensure the provision of a safe and convenient movement network that: caters for the future orderly and sustainable expansion of Bearna village and surrounds; has adequate capacity to accommodate current and expected future traffic volumes from existing and proposed developments anticipated in the lifetime of the Plan; provides safe and adequate access to the Plan Area lands without significantly compromising the capacity of the existing local and regional road network and future national route; incorporates adequate traffic management measures; will guide future development in the Plan Area along an appropriate internal circulation network for vehicular, pedestrian and cycling movement; and that will facilitate appropriate public transportation to and from the village.

This strategy is comprised of a number of more detailed policies and objectives, as outlined in POLICY 2.7.2A and 2.7.2B below. MAP 2.7.2 shows the main elements of the Roads and Transportation Strategy.

POLICY 2.7.2A | Roads and Parking

It is the policy of the Council to ensure that the road network is safe, convenient and has adequate capacity and that adequate parking facilities are provided in Bearna.

Objective RT1 | Road Network Hierarchy

Support the development of an adequate road hierarchy in Bearna that provides a range of movement routes with road designs, safety standards, levels of access and adjacent development appropriate to the role of the route in the hierarchy. This will be comprised of the following existing and proposed routes:

1. Proposed GCOB National Route – Proposed national route with limited access and high speed standard for Galway City and County.
2. Proposed Conamara Road – Proposed regional/national route providing an alternative to the congested R336 regional route.
3. R336 Regional Route – Existing R336 regional route providing the main street in Bearna village and the main road linkage along the coast.
4. Moycullen Road – Primary north-south local road providing a linkage between Bearna village and Moycullen.
5. North-South Roads – Other north-south roads linking the coastal parts of Bearna to the hinterland, including Aille Road, Avough/Paintbox Road and Forramoyle Road.
6. Third Class Local Roads – Local roads that generally provide the main local through routes in the Plan Area.
7. Fourth Class Roads – Local roads that are generally lower order local roads that are shorter or cul-de-sac routes.
8. Coastal Access Roads – Coastal access roads that connect from the R336 to the coastal lands, including Pier Road, Mag's Boreen and Lacklea Boreen.
9. Boreens, Laneways and Tracks – Lower order routes across the Plan Area that have potential as pedestrian/cycling linkages and local access.
10. Local Access Roads – Local access roads generally located within developments, including internal routes in housing estates.

Objective RT2 | Objective RT2 – Galway City Outer Bypass

Support the development of the GCOB as a means of improving the strategic road network and reducing traffic volumes and congestion in Bearna. This should be guided by the following:

- An adequate corridor to be reserved for the future development of the GCOB and associated link roads.
- Provision to be made for adequate junctions between the existing regional and local road network in Bearna with the GCOB, as appropriate.
- Provision to be made for safe linkages across the GCOB to ensure that the Bearna Plan Area can be adequately connected to surrounding areas and amenities. This would primarily be along existing local roads and the greenway linkages identified in the LAP, through the provision of underpasses, overpasses or other junctions as appropriate.
- The type and location of major new developments in Bearna to consider the protection of the safety and operational efficiency of the GCOB.
- Consideration to be given to the provision of a park and ride facility at an appropriate point along or accessible to the GCOB to serve Bearna and the Conamara region providing access to Galway City.
- Consult with the NRA in the development of the GCOB and any relevant associated developments, such as the possible provision of a park and ride facility along or accessible to the GCOB.

Objective RT3 | R336 Main Street

Promote the improvement and enhancement of the R336 as the main village street in Bearna. This would include the following road-related measures (*SECTION 3.1.2* provides design-related measures):

- Provision of numerous pedestrian demand crossings with audible warning systems along the R336, all new street junctions and other strategic points.
- Provision of tactile paving and dished kerbs at all crossing points to facilitate ease of access for the mobility impaired.
- Providing raised pavement areas at various junctions along the existing R336 in order to ensure slow traffic speeds.
- Providing advance radar speed analyses to activate traffic lights, where excessive speeds noted.
- Providing wider footpaths in high use public areas to facilitate public gathering, interaction, relief, etc.
- Provision of cycling facilities wherever practicable and landscaping as appropriate.

Objective RT4 | New Village Street

Support the implementation and completion of the proposed new Village Street north of the existing R336 with:

- Appropriate junctions, traffic management and access to adjacent lands.
- A continuous pedestrian and cycling route, which may require widening of the existing constructed portion of street (this should be pursued with adjacent landowners), with pedestrian and cycling linkages to the R336 via the existing north-south roads of Aille Road and Avough/Paintbox Road.
- A public transport route and facilities with a potential bus loop using the R336 and new street, a public transport node with bus stop/shelter, local park and ride facility, public parking, etc.
- Appropriate associated uses including community facilities such as a primary school site and village square/park, local shop/s and higher density housing, subject to high standards of design and the approval of the Planning Authority.

Objective RT5 | Local Roads

Retain and improve existing local roads and ensure that there is adequate traffic management and safety.

Objective RT6 | Access Points

Reserve access points to development lands in the village from public roads to ensure that lands are not cut-off and that their development potential can be realised. This is particularly important in the Village Core and Inner Village areas where development will be concentrated and where the provision of adequate access is paramount.

Objective RT7 | Parking Provision

Provide adequate parking with developments in accordance with the standards in *SECTION 4* of the Plan. Promote the use of underground and semi-basement car parking in the Village Core and in other locations wherever appropriate and practicable. This will help to:

- Reduce the surface area covered by parking and associated visual impacts.

-
- Increase the development potential of sites whilst retaining an appropriate building height, footprint and form.
 - Improving visual amenity in areas with high value and development potential.

Where it can be shown that this type of parking is not feasible and/or desirable, then parking should generally be located behind buildings so that they can be screened from the street and allow for active building/street interfaces.

Objective RT8 | Road and Traffic Improvements

Support the improvement of the road network and improved traffic flows in Bearna. This would include the proposed Galway City Outer Bypass and an appropriate alternative route to the existing congested R336.

POLICY 2.7.2B | Public Transport

It is the policy of the Council to promote the use of public transport as a safe, convenient and environmentally sustainable alternative to private transport and to support the implementation of the policy guidance in *Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland 2009-2020*.

Objective RT9 | Bus Services, Stops and Shelters

Promote an improved bus service in Bearna and investigate the potential to provide more frequent stops and bus shelters, particularly in the village centre along the R336 and new Village Street. The new Village Street will provide a potential loop for a bus service through Bearna.

Objective RT10 | Greenway Linkages

Develop a network of greenway linkages across the Plan Area that provide safe, attractive and convenient pedestrian and cycling routes, thereby encouraging walking as an alternative to the car, in particular for short journeys. These greenway linkages will connect residential areas, facilities and amenities in Bearna to one another and provide linkages with surrounding areas and amenities. The main greenway linkages are as follows:

- **Seaside Promenade** – High quality landscaped promenade in Coastal Amenity Park.
- **Seaside Greenway Linkages** – Links promenade to Silver Strand and City in east and coastline to west.
- **Streamside Greenway Linkages** – Safe walking and cycling routes linking coastal to inland amenities.
- **Coastal Greenway Linkages** – Links R336 and Village Core to coastal amenities and walks.
- **Interconnecting Greenway Linkages** – Links Greenway Linkages to surrounding areas and amenities.

Objective RT11 | Amenity Trail

Promote the development of an amenity trail along the foreshore/coastal lands that could, in time, be developed as part of a longer pedestrian route from Blackrock to Bearna.

Objective RT12 | Cycle Route

Support the provision of a continuous cycle path along the new Village Street. This may require additional adjacent lands on the recently constructed portion of the route.

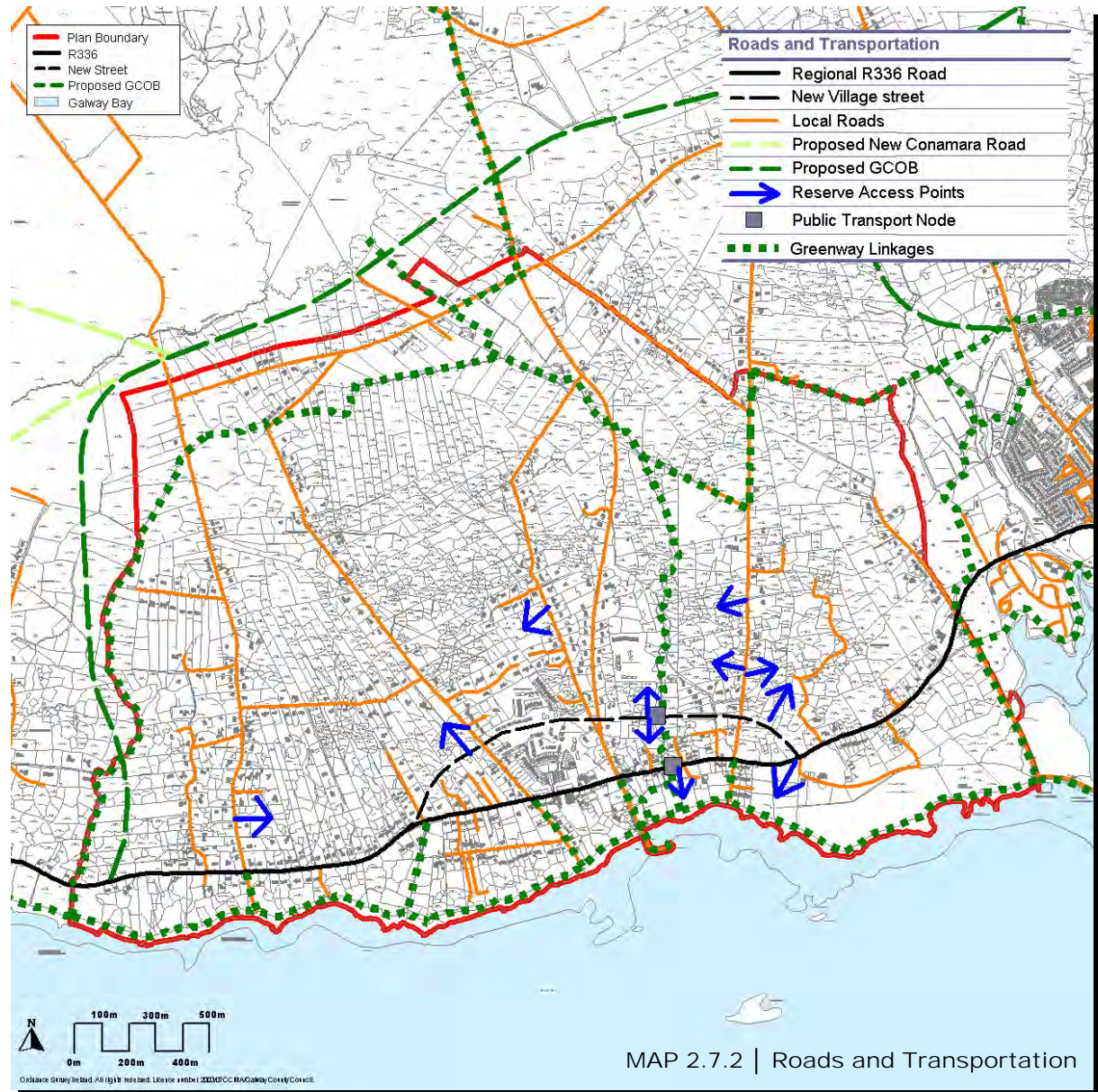
Objective RT13 | New Developments

All future developments will be required to provide adequate footpath and public lighting in the Village Core and Inner Village areas and, where appropriate, outside of these areas.

Objective RT14 | Potential Future Public Transport

Support the provision of improved public transport measures in the future. Examples could include the following:

- **Quality Bus Corridors** – The provision of Quality Bus Corridors could become feasible west of the City and provide an important service from Bearna into Galway City.
- **Park and Ride Facilities** – The provision of park and ride facilities west of Galway City would help to relieve traffic congestion and provide a useful service into the City.
- **Light Rail System** – The provision of a Light Rail System for Galway City and surrounds would become more desirable and feasible as the area grows and populations increase, which would provide a more efficient and cost-effective alternative to road-based private and public transport.



2.8 Infrastructure and Services

2.8.1 Context

Overview

Bearna has experienced substantial development in recent years and this has placed increasing pressure on the infrastructure and services in the village and surrounds. There is generally an adequate level of infrastructure and services in Bearna apart from public wastewater, which is currently severely limited. There have been disruptions to roads as a result of the installation of new infrastructure, which has exacerbated traffic congestion in the village. There is a need to need to plan for future development to ensure that there are sufficient infrastructure and services to support the continued growth of the village.

Wastewater Disposal

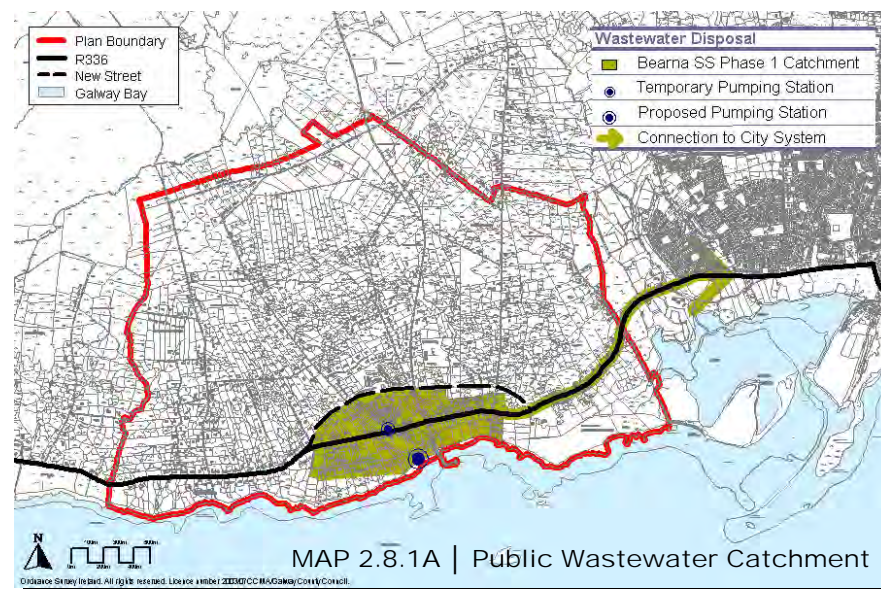
Existing wastewater treatment is provided by connection to the public wastewater treatment plant at Mutton Island and by individual wastewater treatment systems. According to the 2002 Census, the vast majority of residents in the Barna ED dispose of their wastewater to individual septic tanks (93.4%) and less than 2% utilise a public sewerage scheme (1.9%).

EPA water quality monitoring data shows that the main stream in Bearna, Trusky Stream, which flows through the centre of the village, is seriously polluted, most likely as a result of poorly maintained or inadequate wastewater treatment systems. Under the requirements of the *EU Water Framework Directive 2000* and the *European Union (Water Policy) Regulations 2003*, all public bodies are required to consult, coordinate and cooperate in their policies and operations so as to maintain the good status of water bodies which are currently unpolluted and bring polluted water bodies up to good status by 2015. GCC is statutorily obliged to prevent any further deterioration in the quality status of the waters in Bearna and to ensure good quality status by 2015.

The short to medium term plan for the disposal of wastewater from Bearna is to pump to the Galway City Main Drainage System (GCMDS) for subsequent treatment at Mutton Island. Agreement has been reached between GCC and Galway City Council to accept a 2 000 population

equivalent (PE) from Bearna at Mutton Island. At present, approximately 90% of the total capacity of the scheme has been accounted for by taking into consideration existing premises and planning applications currently pending within the catchment of the proposed Sewerage Scheme in Bearna. The long term solution beyond 2 000 PE will involve a reappraisal of the treatment capacity at Mutton Island or the development of a new treatment facility for the western environs of Galway City.

MAP 2.8.1A provides an indicative map of the catchment area that could potentially be served by Bearna Sewerage Scheme Phase 1, subject to additional capacity being made available to service all developments within this catchment area.



There are two options available for the treatment of wastewater from new developments that will be constructed over the lifetime of the Plan. The first option is to permit developers to construct temporary on-site wastewater treatment systems for treatment of wastewater until the public wastewater treatment system has been expanded. The main difficulty with this option is that temporary on-site wastewater treatment systems are not always properly maintained and it is often difficult to determine responsibility for maintenance of the plant. In addition, they use up

valuable lands that could otherwise be used for development, public open space and/or community facilities and amenities. The second option is to restrict development until the capacity of the public wastewater treatment plant has been sufficiently increased.

Given the strategic role envisaged for Bearna in the County Settlement Strategy and the associated need to accommodate additional growth in the area, GCC will consider the use of temporary on site systems as an interim measure until such time as additional public wastewater capacity is made available to service developments in Bearna. This will need to be balanced against the need for orderly development, environmental protection and the requirements of the EU *Water Framework Directive 2000* and associated Irish legislation. A high standard of design and appropriate decommissioning and land reinstatement arrangements will accordingly need to be ensured in all new systems.

POLICY 2.8.A sets out the policy and objectives for wastewater disposal and treatment in Bearna.

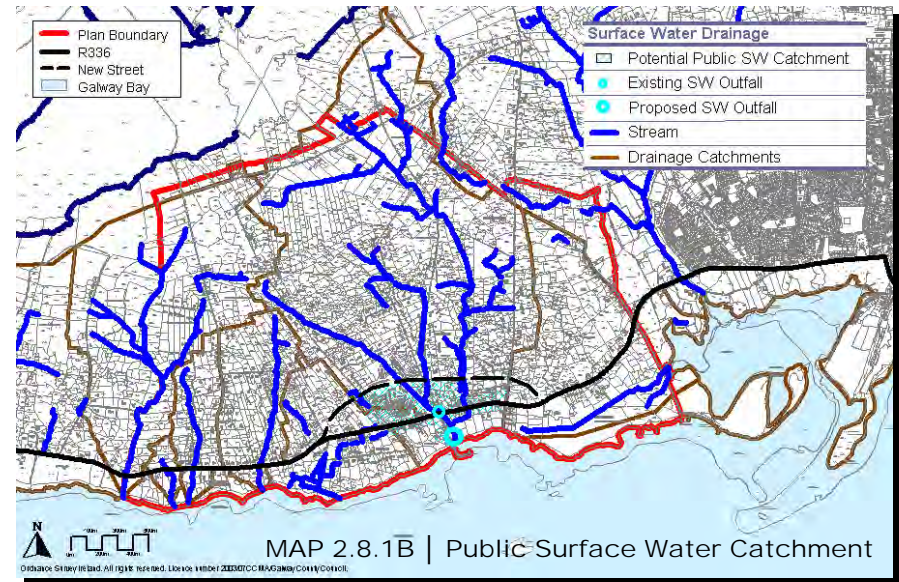
Surface Water Drainage

There are a limited number of existing surface water sewers in the village centre, mainly along Pier Road, but there is no surface water network servicing the village at present. GCC has plans to provide a surface water system separate from the wastewater system. Surface water will be discharged at a new outfall on Trusky Stream immediately upstream from the pier bridge. Two oil interceptors will be installed at the discharge point in order to separate pollutants from the surface water before discharge to the stream.

The proposed surface water system will collect surface water from a more a limited catchment than that proposed for wastewater. Connection of developments located within the potential catchment area to the stormwater sewer will be dependent on local topography and the capacity available in the system and will be subject to more detailed consideration at the planning and design stages. Outside of the village core, it will be necessary to dispose of surface water to existing streams (via attenuation if necessary) or to soakaways.

MAP 2.8.1B provides an indicative map of the potential catchment area that could be served by the public surface water sewer, subject to the necessary sewers being installed to service all developments within this area.

GCC will adopt a best practice approach with regard to surface water drainage through the promotion of catchment management and Sustainable Drainage Systems (SuDS) (see *BEST PRACTICE 2.8.1 below*). This will help to ensure that amount of surface water is minimised and that the role of the receiving environment (mainly watercourses) as conveyor is protected and enhanced. In relation to catchments, it should be noted that what happens in the catchment will affect water quality and potential flood risk at the high value coastal edge/lands/amenity and associated developments.



BEST PRACTICE 2.8.1 | Sustainable Drainage Systems

Sustainable Drainage Systems (SuDS) refers to an approach to the management of surface water drainage that involves the reduction, attenuation on site and/or slowing of surface water runoff to more closely follow the natural runoff patterns. SuDS provide a more sustainable approach to surface water management than conventional methods, which generally involve piping surface water directly to the nearest watercourse or river. SuDS can help to reduce the environmental impacts of development and stormwater runoff, provide a more cost-effective surface water drainage system and create more

visually appealing, ecologically functional and useable open space environments and amenities in developed areas. SuDS fall into three main groups which aim to:

1. Reduce the quantity of runoff from the site (source control techniques). Examples include the use of permeable car parking surfaces, infiltration trenches, infiltration basins, etc.
2. Slow the velocity of runoff to allow settlement, filtering and infiltration (permeable conveyance systems). Examples include filter (or French) drains and surface water swales.
3. Provide passive treatment to collected surface water before discharge into land or to a watercourse (end of pipe systems). Examples include filter strips, detention basins, retention ponds, constructed wetlands, etc.

SuDS have been successfully used in the UK, Europe, the US, New Zealand and Australia. Examples in an Irish context include the recently completed *Greater Dublin Strategic Drainage Study* and the *North Drogheda Environs Draft Master Plan 2006*, which both recommend the use of SuDS.

POLICY 2.8.2B sets out the policy and objectives in relation to surface water drainage.

Flood Risk Management and Assessment

The DoEHLG and the OPW published national flood risk management guidelines in 2009 entitled *The Planning System and Flood Risk Management: Guidelines for Planning Authorities 2009*. The *Flood Risk Management Guidelines 2009* 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 (SFRA) 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.

The OPW has produced flood maps as part of the Preliminary Flood Risk Assessment (PFRA) 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 (SFRA) for County Galway, including a specific assessment for the Loughrea Plan Area. As part of the SFRA, the historic flood risk areas have been identified and a number of local level assessments have also been carried out, including local knowledge of flood events and site walkovers. The SFRA has confirmed the flood extents identified in the OPW PFRA mapping for the Bearna Plan Area.

The Local Area Plan takes due consideration of the national *Flood Risk Management Guidelines 2009*, the flood risk mapping available from the PFRA and the recommendations emanating from the SFRA. 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 SFRA flood areas
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 and coastal flooding

MAP 2.8.1C shows the flood risk areas and zones identified in accordance with the Flood Risk Guidelines using data from the PFRA and SFRA, MAP 2.3.2A and 2.3.2B show the incorporation of flood risk areas into the land use zonings and development areas in the Plan and Policy 2.6.2C sets out the policy and objectives in relation to flood risk management and assessment.

Greenfield lands in Flood Zone A and B have generally been zoned Environmental Management to ensure that inappropriate uses are avoided in these high to moderate flood risk areas. A portion of lands at risk of coastal flooding to the west of Bearna pier has been zoned as Village Core and has accordingly been subject to the justification test in accordance with the *Flood Risk Management Guidelines 2009*. It is considered that these lands satisfy the justification test criteria set out under the Guidelines in that:

1. Bearna is an urban settlement targeted for growth under the Galway County Development Plan.
2. The zoning is required to achieve the proper planning and sustainable development of Bearna. The lands are strategically located within the village core and the development of these lands is required to facilitate the consolidation of the village, the integration of the village with the coastal edge, the creation of a positive interface between the village and the seashore and the development of a seaside promenade and coastal park.
3. The SFRA has indicated that flood risk to the development can be adequately managed and the use or development of the lands can be managed to avoid unacceptable adverse impacts elsewhere. The SEA screening has also concluded that the Amended Plan, including the provisions in relation to land use zoning and flood risk management, would not be likely to result in significant environmental effects.
4. Any residual flood risks and specific local mitigation measures necessary to avoid, reduce or mitigate flood risk will be further assessed through the development management process and the requirement for a Site-Specific Flood Risk Assessment, as set out under Objective IS20.

Water Supply

According to the Census 2002, the vast majority of the population in Barna ED receive their water supply via a connection to the public water mains (67.7%) or are connected to a Group Water Scheme with a Local Authority source of supply (24.8%). The village is supplied with water from the Galway City Scheme via a 200mm trunk main connected to Tonabrocky Reservoir, which is on the Galway City West Water Supply Scheme.

The distribution system within Bearna is comprised of 50mm and 75mm diameter water mains. With the exception of some minor upgrading, the existing network is adequate to meet the anticipated development needs for the lifetime of the Plan and beyond.

POLICY 2.8.2D sets out the policy and objectives in relation to water supply.

Waste Management

Best practice waste management recommends that as much waste as possible is dealt with by prevention, reduction and recycling and with as little as possible remaining to be disposed of. GCC will advise people of the steps they can take to achieve this goal. The Plan aims to support the provision of waste infrastructure such as bring banks at locations which will not adversely affect residential amenities.

A segregated waste collection service for dry recyclables and landfill waste, from the domestic and commercial sectors, is currently provided in the Bearna area by a private operator. GCC is working with the private operators in County Galway to ensure that the segregated collection system is extended to include organic waste.

POLICY 2.8.2E sets out the policy and objective in relation to waste management.

Energy Conservation

The majority of the energy sources currently used in Ireland are non-renewable and cause significant damage to the environment. The Plan strongly supports national initiatives for reducing the energy requirements of buildings and encouraging the development of renewable energy sources. *POLICY 2.8.2F sets out the policy and objectives in relation to energy conservation.*

Power and Telecommunications

Developments require adequate power and telecommunications services, including electricity supply, telephone services and broadband. These are provided by a number of different service providers and will be subject to their requirements.

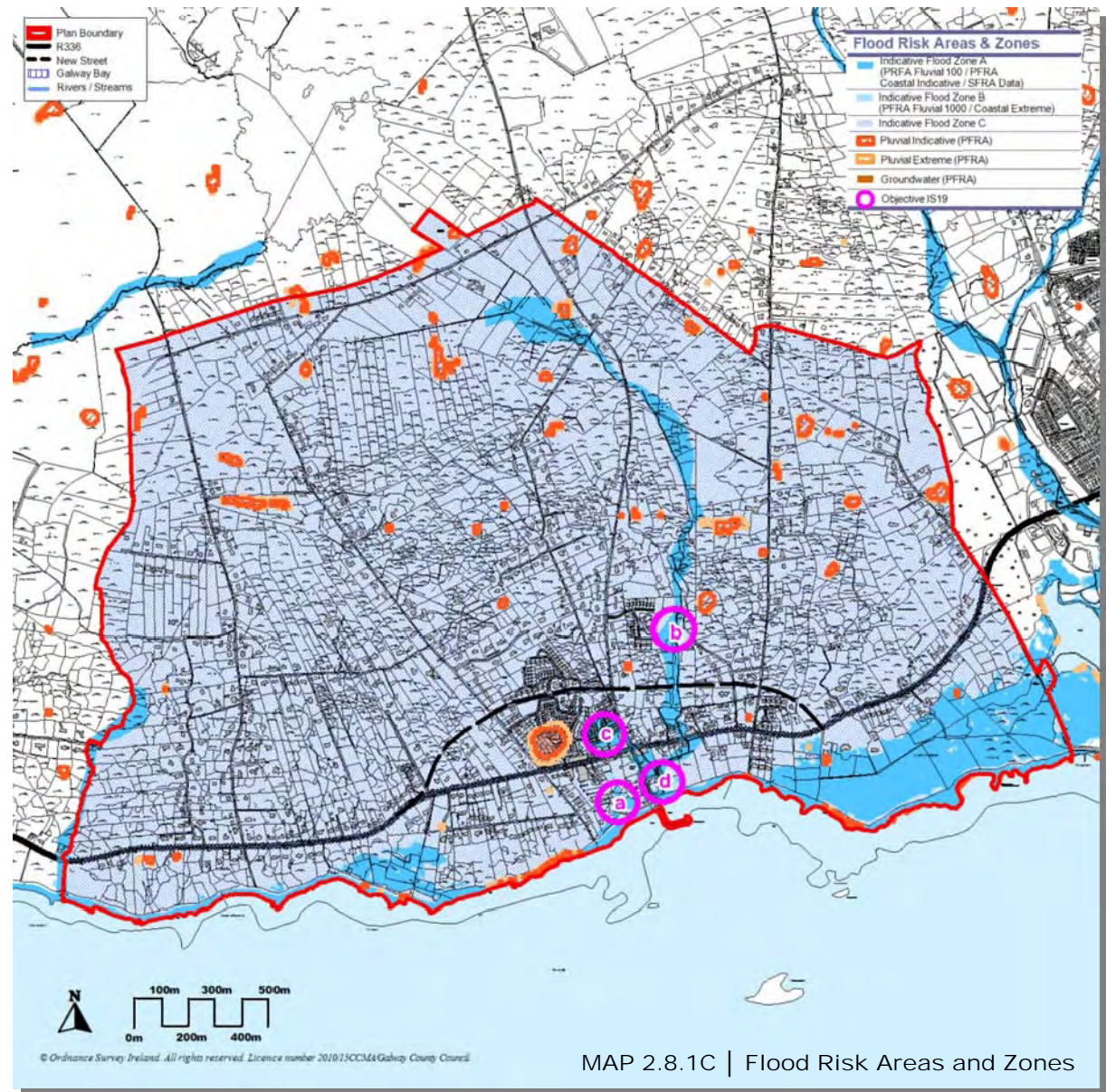
POLICY 2.8.2G sets out the policy and objectives in relation to power and telecommunications.

Important User Note for Map 2.8.1C:

The flood information presented on Map 2.8.1C opposite has been compiled based on OPW Preliminary Flood Risk Assessment (PFRA), research carried out on behalf of Galway County Council, as part of the Strategic Flood Risk Assessment for County Galway, and tested against knowledge of flood events in the area. The map indicates areas that may be prone to flooding and forms part of the flood risk assessment and considerations for the Plan.

The flood extents on the OPW PFRA Maps are based on broad-scale simple analysis and may not be accurate for a specific location/use. Information on the purpose, development and limitations of the OPW PFRA Maps are available in the relevant report (see www.cfram.ie). Users should seek professional advice if they intend to rely on the OPW PFRA Maps in any way.

The map opposite should be read in conjunction with Map 2.3.2A and 2.3.2B and the strategies, policies, objectives and guidelines contained within Section 2, 3 and 4 of the Local Area Plan, including those in relation to flood risk management and assessment.



2.8.2 Infrastructure and Services Strategy

The Infrastructure and Services (IS) Strategy for Bearna is to ensure that there are adequate utility services and infrastructure to support development in the Plan Area in a manner that is efficient, cost effective, environmentally appropriate and that protects public health. Wherever practicable, services and infrastructure should be delivered in an integrated manner and should be planned for and provided in advance of development.

This strategy is comprised of a number of more detailed policies and objectives, as outlined in POLICY 2.8.2A, 2.8.2B, 2.8.2C, 2.8.2D, 2.8.2E, 2.8.2F and 2.8.2G below.

POLICY 2.8.2A | Wastewater Disposal

It is the policy of the Council to support the provision of increased public wastewater capacity to serve existing and future developments in Bearna. As an interim measure, developments may be serviced by on site wastewater treatment systems, subject to adequate environmental protection measures, site layouts, future connection to the public sewer and appropriate decommissioning and reinstatement of lands.

Objective IS1 | Public Wastewater System

Support the provision of a gravity-flow public sewerage scheme in the village with adequate capacity to service the needs of the existing population and future growth of Bearna. This system will need to be installed as a matter of priority and additional capacity will need to be sought to service the full extent of existing and future development in the village.

Objective IS2 | Pumping Station

Secure an appropriate site for the pumping station and support the sensitive siting and design of the system to minimise impacts on the coastal edge. Options that could be considered would include partial under grounding and/or landscaping of the structure, the treatment of the structure as a sculptural architectural element, or designing the installation to provide for other appropriate uses, e.g. a viewing platform, skateboarding area, etc.

Objective IS3 | New Wastewater Treatment Plant

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

Objective IS4 | Public Sewer Priorities

The priority for connection to the public sewer and utilisation of the limited remaining capacity will be given to well-located infill projects that will make a positive contribution to the design quality, services, facilities and amenities in the village.

Objective IS5 | New Private Wastewater Treatment Plants

Restrict the development of private wastewater treatment units to serve new housing, commercial and mixed use developments and give preference in terms of connection to the

public sewer to those new housing developments that deliver the greatest community benefit in the optimum location, particularly land for a new primary school, community centre, coastal amenity park, sports facilities and/or water-based facilities. Larger village centre sites may be considered for private treatment plants where it can be clearly demonstrated that:

- Environmental and amenity considerations are fully addressed.
- Substantial community gain is delivered as an integral part of the development or adequate agreements are put in place that this be delivered in other appropriate location/s.
- The private system can be removed, the site restored to its pre-development condition and the development connected to the public sewer.
- The land previously utilised for the system being made available for open space or as otherwise required by the Planning Authority.
- The design and layout of the development not being unduly compromised by the incorporation of an on-site system.

Objective IS6 | New Private Wastewater Treatment Systems

In situations where private treatment systems or septic tanks are permitted, their design, installation and maintenance should be strictly in accordance with the relevant EPA wastewater treatment manuals. In addition, developments must aim to achieve a high standard of effluent treatment to ensure that they do not increase the pollution levels in surface waters, in accordance with applicable standards and as required by the Local Authority.

Objective IS7 | Existing On-Site Systems

Encourage the routine inspection of existing septic tanks and effluent treatment systems to ensure that they are operating in accordance with appropriate environmental standards and, where necessary, to undertake any maintenance and/or upgrading works required to improve performance and reduce environmental impacts. Existing septic tanks, percolation areas and proprietary effluent treatment systems to be upgraded in the long term to improve performance, efficiency and reduce potential for environmental pollution or surface water and/or groundwater.

Objective IS8 | Site Suitability Assessments

Detailed site suitability assessments to be carried out by a suitably qualified person for any proposed effluent treatment system in accordance with the EPA wastewater treatment manuals and submitted with planning applications to the requirements of GCC.

Objective IS9 | Maintenance Contracts

All new developments, including one-off houses, infill projects and housing estates, that are not connected to the public sewer will be required to have a minimum 10 year maintenance contract from a suitable manufacturer/supplier for the effluent treatment system to ensure effective maintenance, desludging, etc. Details of same to be submitted as part of applications for planning permission. At least 1 year prior to the termination of this contract, the home owner will submit details of a further 10 year contract, to the satisfaction of the Planning Authority.

Objective IS10 | Water Framework Directive

Support the implementation of the *WFD 2000* by taking into account data produced, including the recommendations from the Western River Basin District Project, and amend

the LAP where appropriate to achieve the target of good water quality in all watercourses and waterbodies by 2015.

POLICY 2.8.2B | Surface Water Drainage

It is the policy of the Council to support the provision of a public stormwater sewer in the village centre and the promotion of a Sustainable Drainage System approach and techniques in Bearna.

Objective IS11 | Public Stormwater System

Support the implementation of the public stormwater sewer proposals for the village centre.

Objective IS12 | Sustainable Drainage Systems

Support the application of SuDS throughout the Plan Area, based on the surface water drainage catchments and watercourses identified in Bearna, in order to:

- Reduce surface water runoff generated by hard surfacing in new development.
- Protect streams and associated habitats as ecological, visual and recreational resources.

Objective IS13 | Surface Water Runoff

Surface water runoff from development sites will be limited to pre-development levels and will generally not exceed 2l/s/ha, with any excess runoff being attenuated on site. Methods that can be using include at source, conveyance and pipe end systems, as appropriate to the hydrology, topography and development proposed

Objective IS14 | Local Streams

The existing streams in Bearna should be protected as follows:

- Restore and reinstate streams or portions of streams that have been filled in or covered over as part of new developments.
- Culverting of the streams should be restricted.
- There will be a general minimum 6m wide buffer on either side of streams to protect these watercourse and associated habitats. Additional areas should be incorporated as required to provide for attenuation, habitat conservation, etc.
- A minimum 10m buffer for the Trusky Stream and Liberty Stream to protect the watercourse and associated habitats and to provide for the new main green spine, amenity linkage and north/south connection across the Plan Area.

Objective IS15 | Planning Application Information

All planning applications for developments consisting of more than single, one-off houses to be accompanied by a Hydrological Report and SuDS Proposal.

POLICY 2.8.2C | Flood Risk Management and Assessment

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 DEHLG/OPW publication

Flood Risk Management Guidelines 2009 (and any updated/superseding legislation or policy guidance). Galway County Council will also take account of the *Catchment Flood Risk Management Plans (CFRAMs)*, *Preliminary Flood Risk Assessment (PFRA)* and *County Galway Strategic Flood Risk Assessment 2012* and any recommendations and outputs arising from same that relate to or impact on the Plan Area.

Objective IS16 | Flood Risk Management and Assessment (refer to Map 2.8.1C)

Ensure the implementation of the DEHLG/OPW publication *Flood Risk Management Guidelines 2009* (or any updated/superseding document) in relation to flood risk management within the Plan Area. This will include the following:

- a) Avoid, reduce and/or mitigate, as appropriate in accordance with the *Flood Risk Management Guidelines 2009*, the risk of flooding within the flood risk areas indicated on **Map 2.8.1C – Flood Risk Areas and Zones**, including fluvial, coastal/tidal, 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.
- b) Development proposals in areas where there is an identified or potential risk of flooding or that could give rise to a risk of flooding elsewhere will be required to carry out a Site-Specific Flood Risk Assessment, and justification test where appropriate, in accordance with the provisions of the *Flood Risk Management Guidelines 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.
- c) 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.
- d) 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 downstream, such measures will undergo environmental assessment and Habitats Directive Assessment, as appropriate.

Objective IS17 | Flood Zones and Appropriate Land Uses (refer to Map 2.8.1C)

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 *Flood Risk Management Guidelines 2009* (or any superseding document) and the guidance contained in Section 4.1.13 of the Plan. 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 the *Flood Risk Management Guidelines 2009*. In Flood Zone C (i.e. where the probability of flooding is low) the developer should satisfy him or herself that the probability of flooding is appropriate to the development being proposed.

Objective IS18 | Waterbodies and Watercourses (refer to Map 2.8.1B and Map 2.8.1C)

Protect waterbodies and watercourses within the Plan Area from inappropriate development, including the lake, rivers, streams, associated undeveloped riparian strips,

wetlands and natural floodplains. This will include a 10m environmental management buffer on either side of Trusky Stream and Liberty Stream, measured from the near river bank. Promote the sustainable management and use of watercourses and avoid the culverting or realignment of these features.

Objective IS19 | Specific Flood Risk Locations (refer to Map 2.8.1C)

Require new development proposals in the specific flood risk locations indicated on Map 2.8.1C to be accompanied by a Site-Specific Flood Risk Assessment, and justification text where appropriate, that corresponds with that outlined under Chapter 5 'Flooding and Development Management' of the *Flood Risk Management Guidelines 2009*. This will include the following specific locations:

- a) Coastal flood risk areas to the west of Bearna pier. Any planning application in this location will need to be able to demonstrate to the satisfaction of the Planning Authority that the proposed development is in compliance with the *Flood Risk Management Guidelines 2009* and that the development of the site would not unacceptably impact upon flood risk elsewhere.
 - b) Fluvial flood risk areas to the west of Trusky Stream and the east of Cnoc Fraigh housing estate. Any planning application in this location will need to quantify the risks and the effects of any necessary mitigation, together with the measures needed or proposed to manage residual risks.
 - c) Fluvial and localised flood risk areas along the Trusky Stream tributary in the vicinity of the Twelve Hotel. The stream appears to have been culverted under new structures and any future blockages combined with sufficient flow could result in a sudden localised flood event with significant implications for existing properties.
 - d) Fluvial and coastal flood risk areas along Trusky Stream at the end of Pier Road. These lands have been zoned according to the information contained in a site specific flood risk assessment provided by the land owner and that there is still potential for some of the lands to flood. Available data currently is imperfect and does not allow for the definitive quantification of this potential. This does not preclude development once the proposed site design for any proposed development shows that it does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the developer that the development itself will not be exposed to unacceptable levels of flood risk.
-

POLICY 2.8.2D | Water Supply

It is the policy of the Council to support the provision of an adequate quantity and quality of water supply to service developments in Bearna.

Objective IS20 | Water Supply Provision

Water supply shall be provided to new developments in accordance with the requirements of the Water Services Department of GCC.

POLICY 2.8.2E | Waste Management

It is the policy of the Council to support the prevention, reduction and recycling of waste in Bearna to ensure that as little waste as possible is remaining to be disposed of and facilitate the provision of adequate waste infrastructure, such as bring banks, at locations that will not adversely affect residential amenities.

Objective IS21 | Prevention, Reduction and Recycling of Waste

Promote the prevention, reduction and recycling of waste in new developments. Applicants will be required to submit proposals demonstrating how this is to be achieved with planning applications.

Objective IS22 | Bring Bank Facility

A bring bank facility for glass is required for the Bearna Plan Area. It is recommended that the next large development, which includes a public facility such as restaurants or shops, be required to provide an area for the placement of bottle banks for the use of the general public. GCC will provide the bottle banks and will provide for the collection of the waste. The facility will be provided as a service to the domestic sector and it will not be permissible for commercial premises to use the facility.

POLICY 2.8.2F | Energy Conservation

It is the policy of the Council to support the aims of sustainable energy use and conservation in building design and construction.

Objective IS23 | Passive Solar Design

In order to reduce energy usage and reduce the environmental impact of the energy sources used, developers will be required to ensure that all new developments incorporate passive solar design techniques. Techniques that should be incorporated include the following:

- Orientation of dwellings such that the rooms with the highest heating requirements (living and dining areas) are within +/- 25% of due south. Windows to the north to be minimised.
 - Provision of adequate spacing to minimise shading.
 - Design of landscaping to provide shelter from prevailing wind.
 - Use of compact building forms.
-

Objective IS24 | Planning Applications

Applications for development shall include details of compliance with energy regulations, which shall be subject to the approval of the Environment Section of GCC.

POLICY 2.8.2G | Power and Telecommunications

It is the policy of the Council to support the provision of adequate power and telecommunications infrastructure to service developments, including electricity, broadband, telephone services, etc.

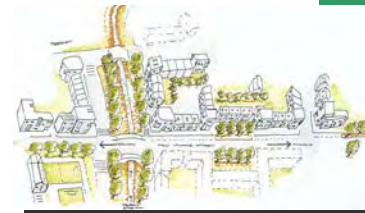
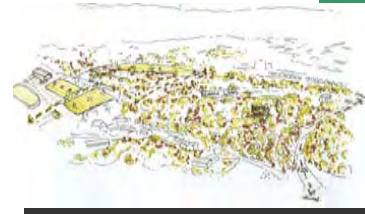
Objective IS25 | Electricity Supply

Facilitate the provision of an adequate supply of electricity to developments in Bearna, to the requirements of the ESB.

Objective IS26 | Telecommunications

Facilitate the provision of adequate telecommunication infrastructure in Bearna, including telephone and broadband services, to the requirements of the relevant service providers, such as Eircom.

3



SECTION 3 provides a Development Framework containing more detailed guidance on the specific development areas identified in SECTION 2 above.

This shows how the various elements of the Development Strategy have been applied in the different parts of the Plan Area.

Development Framework

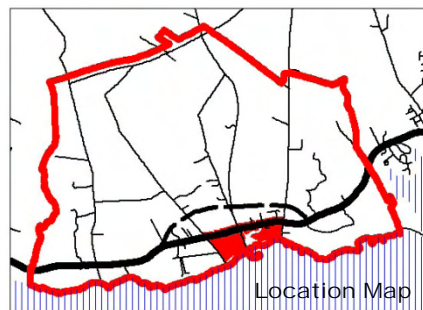
3.1 Area 1 – Village Core

3.1.1 Village Core Framework

Context & Framework	<p>Context</p> <p>The Village Core (VC) is comprised of the centrally located lands bounded by Mag's Boreen, the R336 Main Street, Lacklea Boreen and the foreshore field boundary line and including the lands immediately adjoining the northern edge of the R336. The new commercial/mixed use core of the village has developed in this area and the remaining undeveloped and underdeveloped lands will be of major strategic importance to Bearnna in terms of extending and enhancing the services, facilities and amenities of the village, consolidating the village centre and reintegrating the village with the coastline.</p>	<p>Framework</p> <p>Promote the development of the Village Core as an intensive, high quality, well-landscaped and accessible environment with a mix of residential, commercial, service, tourism, enterprise, public and community uses that provides a range of services, facilities and amenities to the local community and visitors to Bearnna (LU3).</p>
Land Uses & Areas	<p>Promote the development of a balanced mix of uses, to include the following:</p> <ul style="list-style-type: none"> • Medium to High Density Residential Development. • Commercial/Services/Tourism/Enterprise/Public Developments. • Community Facilities & Amenities – including Coastal Amenity Park, Seaside Promenade, Community/Youth Centre, Water-Related Facilities, Village Square/s, Parks & Public Transport Nodes. 	<p>Encourage a mix of land uses that responds appropriately to adjacent public streets and spaces as follows:</p> <ul style="list-style-type: none"> • Main Street – Commercial, retail, office, residential & community uses. • Pier Road – Protection of Pier Road ACA & appropriate associated uses. • Coastal Amenity Park – Parkland with adjacent high quality development. • Waterfront Areas – Community, recreation, tourism, commercial & residential uses. • Boreen Areas – Community, recreation, tourism, commercial & residential uses. • Central Areas – Community, recreation, tourism, commercial & residential uses.
Design Guidelines	<p>Promote the development of a high quality, well-landscaped, intensively developed and appropriately scaled built environment as follows:</p> <ul style="list-style-type: none"> • Facilitate the development of a strong civic & commercial spine, responsive building frontages, appropriate building forms, heights, design & materials & high quality civic, community, recreational & amenity facilities (VD3). • Promote intensive, appropriately scaled developments using perimeter blocks, narrow floor plans, basement parking, etc. (VD5). • Encourage fine grained, human scale & pedestrian oriented developments (VD8 & VD9). • Ensure that new developments are integrated & assimilated with the coastal landscape (VD13). • Alleviate the perceived 'tunnel effect' along the R336 main street through the use of appropriate land uses, building forms, public spaces & landscaping (SECTION 3.1.2). • Building heights should be in keeping with the character & scale of existing development in the VC & should respond appropriately to the immediate context of development proposals (VD20). 	<ul style="list-style-type: none"> • Promote the reintegration of the village with the coastal edge by providing visual linkages & public access to the seashore, providing a coastal amenity park & promenade, setting back development from the coastal amenity, public use along the seashore, etc. (VD15). • Protect, create & frame views from the R366 & higher ground over Galway Bay & provide opportunities for new pedestrian linkages & public spaces leading down to the waterfront by restricting the height of buildings seaward of the road and orientating buildings perpendicular to the coastline/R336 (VD14 & VD15). • Design the land-sea interface to provide adequate setbacks from the water's edge for a coastal amenity park, human scale building frontages onto the waterfront, active building frontages, high quality design, predominantly public uses, etc. • Require an Action Area Plan/Master Plan/Urban Design Framework for the VC.
Density Guidelines & Development Potential	<ul style="list-style-type: none"> • 40 – 60% maximum site coverage (5% in Coastal Amenity Park) • 1.00 – 1.25 maximum plot area ratio (0.10 in Coastal Amenity Park) • 1.5 – 2.5 storeys maximum building height (1 – 1.5 in Coastal Amenity Park) • 15% minimum public open space (95% in Coastal Amenity Park) 	<ul style="list-style-type: none"> • 6.6ha rural/agricultural/undeveloped land (43% of total 15.4ha VC area) • 329 residential units, based on 32 880m² residential floor space at average of 100m²/unit (50%) • 32 880m² non-residential floor space (50%)
Community Facilities & Amenities	<p>The Village Core is an appropriate area for the development of a range of important community facilities and amenities in the Village Core that are centrally located and highly accessible to the village and broader community. Support the provision of appropriate community facilities in the VC, including:</p> <ul style="list-style-type: none"> • Coastal Amenity Park (CF3 & SECTION 4.1.8). • Community/Youth Centre (CF2); Playground Facilities (CF12). • Village Squares/Local Parks (CF5). • Water-Related Facilities, such as scuba diving & dinghy sailing clubs (CF7). 	<p>Support the establishment of an amenity network of greenway linkages connecting the VC to surrounding areas & amenities, including:</p> <ul style="list-style-type: none"> • Seaside Promenade extending from Mag's Boreen to Lacklea Boreen (CF13 & SECTION 4.1.8). • Streamside Greenway Linkage along Trusky Stream connecting the promenade to the R336 Main Street, new Village Street & potential school site & sports facility site to the north (CF15).

<p>Heritage & Environment</p>	<p>Protect and preserve existing and proposed elements of built heritage in the VC, including:</p> <ul style="list-style-type: none"> • RPS – Thatched Cottage Bearna Pier (BH8). • Structures of Local Interest – Former Police Barracks, Two-Storey House & Old Stone Cottage (BH16); Proposed ACA – Pier Road (BH19); RMP – Graveyard (BH25). • Ensure that new developments are in keeping with the existing heritage of the VC in terms of the form, scale, design & materials used in new built developments (BH2 & BH7). 	<p>Protect the natural heritage in and adjacent to the VC and ensure that new development incorporates existing features and is in keeping with the existing environment of the VC:</p> <ul style="list-style-type: none"> • Local Streams – Trusky Stream (NH7). • Coastal Corridor by establishing an appropriate Coastal Development Setback (NH33). • Field Patterns (NH16), Hedgerows (NH17) & Stone Walls (NH18).
<p>Roads & Infrastructure</p>	<p>Promote the provision of a high standard of public roads and infrastructure in the VC, with adequate public transport, parking provision, public lighting, etc., including:</p> <ul style="list-style-type: none"> • R336 Main Street improvements (RT3). • Public Transport Node/Bus Stops & Shelters along R336 (RT9). • Improved pedestrian & cycling facilities. • Provide adequate public parking & use basement parking where feasible (RT7). 	<p>Ensure a high standard of infrastructure and services, including:</p> <ul style="list-style-type: none"> • Public Wastewater System (IS1 & IS3). • Public Surface Water System (IS11). • Public Lighting & Footpaths (RT13). • Recycling Facilities (IS21 & IS22). • Manage & assess flood risk in accordance with <i>Flood Risk Management Guidelines 2009</i>, including avoidance of inappropriate development in high flood risk areas (IS17, IS18 & IS19).

Note: The above framework includes references (in brackets) to the relevant objective in the Development Strategy in SECTION 2 (in bold italics) and to other sub-sections in the Plan where applicable (in italics).



3.1.2 Main Village Street

The Plan supports the development of a balanced mix of commercial, retail, office, residential and community uses on the lands adjacent to the main street (R336) in the Village Core. The community gain priorities to be considered for this area include a community/youth centre on the existing school site, public transport stop/s and civic square/s and/or public parks.

New development along the main street should consider the provision of village squares/parks/public transport nodes (bus stops/shelters, etc.), landscaping, varied building heights (from 1 to 2.5 storeys as appropriate) and building lines, safe pedestrian crossings, active building frontages and improved visual quality. The perceived 'tunnel effect' along the main street can be alleviated by:

- Introducing village squares/parks and building setbacks at appropriate intervals.
- Planting trees to soften and provide relief from building edges.
- Utilising varying building lines and roof heights to introduce greater variety into the streetscape.
- Creating an active street/building interface to widen the apparent width of the street (i.e. buildings to preferably have public/commercial uses and/or be 'permeable' at the ground floor level).
- Articulating building frontages to prevent the creation of a 'wall effect'.
- Creating pedestrian and visual 'escape' points through buildings to open up vistas, provide alternative routes, etc.
- Providing wider footpaths in high use public areas to facilitate public gathering, interaction, relief, etc.

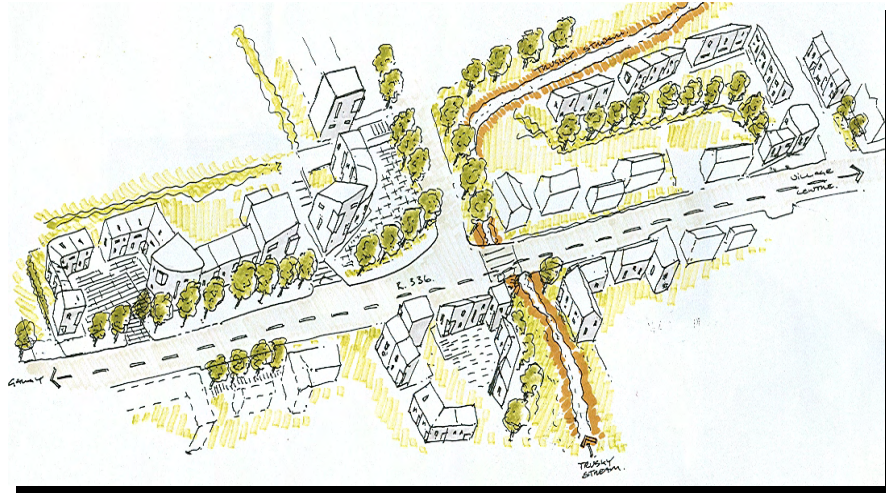


FIGURE 3.1.2A | Indicative Aerial View of Main Village Street



The figure provides an indicative illustration of a potential new Village Square along the Main Village Street with active building uses and pedestrian linkages and views down towards the coastal amenity and Galway Bay.

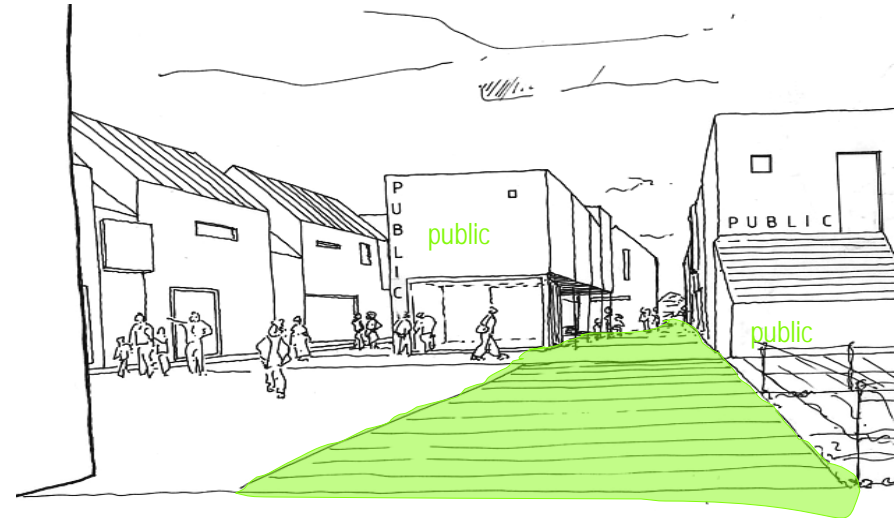


FIGURE 3.1.2B | Indicative Perspective View of Village Square and Pedestrian Linkage off Main Village Street

3.1.3 Coastal Amenity Park and Seaside Promenade

The Plan supports the creation of a linear Coastal Amenity Park in the Village Core to serve the recreation and amenity needs of the Bearna community, to provide an appropriate public interface between the village and the coastline and to create a focal point and attractive setting for high quality tourism and mixed use development on the adjoining lands. The coastal amenity park will extend from Mag's Boreen to Lacklea Boreen and will have an adequate width to accommodate a wide range of public amenities and uses.

The Plan also supports the development of a high quality and continuous Seaside Promenade within the Coastal Amenity Park that will be enjoyed by the local community and visitors to the area. The promenade will initially extend from Mag's Boreen to Lacklea Boreen with the potential to ultimately be linked to Silver Strand Beach and the City greenway linkages in the east and along the coastline to the west.

New development on the coastal lands will be encouraged to respond positively to the new park and promenade through the use of appropriate building forms, designs, materials and heights and the establishment of an appropriate setback from the foreshore field boundary line to ensure that there is adequate space for a range of public amenities and uses.



The figures below provide an indicative illustration of part of the Coastal Amenity Park and Seaside Promenade with associated high quality development creating an active public realm with a balanced mix of uses, activities and amenities. Other locations, such as along Pier Road and at other access points to the foreshore, would have a different profile to reflect the local conditions.



FIGURE 3.1.3A | Indicative View of Coastal Amenity Park and Seaside Promenade

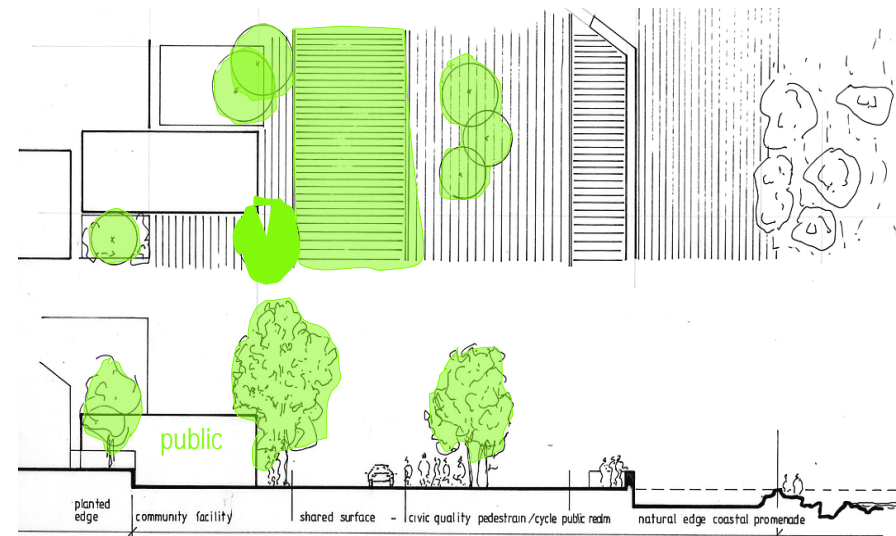


FIGURE 3.1.3B | Indicative Plan and Section of Coastal Amenity Park and Seaside Promenade



FIGURE 3.1.3C | Indicative Aerial View of Part of Coastal Amenity Park, Seaside Promenade and Associated Development

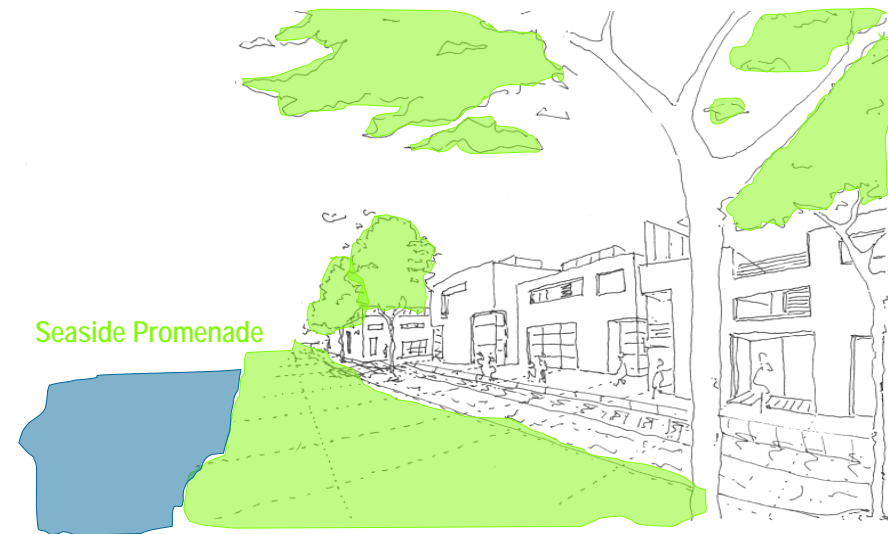


FIGURE 3.1.3D | Indicative Perspective View of Part of Coastal Amenity Park, Seaside Promenade and Associated Development

3.2 Area 2 – Inner Village

3.2.1 Inner Village Framework

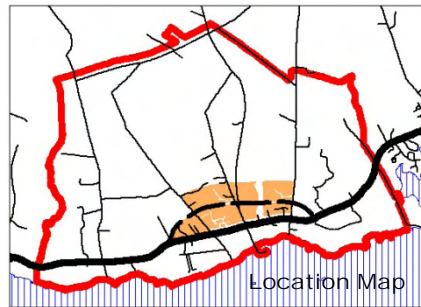
<p>Context & Framework</p>	<p>Context The Inner Village (IV) area is comprised of lands adjoining the new village street. This area has experienced some large scale residential development in recent years and, with the extension and completion of the new village street, there will be pressure for further development of housing estates in the area. The area is considered a central location for future intensive, high quality residential development and the provision of community facilities to support the local community.</p>	<p>Framework Develop the lands adjoining the new Bearna Village Street as an intensive, high quality, well-landscaped Inner Village area with a mix of residential uses, community facilities, local convenience shop/s, public uses, enterprise, public transport facilities and other complementary uses to serve the residential population of the area (LU4).</p>
<p>Land Uses & Areas</p>	<p>Facilitate a mix of housing, community facilities, local convenience shop/s, public transport facilities and other complementary uses to serve the local population:</p> <ul style="list-style-type: none"> • Medium Density Residential Development. • Community Facilities & Amenities – including potential Primary School site, Village Square, Public Park & Public Transport Node. • Local Shops/Services/Pubs/Small Offices/Public/Small-Scale Enterprise Developments. 	<p>Encourage the development of land uses that respond appropriately to the adjacent public streets & spaces:</p> <ul style="list-style-type: none"> • Northern IV Area – generally less intensive but potential Primary School site provides a focal point for more intensive land use development north of Village Street. • Southern IV Area – generally more intensive land use development with appropriate transition from Village Core south of Village Street.
<p>Design Guidelines</p>	<p>Promote the development of a high quality, well-landscaped, intensively developed and appropriately scaled built environment as follows:</p> <ul style="list-style-type: none"> • Encourage high quality street frontages along the new Village Street and a well-developed network of pedestrian and cycling linkages to surrounding areas and amenities together. 	<ul style="list-style-type: none"> • Support the development of a high quality streetscape along the new Village Street that reflects the character and heritage of the area (VD7). • Promote the use of the 'Home Zone' approach to housing development with a more formal layout and building forms than the Outer Village area (VD10). • Use of school site and other facilities as focal points (VD6).
<p>Density Guidelines & Development Potential</p>	<ul style="list-style-type: none"> • 45% maximum site coverage • 0.45 maximum plot area ratio • 2 storeys maximum building height • 15% minimum public open space 	<ul style="list-style-type: none"> • 12.3ha rural/agricultural/undeveloped land (32% of total 37.9ha IV area) • 323 residential units, based on 38 714m² residential floor space at average of 120m²/unit (70%) • 16 592 m² non-residential floor space (30%)
<p>Community Facilities & Amenities</p>	<p>Support the provision of a number of appropriate community facilities in the IV that require a high level of access to surrounding residents & that will provide new focal points in the village, including:</p> <ul style="list-style-type: none"> • Primary School – preferred site option 1 (CF1). • Village Squares/Local Parks (CF5). • Community/Youth Centre – potential location on school site option 1 (CF2). 	<p>Support the establishment of an amenity network of greenway linkages connecting the IV to surrounding areas & amenities, including:</p> <ul style="list-style-type: none"> • Streamside Greenway Linkage along Trusky Stream providing a linkage to the Village Core & coastal amenities in south & to existing and potential sports & recreation amenities to the north (CF15).
<p>Heritage & Environment</p>	<p>Protect the cultural and built natural heritage and ensure that new development incorporates existing features and is in keeping with the existing heritage and environment of the IV in terms of the form, scale, design and materials used for new built development.</p>	<p>Protect the natural features, amenities and landscape in and adjacent to the IV, including the:</p> <ul style="list-style-type: none"> • Local Streams – Trusky Stream (NH7). • Field Patterns (NH16), Hedgerows (NH17) & Stone Walls (NH18). • Tree Lines & Clusters (NH11).
<p>Roads & Infrastructure</p>	<p>Promote the provision of a high standard of public roads and infrastructure in the IV, with adequate public transport, parking provision, public lighting, etc., including:</p> <ul style="list-style-type: none"> • New Village Street (RT4) with Bus Services, Stops & Shelters (RT9) & Cycle Route (RT12). • Reserve Access Points (RT6). 	<p>Ensure a high standard of infrastructure and services, including:</p> <ul style="list-style-type: none"> • Public Wastewater Disposal (IS1 & IS3). • Public Surface Water Disposal (IS11). • Public Lighting & Footpaths (RT13).

Note: The above framework includes references (in brackets) to the relevant objective in the Development Strategy in SECTION 2 (in bold italics) and other sections in the Plan where applicable (in italics).

3.2.2 New Village Street

The Plan supports the development of a new Village Street in the Inner Village and adjacent areas with: appropriate junctions; access to adjoining lands; a village square/park/public transport node; a new school site; high quality streetscapes, building frontages and landscaping; adequate traffic management; and a pedestrian and cycling route linkage with the coastal and inland amenities via Trusky Stream. This new node provides a focal point for appropriate associated uses, such as bus stop/s and shelter/s, a local park and ride facility, public parking, community facilities, local convenience shop/s, higher density housing, etc.

The new Village Street is the optimum location for a new primary school and the provision of a suitable site along this street will be encouraged and facilitated. Where a new school site or other major community facilities are provided, the Plan will support appropriate adjacent development that is more intensive and of a high design standard to reflect the new focal point/s in the village.



Locality Plan

The figures below provide an indicative illustration of part of the New Village Street with new development creating a streetscape on both sides of the new street. Other locations, such as those with existing development on one or both sides of the street, would have a different street profile to reflect the local conditions.

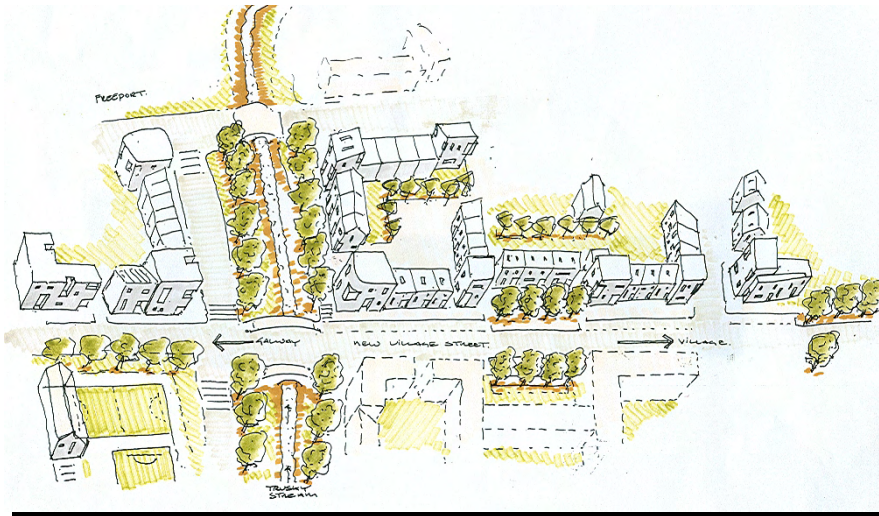


FIGURE 3.2.2A | Indicative Aerial View of New Village Street

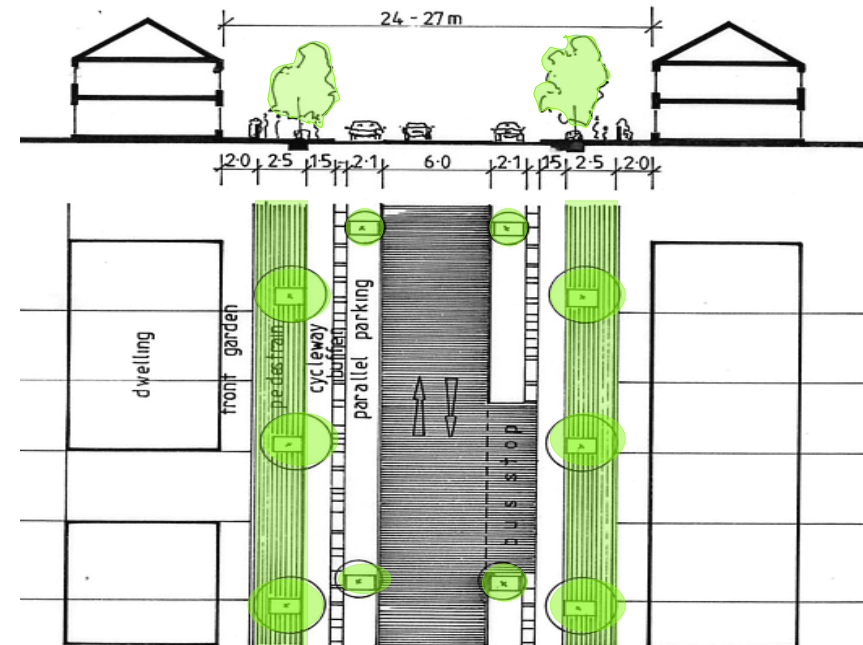


FIGURE 3.2.2B | Indicative Plan and Section of New Village Street

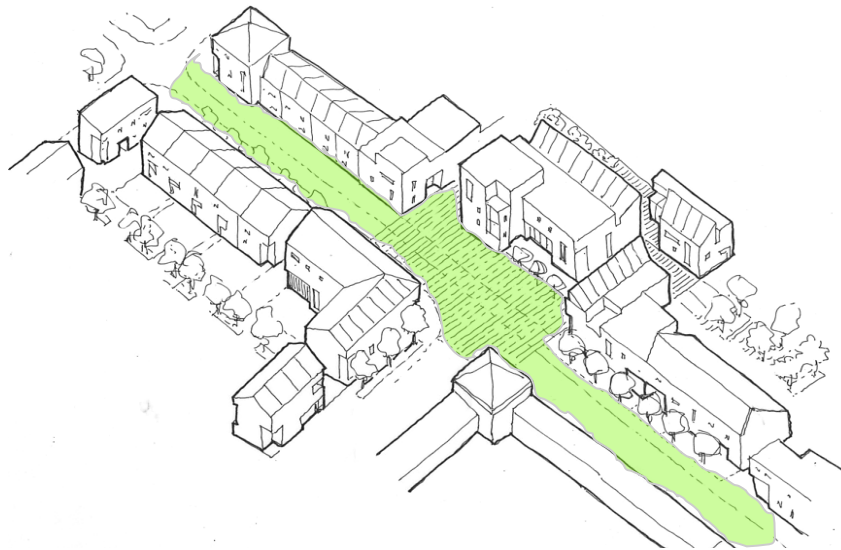


FIGURE 3.2.2C | Indicative Aerial View of New Village Street

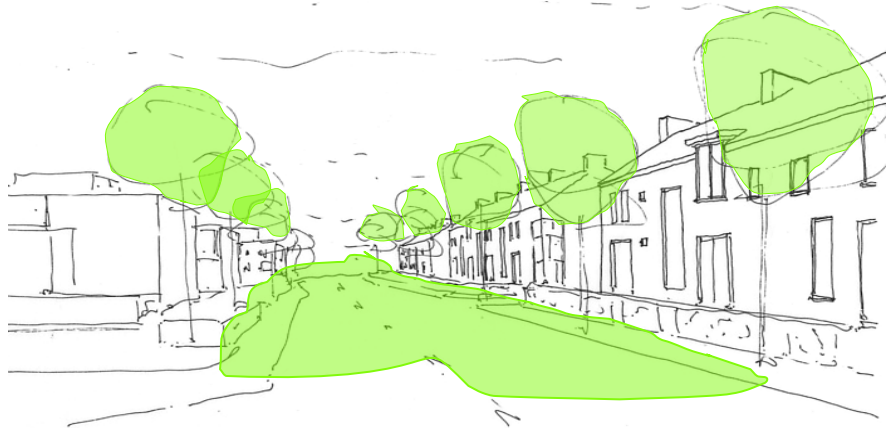


FIGURE 3.2.2D | Indicative Perspective View of New Village Street

3.2.3 Home Zones

The Plan supports the use of the 'Home Zone' approach to the design and layout of new developments in the Inner Village. This approach encourages the design of streets as places for people, not just vehicular traffic. This can be achieved by:

- Providing shared surfaces for motorists and other road users, including local residents, pedestrians, cyclists, children, etc.
- Using suitable paving treatments that give priority to and encourage pedestrian and cycling use.
- Removing through traffic from Home Zones and/or reducing traffic speeds to make streets safer for other road users.
- Facing developments onto Home Zones to encourage regular use and natural surveillance of these areas.
- Providing high quality design, surfaces and landscaping to create pleasant environments that will encourage regular use and enjoyment of these areas.

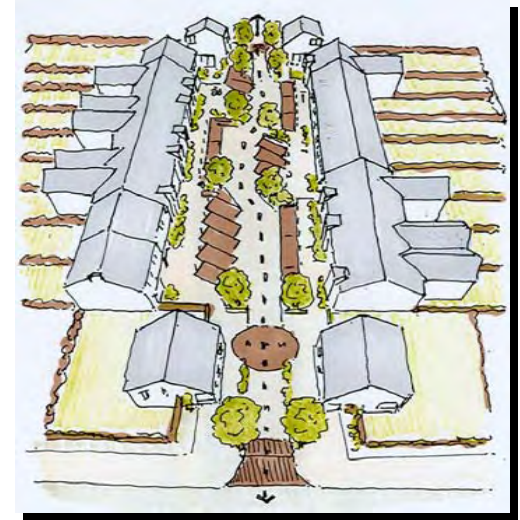


FIGURE 3.2.3 | Examples of Home Zones



3.3 Area 3 – Outer Village

3.3.1 Outer Village Framework

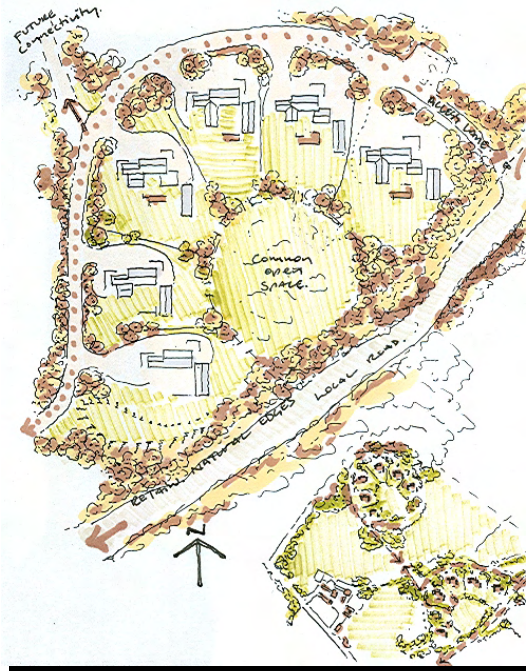
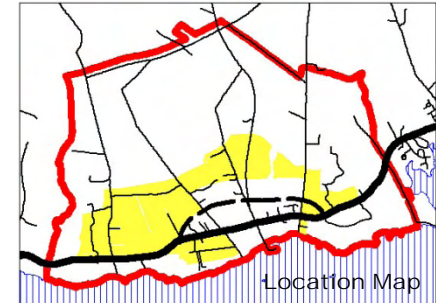
Context & Framework	<p>Context</p> <p>The Outer Village (OV) area is comprised of lands around the Inner Village area. This area encompasses the area of the existing concentration of houses around the village and the anticipated development envelope of the village for the lifetime of the Plan. The Outer Village area is considered an appropriate location for lower density residential development and community facilities.</p>	<p>Framework</p> <p>Develop the areas surrounding the Village Core and Inner Village area as a less intensive Outer Village area with lower density residential development, community facilities, local services and enterprise as appropriate with larger plot sizes and landscaped areas (LU5).</p>
Land Uses & Areas	<p>Promote a mix of residential, community and complementary land uses:</p> <ul style="list-style-type: none"> • Low to Medium Density Residential Development. • Community Facilities & Amenities. • Local Shops/Services/Small-Scale Enterprise Developments. 	<p>Promote the development of a range of land uses in different areas in the OV:</p> <ul style="list-style-type: none"> • Coastal OV Areas – Residential uses & local services & facilities. • Central OV Areas – Residential uses, community facilities & local services/shops in vicinity of IV & new Village Street. • Western OV Areas – Primarily low density residential in western areas furthest from VC.
Design Guidelines	<p>Promote the development of new residential neighbourhoods with a range of housing types, support facilities and a distinctive sense of place:</p> <ul style="list-style-type: none"> • Promote an orderly transition from the more intensively developed areas to areas with higher landscape sensitivity. 	<ul style="list-style-type: none"> • Home Zone approach to housing development with more organic layout fitted into landscape (VD10). • Use of school site and other facilities as focal points (VD6).
Density Guidelines & Development Potential	<ul style="list-style-type: none"> • 30% maximum site coverage • 0.30 maximum plot area ratio • 2 storeys maximum building height • 15% minimum public open space 	<ul style="list-style-type: none"> • 71.4ha rural/agricultural/undeveloped land (55% of total 128.9ha OV area) • 910 residential units, based on 182 096m² residential floor space at average of 200m²/unit (85%) • 32 135m² non-residential floor space (15%)
Community Facilities & Amenities	<p>Support the provision of appropriate community facilities in the OV, including:</p> <ul style="list-style-type: none"> • Primary School – central site option 2 & 3 along new Village Street (CF1). • Community/Youth Centre – potential location on school site options (CF2). • Village Square/Local Parks (CF5). 	<p>Support the establishment of an amenity network of greenway linkages in and adjacent to the OV, including:</p> <ul style="list-style-type: none"> • Streamside Greenway Linkage along Trusky Stream providing a linkage to the Village Core & coastal amenities in south & to existing and potential sports & recreation amenities to the north (CF15).
Heritage & Environment	<p>Protect and preserve existing and proposed elements of built heritage in the OV, including:</p> <ul style="list-style-type: none"> • Structures of Local Interest – Eagle Lodge (BH16). 	<p>Protect the natural features, amenities and landscape in and adjacent to the OV, including the:</p> <ul style="list-style-type: none"> • Local Streams – Trusky Stream (NH7). • Field Patterns (NH16), Hedgerows (NH17) & Stone Walls (NH18); Trees (NH11).
Roads & Infrastructure	<p>Promote an adequate local road network, access points and public transport services, including:</p> <ul style="list-style-type: none"> • New Village Street (RT4) with Bus Services, Stops & Shelters (RT9) & Cycle Route (RT12). • Reserve Access Points (RT6). • Bus Services along R336 (RT9). 	<p>Provide adequate infrastructure and services, including:</p> <ul style="list-style-type: none"> • On-Site Wastewater Treatment – interim measure until public system provided (IS5 & IS3). • Sustainable Drainage System (IS12). • Public Lighting & Footpaths (RT13).

Note: The above framework includes references (in brackets) to the relevant objective in the Development Strategy in SECTION 2 (in bold italics) and to other sub-sections in the Plan where applicable (in italics).

3.3.2 Residential Clusters

The Plan supports the use of residential clusters in the Outer Village area as an alternative to ribbon and suburban development patterns. This will help to ensure a more sympathetic assimilation of development into the landscape, help to foster a sense of place and local community, provide opportunities for shared areas and services and make more optimum use of the significant backland areas in the Outer Village area. Residential clusters can be promoted as follows:

- Arranging dwelling houses in a more organic manner that fits with the site contours, landscape features and solar aspect, rather than orientating dwellings in a line facing onto public roads.
- Providing a single entrance off the public road with shared access to the various dwelling houses.
- Providing a sequential series of spaces from more public shared areas at the entrance to a cluster to more private, screened areas serving the individual dwellings.
- Providing a high level of landscaping to provide adequate enclosure and screening for the cluster development to create a sense of place and ensure adequate privacy.



The figure below provides an indicative illustration of a 'soft edge' that considers the relationship between buildings and landscapes and which enhances the image and place-making potential of the proposal.

FIGURE 3.3.2 | Residential Clusters

3.3.3 Streamside Greenway Linkage and Amenities

The Plan supports the development of a Streamside Greenway Linkage along Trusky Stream that will provide a safe pedestrian and cycling route connecting the Outer Village area to the New Village Street, R336 Main Street and coastal amenities to the south and to the Rural Fringe and potentially to a new sports and recreation facility to the north of the village. Development will be encouraged to face onto this Greenway Linkage, providing high quality and active building frontages onto this new route.

The Plan will support the future extension of this Greenway Linkage further northwards to ultimately connect to the existing amenities north of the village, including the GAA playing pitches, Lough Inch and Bearna Golf Course. The Greenway Linkage will form part of a network of amenity routes connecting to Silver Strand beach and Galway City via the Seaside Greenway Linkages, Barna Woods via the Interconnecting Greenway Linkages and through the Plan Area via a connection to the Liberty Stream Greenway Linkage.

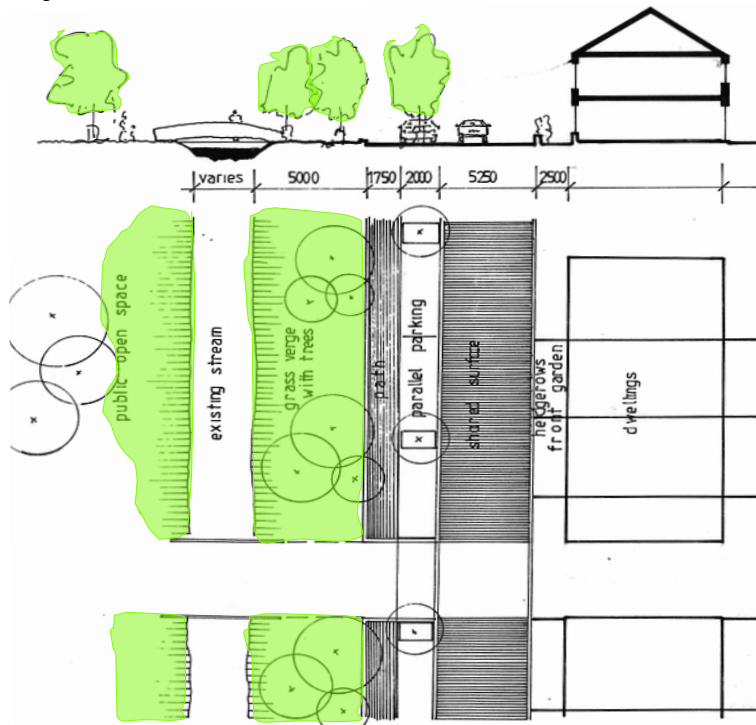


FIGURE 3.3.3A | Indicative Plan and Section of Streamside Greenway Linkage and Associated Amenities and Development



The figures provide an indicative illustration of the proposed Trusky Stream Greenway Linkage and associated amenities and adjacent development in the Outer Village, Inner Village and Village Core areas and extending to the Rural Fringe area. Different portions of the stream will require different treatments as appropriate to the location and context.

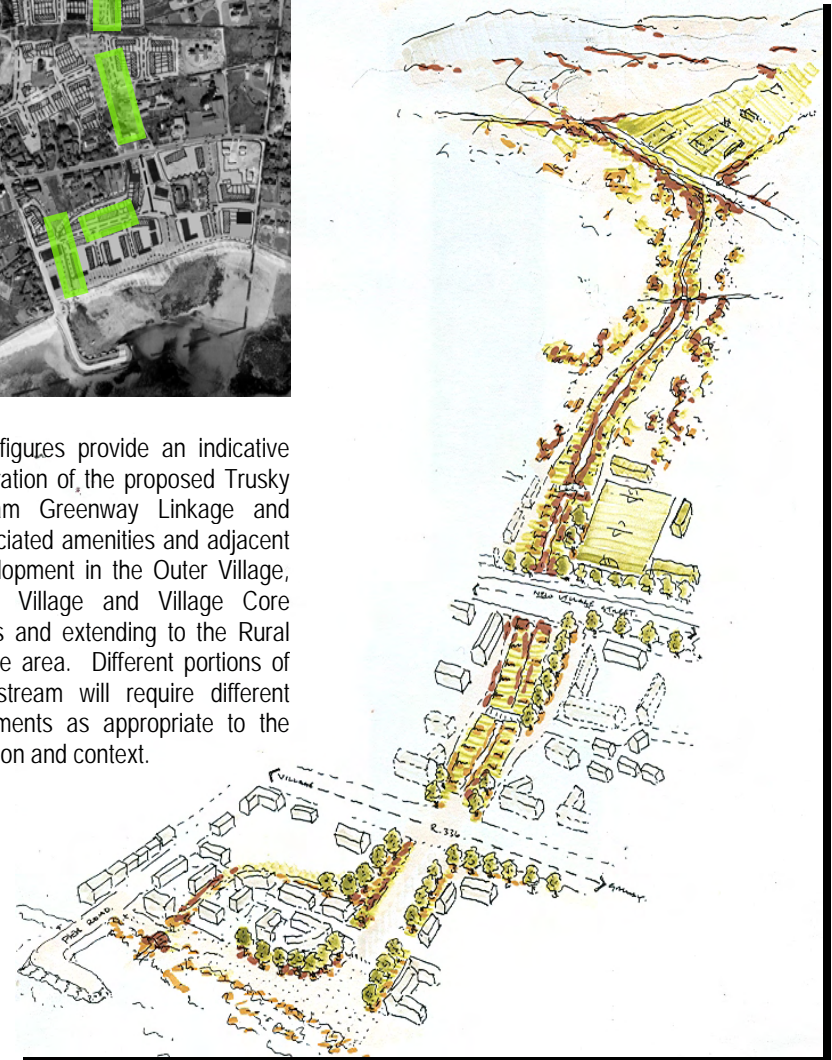


FIGURE 3.3.3B | Indicative Aerial View of Streamside Greenway Linkage and Associated Amenities and Development

3.4 Area 4 – Rural Fringe

3.4.1 Rural Fringe Framework

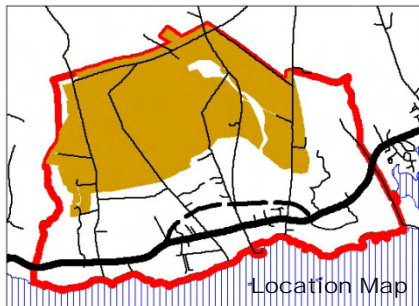
<p>Context & Framework</p>	<p>Context The Rural Fringe (RF) is comprised of the lands north of the Outer Village area. This includes rural, agricultural and undeveloped lands together with a significant amount of one off rural housing, generally arranged in a ribbon development pattern along the local roads. This area is likely to come under significant pressure for housing development due to the availability of less expensive land, the desire for a rural lifestyle, etc.</p>	<p>Framework Retain the lands north of Bearna village as a Rural Fringe that protects the landscape character and setting of the village from ribbon development and that accommodates genuine rural generated housing need and rural enterprise in the lifetime of the Plan and the future growth and expansion of the village beyond the lifetime of the Plan (LU6).</p>
<p>Land Uses & Areas</p>	<p>Support a range of sustainable land uses that will enhance the character and setting of the village and meet local needs, including:</p> <ul style="list-style-type: none"> • Agricultural Uses, & Farm-Related Developments & Rural Enterprises. • Community Facilities & Amenities. • Accommodate Genuine Rural Generated Housing Need, subject to high standards of siting & design, compliance with the requirements of the GCDP, including the appended Design Guidelines for the Single Rural House, & those in this LAP, including the relevant provisions in VD9 & SECTION 4.1.5. • Future Growth of Village (beyond Plan period). 	<p>Promote appropriate land uses in different parts of the RF, including:</p> <ul style="list-style-type: none"> • Transition RF Area – Land uses appropriate to transition area between OV & RF. • Plan Edge RF Area – Land uses appropriate in vicinity of Liberty Stream, Moycullen Bogs pNHA & proposed GCOB along western & northern edges of RF. • Central RF Area – Various land uses as appropriate.
<p>Design Guidelines</p>	<p>Promote a low impact design approach in the RF that integrates developments with the landscape and minimises environmental impacts:</p> <ul style="list-style-type: none"> • Provide for an orderly transition from the Outer Village area to the Rural Fringe with a scaling down of building heights & the use of more rural patterns & forms of development, rather than the suburban pattern prevalent in the residential areas of the village (VD1). 	<ul style="list-style-type: none"> • Promote the use of rural clusters, or ‘eco-clusters’, in appropriate locations to avoid ribbon development, assimilate developments into the landscape, allow for high quality shared services & create a sense of local community (VD11). • Developments will be subject to high quality siting, design & servicing to minimise environmental impacts & protect the landscape (VD13).
<p>Density Guidelines & Development Potential</p>	<ul style="list-style-type: none"> • 10% maximum site coverage • 0.20 maximum plot area ratio • 1.5 – 2 storeys maximum building height • 15% minimum public open space 	<ul style="list-style-type: none"> • 216.6ha rural/agricultural/undeveloped land (82% of total 263ha RF area) • 165 residential units, based on 41 148m² residential floor space at average of 250m²/unit (95%) • 2 166m² non-residential floor space (5%)
<p>Community Facilities & Amenities</p>	<p>Support the provision of appropriate community facilities in the RF that require more land than can be accommodated in the more central areas of the village, including:</p> <ul style="list-style-type: none"> • Existing Facilities – GAA Playing Pitches (CF11). • Sports & Recreation Facilities – preferred site option 1 & inner site option 3 & 4 for new multi-purpose sports campus (CF4). • Primary School – consider inner site option 4 for school (CF1 & CF4). 	<p>Support the establishment of an amenity network of greenway linkages in and adjacent to the RF, including:</p> <ul style="list-style-type: none"> • Streamside Greenway Linkages along Trusky Stream & Liberty Stream (CF15). • Interconnecting Greenway Linkages between Trusky Stream & GAA playing pitches, Lough Inch amenity & Barna Golf Course in north (CF17).
<p>Heritage & Environment</p>	<p>Protect and preserve existing and proposed elements of built heritage in the RF, including:</p> <ul style="list-style-type: none"> • Proposed Protected Structure – Fr. Griffin Memorial (BH9). • RMP – Fr. Griffin Memorial (BH25). 	<p>Protect the natural features, amenities and landscape in and adjacent to the RF, including the:</p> <ul style="list-style-type: none"> • Protect existing Local Streams – Trusky Stream (NH7). • Field Patterns (NH16), Hedgerows (NH17) & Stone Walls (NH18). • Tree Lines & Clusters (NH11).
<p>Roads & Infrastructure</p>	<p>Promote an adequate local road network and ensure traffic safety through the appropriate design of new entrances onto public roads.</p>	<p>Ensure that adequate infrastructure and services are provided, including:</p> <ul style="list-style-type: none"> • On-Site Effluent Treatment – high standard to minimise environmental impacts (IS6, IS7, IS8 & IS9). • Support the development of a Sustainable Drainage System (IS12).

Note: The above framework includes references (in brackets) to the relevant objective in the Development Strategy in SECTION 2 (in bold italics) and to other sub-sections in the Plan where applicable (in italics).

3.4.2 Rural Clusters

The Plan supports the use of rural clusters, or groups of buildings, in appropriate locations as an alternative to ribbon development in the rural landscape. Rural clusters have the benefits of allowing new buildings to be accommodated in the landscape in a manner that encourages a sense of place, that fosters a sense of local community, that allows for shared services, that can assimilate more sympathetically with the field patterns and landscape of an area and that can help to preserve the character of country roads and associated hedgerows and stone walls. The use of rural clusters should be guided by the following:

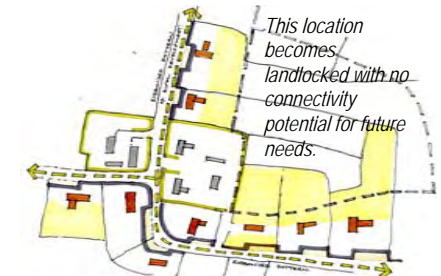
- Utilising infill opportunities in areas with existing development to encourage the creation of a cluster that assimilates more successfully with the landscape than continuing a pattern of ribbon development.
- Encouraging the development of new clusters at appropriate locations, such as a local road junction or near a local facility, whilst simultaneously ensuring that the road frontages of sites with associated hedgerows and stone walls are reserved to retain the character of rural roads and prevent overdevelopment.
- Requiring appropriate arrangements and agreements to ensure that rural clusters serve the needs of those with local housing requirements in the area and that they will be properly completed, serviced, landscaped and maintained.
- Arranging new buildings in a more organic manner that fits with the site contours, landscape features and solar aspect, rather than orientating dwellings in a line facing onto public roads.
- Providing a single entrance off the public road with shared access to the various dwelling houses.
- Providing a sequential series of spaces from more public shared areas at the entrance to a cluster to more private, screened areas serving the individual dwellings.
- Providing a high level of landscaping to provide adequate enclosure and screening for the rural cluster to create a sense of place and ensure adequate privacy.



The traditional claghan type development provides a useful model that demonstrates how buildings can be arranged to assimilate into the landscape and provide a complementary relationship between dwellings and a sense of place and local community.



The increased dependence on vehicles has created a road-side culture with houses sited in a linear or ribbonised pattern. This linear pattern increases the distance to local services which perpetuates the dependence on private transport.



This illustration is an indicative example of how rural dwellings may assimilate into a rural landscape and respect historical settlement patterns which were organic in nature.



Example of a clustered group of houses that consolidates development and retains the landscape characteristics of the surrounding area.



FIGURE 3.4.2 | Rural Clusters

3.5 Area 5 – Green Wedge

3.5.1 Green Wedge Framework

Context & Framework	<p>Context</p> <p>The Green Wedge (GW) area is comprised of the western and eastern edges of the Bearna Plan Area. This includes the lands adjacent to Liberty Stream in the west and Barna Woods in the east. The Green Wedges are amenity areas that help to separate Bearna from adjacent settlements and to preserve its village character and landscape setting. These Green Wedges are likely to come under significant pressure from the suburban expansion of Galway City and the spread of ribbon development from Bearna and Na Forbacha.</p>	<p>Framework</p> <p>Retain the areas adjacent to Liberty Stream in the west and Barna Woods in the east as Green Wedges that separate Bearna from Galway City and Na Forbacha to retain the landscape setting and unique village character of Bearna, to prevent further ribbon development along the coast and to provide opportunities for recreation and amenity. Genuine rural generated housing need and rural enterprise shall also be accommodated subject to the provisions in the GCDP and the LAP (LU7).</p>
Land Uses & Areas	<p>Promote land uses that will retain the GW areas as amenities and landscape elements that protect the village character, including:</p> <ul style="list-style-type: none"> • Agricultural Uses, & Farm-Related Developments & Rural Enterprises. • Community Facilities & Amenities. • Accommodate Genuine Rural Generated Housing Need, subject to high standards of siting & design, compliance with the requirements of the GCDP, including the appended Design Guidelines for the Single Rural House, & those in this LAP, including the relevant provisions in VD9 & SECTION 4.1.5. 	<p>Promote appropriate land uses in different parts of the GW, including:</p> <ul style="list-style-type: none"> • Western GW Area – forms part of the corridor for the future GCOB and provides opportunities for local amenities, including a Streamside Greenway Linkage along Liberty Stream and potential recreational lands. • Eastern GW Area – separates Bearna from Galway City and provides a buffer to protect the Galway Bay cSAC/pNHA and Inner Galway Bay SPA, opportunities for local amenities and has potential linkages to Barna Woods and Cappagh Road playing pitches.
Design Guidelines	<p>Promote the area as a visual, recreational, landscape and environmental amenity and adopt a low impact design approach in the GW areas that integrates developments with the landscape and minimises environmental impacts:</p> <ul style="list-style-type: none"> • Protect the visual amenity along R336 & views over Galway Bay (VD15). 	<ul style="list-style-type: none"> • Promote the use of rural clusters, or ‘eco-clusters’, in appropriate locations to avoid ribbon development, assimilate developments into the landscape, allow for high quality shared services & create a sense of local community (VD11). • Developments will be subject to high quality siting, design & servicing to minimise environmental impacts & protect the landscape (VD13).
Density Guidelines & Development Potential	<ul style="list-style-type: none"> • 10% maximum site coverage • 0.20 maximum plot area ratio • 1.5 storeys maximum building height • 15% minimum public open space 	<ul style="list-style-type: none"> • 69.9ha rural/agricultural/undeveloped land (87% of total 80.1ha GW area) • 27 residential units, based on 6 642m² residential floor space at average of 250m²/unit (95%) • 350m² non-residential floor space (5%)
Community Facilities & Amenities	<p>Support the provision of appropriate community facilities in the GW, including:</p> <ul style="list-style-type: none"> • Sports & Recreation Facilities – inner site option 2 with potential linkage to Cappagh Road playing pitches & Barna Woods in Eastern Area and peripheral site option 5 in Western Area (CF4). 	<p>Support the establishment of an amenity network of greenway linkages in and adjacent to the GW, including:</p> <ul style="list-style-type: none"> • Streamside Greenway Linkage along Liberty Stream (CF15). • Interconnecting Greenway Linkages between Trusky Stream & Barna Woods & Galway City linkages (CF17).
Heritage & Environment	<p>Protect and preserve existing and proposed elements of built heritage in the GW, including:</p> <ul style="list-style-type: none"> • RPS – Lynch Monument (BH8). 	<p>Protect the natural features, amenities and landscape in and adjacent to the GW, including the:</p> <ul style="list-style-type: none"> • Buffer Area for Galway Bay cSAC/NHA/SPA in eastern GW (NH15). • Local Streams – Liberty Stream & Bearna Stream tributary (NH7). • Field Patterns (NH16), Hedgerows (NH17) & Stone Walls (NH18); Trees (NH11). • Class 2 – High Landscape Sensitivity along lands adjoining R336 (NH30).
Roads & Infrastructure	<p>Promote an adequate local road network and ensure traffic safety through the appropriate design of new entrances onto public roads.</p> <ul style="list-style-type: none"> • Proposed Galway City Outer Bypass – forms part of Western GW Area (RT2 & RT8). 	<p>Ensure that adequate infrastructure and services are provided, including:</p> <ul style="list-style-type: none"> • On-Site Effluent Treatment – high standard to minimise environmental impacts (IS6, IS7, IS8 & IS9). • Support the development of a Sustainable Drainage System (IS12).

Note: The above framework includes references (in brackets) to the relevant objective in the Development Strategy in SECTION 2 (in bold italics) and to other sub-sections in the Plan where applicable (in italics).

3.5.2 Sports and Recreation Facilities

The Plan supports the provision of an appropriate level of sports and recreation facilities to serve the needs of the local community. The Green Wedge area provides one of a number of suitable locations for these facilities, together with other potential siting options in the Rural Fringe area. The provision of sports and recreation facilities in Bearna should be guided by the following:

- Support the proposals by *An Comharchumann Bhearna* (Barna Co-op) for a Sports Campus in Bearna on a site of approximately 50 acres, and other appropriate sports and recreation proposals that have local support from the community and sporting groups in the area.
- Secure a site that is within reasonable walking/cycling distance of the village centre, preferably located within the Plan Area as close to the village population as can practicably be achieved.
- Promote the grouping of the facility with other existing or proposed facilities nearby and provide adequate linkages to residential thresholds and other facilities and amenities in the vicinity.
- The funding for this facility would need to be generated through development contributions, private funding, fund raising, etc.

The eastern Green Wedge area adjoins Barna Woods and the Cappagh Road playing pitches and a site could be developed for sports and recreation facilities in the vicinity that could have strong linkages with the existing City facilities. This could potentially provide mutual benefits for the Bearna community and nearby City residents through the sharing of facilities and the potential to generate additional funds for facilities that have a broader use. Such a facility could also be connected to the Lough Rusheen and Silver Strand beach amenities to create a significant concentration of high quality active and passive recreation facilities and amenities between Bearna and the City.

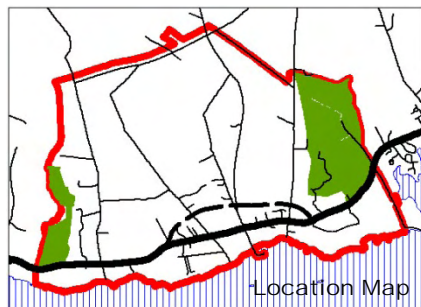


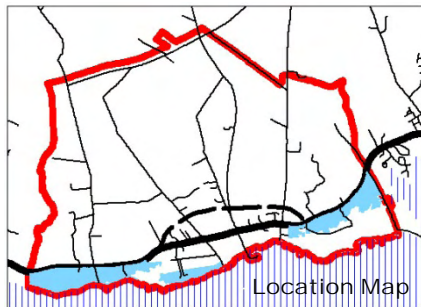
FIGURE 3.5.2 | Indicative Aerial View of Sports and Recreation Facilities

3.6 Area 6 – Coastal Edge

3.6.1 Coastal Edge Framework

Context & Framework	<p>Context</p> <p>The Coastal Edge (CE) is comprised of the lands seaward of the R336 and landward of the Environmental Management (EM) area that are not included in the Village Core and Outer Village areas. The Coastal Edge is a high amenity area that: connects the village with Galway Bay and provides for views over the sea; and that forms a critical component of the village character, amenity, heritage and landscape setting of Bearna.</p>	<p>Framework</p> <p>Protect the Coastal Edge as a high amenity area and utilise the potential of this strategic and sensitive asset to provide a range of recreation, amenity, conservation and visual amenity benefits to the local community, including public access to the seaside, views over Galway Bay, walking and cycling routes, etc. Genuine rural generated housing need and rural enterprise shall also be accommodated subject to the provisions in the GCDP and the LAP (LU8).</p>
Land Uses	<p>Promote land uses that will retain the CE areas as amenities and landscape elements that protect the village character, including:</p> <ul style="list-style-type: none"> • Agricultural Uses, Farm-Related Developments & Rural Enterprises. • Community Facilities & Amenities. • Accommodate Genuine Rural Generated Housing Need, subject to high standards of siting & design, compliance with the requirements of the GCDP, including the appended Design Guidelines for the Single Rural House, & those in this LAP, including the relevant provisions in VD9 & SECTION 4.1.5. 	<p>Promote appropriate land uses in different parts of the CE, including:</p> <ul style="list-style-type: none"> • Eastern CE Area – part of the buffer between Galway City & Bearna village & provides opportunities for local amenities. • Western CE Area – part of high quality coastal landscape setting for the village & provides opportunities for local amenities.
Design Guidelines	<p>Promote the area as a visual, recreational, landscape and environmental amenity and adopt a low impact design approach in the CE areas that integrates developments with the landscape and minimises environmental impacts:</p> <ul style="list-style-type: none"> • Protect the Coastal Visual Amenity & sea views over Galway Bay (VD15). 	<ul style="list-style-type: none"> • Promote the use of rural clusters, or 'eco-clusters', in appropriate locations to avoid ribbon development, assimilate developments into the landscape, allow for high quality shared services & create a sense of local community (VD11). • Developments will be subject to high quality siting, design & servicing to minimise environmental impacts & protect the landscape (VD13).
Density Guidelines & Development Potential	<ul style="list-style-type: none"> • 10% maximum site coverage • 0.20 maximum plot area ratio • 1.5 storeys maximum building height • 15% minimum public open space 	<ul style="list-style-type: none"> • 29.6ha rural/agricultural/undeveloped land (80% of total 36.9ha CE area) • 11 residential units, based on 2 812m² residential floor space at average of 250m²/unit (95%) • 148m² non-residential floor space (5%)
Community Facilities & Amenities	<p>Support the provision of appropriate community facilities in the CE, including:</p> <ul style="list-style-type: none"> • Water-Related Facilities-(CF7). • Reserve Coastal Sites identified for school as amenity areas that provide for future potential community, sports, recreation & amenity use, such as a potential local park on Site Option 5 (CF1 & CF4). 	<p>Support the establishment of an amenity network of greenway linkages, including:</p> <ul style="list-style-type: none"> • Coastal Greenway Linkages between R336 & coast, including Silver Strand Road (CF16).
Heritage & Environment	<p>Protect and preserve existing and proposed elements of built heritage in the CE, including:</p> <ul style="list-style-type: none"> • RPS – Bearna Pier (BH8). • Structure of Local Interest – Handball Alley (BH16). • Proposed ACA – Bearna Pier (BH19). • RMP – Church & Holy Well (BH25). 	<p>Protect the natural features, amenities and landscape, including the:</p> <ul style="list-style-type: none"> • Buffer Area for Galway Bay cSAC/NHA/SPA in east (NH15). • Local Streams – all streams drain through Coastal Edge (NH8). • Field Patterns (NH16), Hedgerows (NH17) & Stone Walls (NH18). • Coastal Corridor & Coastal Development Setback (NH33). • Class 2 – High Landscape Sensitivity along coast (NH30). • Coastal Visual Amenity (NH38), Scenic Qualities & Sea Views (NH32).
Roads & Infrastructure	<p>Promote an adequate local road network and ensure traffic safety through the appropriate design of new entrances onto public roads.</p> <ul style="list-style-type: none"> • Sea Access – maintain & provide sea access, walking cycling routes from the R336 to the seashore & seaside greenway linkage (RT10). 	<p>Ensure that adequate infrastructure and services are provided, including:</p> <ul style="list-style-type: none"> • On-Site Effluent Treatment – high standard to minimise environmental impacts (IS6, IS7, IS8 & IS9). • Support the development of a Sustainable Drainage System (IS12).

Note: The above framework includes references (in brackets) to the relevant objective in the Development Strategy in SECTION 2 (in bold italics) and to other sub-sections in the Plan where applicable (in italics).



3.7 Area 7 – Environmental Management

3.7.1 Environmental Management Framework

<p>Context & Framework</p>	<p>Context The Environmental Management (EM) area is comprised of the coastal buffer between the HWM and the sea wall/foreshore property line, the greenfield lands at high (Flood Zone A) or moderate (Flood Zone B) risk of coastal flooding and/or fluvial flooding (along Trusky Stream and Liberty Stream) and the Natural Heritage areas in the northwest and southeast parts of the plan area. The Environmental Management area is a high amenity area that: supports a range of activities, including fishing, swimming, walking along the shoreline; that connects the village with Galway Bay and provides for views over the sea; and that forms a critical component of the village character, amenity, heritage and landscape setting of Bearna.</p>	<p>Framework Protect the Environmental Management area as a high amenity area and utilise the potential of this strategic and sensitive asset to provide a range of recreation, amenity, conservation and visual amenity benefits to the local community, including public access to the seaside, views over Galway Bay, walking and cycling routes, seashore recreation, etc.</p>
<p>Land Uses</p>	<p>Promote land uses that will retain the EM areas as natural heritage, amenities and landscape elements that protect the village character, including:</p> <ul style="list-style-type: none"> • Community Facilities & Amenities. 	<p>Promote appropriate land uses in different parts of the EM area, including:</p> <ul style="list-style-type: none"> • Eastern EM Area – part of the buffer between Galway City & Bearna village & provides opportunities for local amenities, including a Seaside Greenway Linkage connecting the Village Core promenade to Silver Strand beach & seashore recreation. • Western EM Area – part of high quality coastal landscape setting for the village & provides opportunities for local amenities, Seaside Greenway Linkage connecting the seaside promenade along the coast towards Na Forbacha in the west & seashore recreation.
<p>Design Guidelines</p>	<p>Promote the area as a visual, recreational, landscape and environmental amenity and adopt a low impact design approach in the EM areas that integrates developments with the landscape and minimises environmental impacts:</p> <ul style="list-style-type: none"> • Protect the Coastal Visual Amenity & sea views over Galway Bay (VD15). 	<ul style="list-style-type: none"> • Where developments are considered appropriate, they will be subject to high quality siting, design & servicing to minimise environmental impacts & protect the landscape (VD13).
<p>Density Guidelines & Development Potential</p>	<ul style="list-style-type: none"> • N/A (site coverage, PAR and building height) • 100% in Coastal Buffer/Amenity 	<ul style="list-style-type: none"> • 63.1ha rural/agricultural/undeveloped land (100% of total EM area)
<p>Community Facilities & Amenities</p>	<p>Support the provision of appropriate community facilities and amenities in the EM area (excluding European sites), including:</p> <ul style="list-style-type: none"> • Water-Related Facilities, such as potential enhanced Silver Strand beach facility (CF7). • Potential Jetty/Marina Development, preferably west or east of Bearna Pier (CF8). • Reserve Coastal Sites identified for school as amenity areas that provide for future potential community, sports, recreation & amenity use, such as a potential local park on Site Option 5 (CF1 & CF4). 	<p>Support the establishment of an amenity network of greenway linkages in and adjacent to the EM area (excluding European sites), including:</p> <ul style="list-style-type: none"> • Seaside Greenway Linkage connecting the Seaside Promenade to Silver Strand beach and Galway City in east & along coastline towards Na Forbacha in the west (CF14). • Streamside Greenway Linkage along Liberty Stream (CF15). • Coastal Greenway Linkages between R336 & coast, including Silver Strand Road (CF16).
<p>Heritage & Environment</p>	<p>Protect and preserve existing and proposed elements of built heritage in the EM area, including:</p> <ul style="list-style-type: none"> • RPS – Bearna Pier (BH8). • Proposed ACA – Bearna Pier (BH19). 	<p>Protect the natural features, amenities and landscape in and adjacent to the EM area, including the:</p> <ul style="list-style-type: none"> • Buffer Area for Galway Bay cSAC/NHA/SPA in east (NH15). • Local Streams – all streams drain through EM area (NH8). • Field Patterns (NH16), Hedgerows (NH17) & Stone Walls (NH18). • Coastal Buffer/Amenity (NH34), Coastal Corridor & Coastal Development Setback (NH33). • Class 2 – High Landscape Sensitivity along coast (NH30). • Coastal Visual Amenity (NH38), Scenic Qualities & Sea Views (NH32).

Roads & Infrastructure

Promote the development of a network of greenway linkages, including along the seashore and local streams.

- Sea Access – maintain & provide sea access, walking cycling routes from the R336 to the seashore & seaside greenway linkage (RT10).

Ensure that adequate infrastructure and services are provided, including:

- On-Site Effluent Treatment – high standard in adjacent developments to minimise environmental impacts to the EM area (IS6, IS7, IS8 & IS9).
- Support the development of a Sustainable Drainage System (IS12).
- Manage & assess flood risk in accordance with *Flood Risk Management Guidelines 2009*, including avoidance of inappropriate development in high flood risk areas (IS17, IS18 & IS19)

Note: The above framework includes references (in brackets) to the relevant objective in the Development Strategy in SECTION 2 (in bold italics) and to other sub-sections in the Plan where applicable (in italics).

3.7.2 Seaside Greenway Linkage

Facilitate the provision of a coastal greenway linkage with walking and cycling facilities extending from the proposed seaside promenade in the village core to Silver Strand in the east and along the coast to the west, with the potential to ultimately be linked to Salthill promenade in the east and Na Forbacha in the west. This should be designed as a more natural, low impact surface that the promenade that complements the proposed Sailin to Silver Strand walk, which will consist of low-key pathways made from wooden lathes to form a continuous coastal walkway between the promenades of Sailin and Salthill. Such a linked amenity walk could potentially provide a safe pedestrian and cycling linkage from Bearna to the coastal amenities and adjacent employment areas of Galway City as well as connecting to Na Forbacha in the west and potentially beyond along the Conamara coastline.

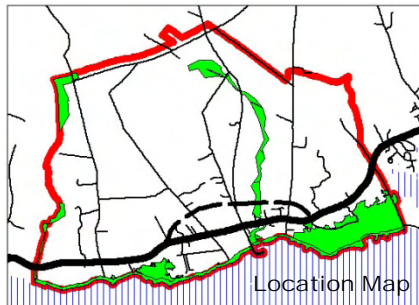


FIGURE 3.7.2 | Indicative Aerial View of Seaside Greenway Linkage

4



SECTION 4 provides guidance on Development Management. This includes the recommended guidelines and standards for managing development and implementing the Plan.

Where guidelines or standards are not provided, the Planning Authority will refer to those contained in the Galway County Development Plan.

Development Management

4.1 Development Management Guidelines

4.1.1 Introduction

SECTION 4 sets out the development management guidelines in accordance with which proposals for development in Bearna will be assessed. This relates to those developments for which planning permission is necessary under the *PDA 2000* (as amended) and *Planning and Development Regulations 2001* (as amended). These guidelines should be read and applied in conjunction with the Development Control (DC) Standards set out in the GCDP. This section of the LAP makes reference to the general standards in the GCDP and provides additional guidelines that are specific to the Bearna context. Where guidelines are not specifically provided in the Bearna LAP, the relevant standards in the GCDP will apply.

Where an applicant is reviewing these guidelines and standards with respect to a specific development proposal, it is advisable to refer to additional regulations, standards and guidelines that may need to be considered when preparing a planning application. This may include, for example, Building and Fire Regulations, Architectural Heritage Conservation Guidelines, etc.

4.1.2 Pre-Planning Considerations

Applicants are advised that, whilst the strategies, policies, objectives frameworks and guidelines contained in this Plan will form the basis for a decision on specific planning applications by GCC, development proposals consistent with the stated policies and objectives will not necessarily be permitted and each application will be assessed on its individual merits.

Furthermore, applicants are advised that pre-planning meetings with officials of GCC prior to the submission of planning applications can assist in the identification and clarification of relevant policy objectives, applicable community priorities and other issues at an early stage. Such discussions take place without prejudice to the final decision of GCC.

Applicants are encouraged to furnish full details of all landholdings under their control in and adjacent to the Plan Area at pre-planning meetings in order to explore options for the delivery of community facilities and amenities and for achieving a high level of design and an appropriate level of development on their lands in accordance with the provisions of the LAP. Applicants are furthermore encouraged to consider development options, and the delivery of community facilities and amenities, in conjunction with other landowners to achieve optimum design solutions and to maximise community benefit in new development proposals.

Where a development proposal relates to a site within the identified ZAP and/or the ACA, pre-planning discussions should include the Conservation Officer and Heritage Officer of GCC and any other relevant Statutory Bodies.

4.1.3 Land Use Zones and Development Areas

This LAP identifies broad land use zones, in accordance with the requirements of the *PDA 2000* (as amended), and development areas with more specific guidance on the appropriate mix of uses that should be promoted in each area in SECTION 2.3. This includes the following:

Village Consolidation Zone

1. Village Core.
2. Inner Village.
3. Outer Village.

Village Enhancement Zone

4. Rural Fringe.
5. Green Wedge.
6. Coastal Edge.

Land uses shall be directed into the appropriate land use zone and development area in accordance with the applicable strategies in Section 2.3 and the more specific frameworks in SECTION 3, subject to the variations allowed for under these sections.

4.1.4 General Development Guidelines

This section relates to development guidelines common to Residential, Mixed Development, Retail, Office, Enterprise, Industrial and Community and Recreation Facility Development.

Development Densities

The LAP provides density guidelines for different areas, having regard to the following considerations:

- The provisions and objectives of the *Sustainable Residential Development in Urban Areas Guidelines 2009*. Applicants seeking planning permission for residential developments are advised to consider the provisions contained therein.
- The provisions of the GCDP, the associated Core Strategy and Settlement Strategy and other relevant policies, objectives and standards.
- SECTION 2.3, 2.4 and 3 of this Plan and any other applicable strategies, policies, objectives, frameworks and guidelines in the LAP.

In Bearna, 4 primary layers of density have been identified. The Planning Authority aims to encourage higher densities in the central areas, within and adjacent to the Village Core, grading down to lower densities in the more environmentally sensitive outer areas. This will be based on the density and associated guidelines in SECTION 2.3.2, as follows:

TABLE 4.1.4 Density Guidelines

Development Area	Max. Site Coverage	Max. Plot Area Ratio	Max. Building Height	Min. Public Open Space
Village Core	40 – 60% (5% in Coastal Park)	1.00 – 1.25 PAR (0.10 PAR in Coastal Park)	1.5 – 2.5 storeys (1 – 1.5 in Coastal Park)	15% (95% in Coastal Park)
Inner Village	45%	0.45 PAR	2 storeys	15%
Outer Village	30%	0.30 PAR	2 storeys	15%
Rural Fringe	10%	0.20 PAR	1.5 – 2 storeys	15%
Green Wedge	10%	0.20 PAR	1.5 storeys	15%
Coastal Edge	10%	0.20 PAR	1.5 storeys	15%
Environmental	N/A	N/A	N/A	100% in

Management

Coastal Buffer

Notes:

1. **Plot Area Ratio** – Plot area ratio refers to the gross floor area of buildings on a site divided by the gross site area, where the gross floor area is expressed as a fraction of the gross site area.
2. **Site Coverage** – Site coverage refers to the percentage of gross floor area of the building/s footprint on the site. A maximum of 60% shall apply to 1.5 and 2 storey buildings (up to 9m in height) and a maximum of 50% shall apply to 2.5 storeys or higher (up to a maximum of 11m in height) in the Village Core. Increased site coverage may be considered on sites where underground or part-basement parking is provided, subject to high standards of design, adequate natural lighting and the protection of the amenity of adjacent developments.
3. **Building Height** – The maximum building height of 2.5 storeys is consistent with the predominant character and scale of existing development within the village centre. A maximum height of 2 storeys is considered generally appropriate, with 2.5 storey buildings on corner sites or other focal points in the Village Core. Under exceptional circumstances, the Focal Point Buildings proposed in the Village Core may be considered for an increased height of 3 storeys and thus plot ratio subject to high design specifications and the approval of the Planning Authority. In visually vulnerable areas, such as ridges and hilltops or areas providing views of the sea, a reduced building height would need to be considered.
4. **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. The public open space requirement may be reduced at the discretion of the Planning Authority provided there is adequate access to sufficient open space lands nearby and the character and amenity of the development and surrounding properties is not unduly affected. Private open space would also need to be provided in accordance with the GCDP and the Sustainable Residential Development in Urban Areas Guidelines 2009, as appropriate.

Although higher densities are encouraged in suitable areas, all development proposals shall be of an appropriate scale and population that reflects the character of Bearna and that are in keeping with, and complement, the existing amenity, environment and heritage of the village. This is required in order to ensure the area's orderly development as a settlement that forms part of the Galway Metropolitan Area on the first tier of the Core Strategy as identified in the GCDP.

Plot Area Ratio

Density will generally be applied on a plot area ratio basis (PAR). PAR is the relationship between the site area and the total floor area of the buildings erected on it and is calculated by dividing the gross floor area of the building by the total site area. The gross floor area is the sum of all floor space within the external walls of the building(s), excluding plant, tank rooms, basement storage areas (where floor to ceiling height is less than 2.2m) and parking areas. In the case of a group of buildings within a common curtilage, the floor area will be aggregated. The purpose of the plot ratio control is to:

- Prevent the adverse affects of both over-development and under-development on the amenity and layout of buildings within the village centre.
- Achieve desirable massing of heights of buildings; to balance the capacity of the site and the capacity of the frontage streets.

Village Core

The standard maximum PAR for the Village Core is 1.00 – 1.25. The Local Authority may use its discretion in permitting varied plot ratios where it is considered appropriate and in the interests of the proper planning and sustainable development of the area. The higher plot ratio will generally only be permitted along the R336 subject to high standards of design and suitable protection of village amenities. Minor extensions that infringe plot ratio limits may be permitted where the Planning Authority accepts that they are necessary for the satisfactory operation of the buildings and/or the achievement of specific village design objectives in appropriate locations.

Varying building heights of 1.5 – 2.5 storeys will be encouraged at appropriate locations, and heights in excess of three storeys maximum or 9m from finished floor level to ridge level, will generally not be permitted. Building heights should be in keeping with the character and scale of existing development in the Village Core and should respond appropriately to the immediate context of a development proposal as follows:

- A maximum building height of 2.5 storeys will generally apply to the Village Core.
- Reduced building heights will be required in visually vulnerable locations, such as adjacent to the Coastal Amenity Park.
- Increased building heights may be considered in exceptional circumstances where they contribute positively to the village character and design subject to high standards of design, site suitability, etc., such as focal points along the R336.

Inner Village

The aim of the Planning Authority is to encourage medium to high densities within the Inner Village area. Densities with a plot ratio lower than 0.30 will normally be discouraged in this area. A plot ratio of up to 0.45 is considered appropriate in these areas. Building heights of up to 2 storeys will be encouraged at appropriate locations, and heights in excess of two storeys maximum or 8m from finished floor level to ridge level, will generally not be permitted. The Local Authority may use its discretion in permitting higher plot ratios where major community facilities are provided in conjunction with developments that create new focal points in the

village. Examples would include a new primary school site or village square/park.

Proposals for single houses in the Inner Village area will only be considered where they do not compromise the development of backlands or integration of new development into the village. The actual density permitted in any location will be determined by considering the following factors:

- The capacity of the infrastructure to cater for future population levels.
- Existing landscape and other features on site.
- Provisions relating to car parking, open space, landscaping and planting.
- Existing building lines or townscape character.
- Principles of sustainability.
- Proximity to main transportation routes.
- Design quality, for example, higher densities may be permitted in developments exhibiting high levels of design and layout.
- Design context and residential amenity.

Outer Village

Residential development outside the Village Core and Inner Village areas will be based on the cluster concept. Central to this concept is that housing and associated public open spaces are designed as an integrated whole and that developments are integrated with the landscape and natural features on the site.

The density of residential development shall not normally exceed a plot ratio of 0.30. This enables a range of house types to be constructed, i.e. a greater number of smaller dwelling units or a smaller number of larger dwelling units. This provision allows for greater flexibility on the part of the developer who can respond readily to market needs.

These density guidelines will not prevent favourable consideration of high quality schemes of higher densities in this area where it is appropriately located, respectful of adjoining context/residential amenity and is considered to be in the interest of the proper planning and sustainable development of the area.

Rural Fringe, Green Wedge and Coastal Edge

In the areas within the Village Enhancement Zone, new residential development will generally be restricted to those applicants that qualify under the genuine rural generated housing need requirements of the GCDP, including considerations in respect of the Gaeltacht, landscape sensitivity ratings and protected views and prospects. Minor extensions into these areas may be considered from the Outer Village or Inner Village areas where it is necessary to ensure a good layout and design of development, to integrate with the landscape or to achieve the community need priorities in the Plan.

Development will generally be encouraged in the form of energy efficient rural clusters, or 'eco-clusters', with a high degree of integration with existing landscape features, at a maximum density of 0.20 PAR and subject to the additional density guidelines outlined in APPENDIX B. Furthermore, regard shall be given to the *Design Guidelines for the Single Rural House* (or any updated version published during the lifetime of the Plan), the *Galway Clustered Housing Design Guidelines* and the *Sustainable Rural Housing Guidelines 2005*.

Genuine rural generated housing need development in the Village Enhancement Zone should generally be located in the Rural Fringe area wherever possible to avoid impacting on the sensitivities and objectives associated with the Green Wedge and Coastal Edge areas. Applicants will be encouraged to submit landholding maps showing their lands so that opportunities for the optimum location, siting and design of developments can be explored.

Site Coverage

Site coverage ensures that the built environment is not inappropriately overloaded with building mass. This is expressed as a percentage, determined by dividing the ground floor area of the building by the total site area. Site coverage shall not normally exceed 60% in the Village Core, 45% in the Inner Village, 30% in the Outer Village and 10% in the Rural Fringe, Green Wedge and Coastal Edge areas.

Minor extensions that infringe site coverage limits may be permitted where the Planning Authority considers that they are necessary for the satisfactory operation of the buildings.

Action Area Plans/Master Plans

The Planning Authority shall require Action Area Plans/Master Plans with each large residential and mixed use development application (in excess of a floor area of 1 500m²), which has regard to the County Settlement Strategy, the principles set out in the Village Design Strategy and Frameworks, the need to build in community gain priorities and that incorporates a phasing programme to ensure the provision of services and the proper completion of each stage of the scheme.

A detailed Action Area Plan/Urban Design Framework should be prepared for the Village Core. This will provide for a civic amenity spine and associated land uses, public spaces and landscaping along the R336, a promenade and coastal amenity park with associated picnic/seating areas, parking, landscaping, access to the sea, etc. along the seashore and an appropriate mix, layout, density and design of development between the R336 and promenade/coastal amenity park.

Building Lines

DM Standard 19 of the GCDP sets out the general standards with regard to building lines and associated amenity and safety issues. These general standards shall be complemented by the additional guidelines in this Plan.

In the Village Core and other built up areas, regard must be had to existing building lines and the established relationship between buildings, streets and spaces. The maintenance of the traditional street line is of particular importance in these central areas and the general aim will be to create a continuous building line along the street edge.

Consistent building lines will also be encouraged in the design of new large scale Greenfield developments where it is appropriate for buildings to have a clear relationship with one other. In deciding where a building line should be located, the form of development to which it is related will be considered.

Within new housing developments, the building line should be established having regard to, but not dictated by, road design parameters. In particular, designs and layouts should examine the potential to adjust the building line in critical locations to change the orientation of vehicular

routes, thereby passively traffic calming vehicular routes, and to create new and interesting building and space layouts.

In specific situations, it may not be in the interests of proper planning to enforce a rigid standard for building lines. Building lines may be relaxed in the following cases:

- Where development is located along roads of traffic importance, increased setbacks may be necessary in accordance with the sight distance triangle requirements in the GCDP to provide for greater amenity, to establish the status of the road, to provide for safety of road users and residents and for future road widening and for the creation of cycle paths.
- On certain in-fill sites, building lines may be relaxed in order to accommodate innovative design and to enhance the quality of the public realm, having regard to the established character of the area.
- To accommodate innovative designs that can positively enhance the townscape.
- To incorporate key landscape features into the development layout.
- To provide important areas of public open space, i.e. village squares.
- To facilitate traditional building forms with open courtyards, etc.

In the case of suburban estates in residential areas, and allowing for the exceptions listed above the minimum distance of dwellings from the estate road, the boundary line shall normally not be less than 7m, except at junctions where the minimum line may require to be increased to create adequate sight distances.

Building Heights

Building heights in Bearna are typically one to two storeys with a limited number of more recent three storey buildings. The height of new buildings should generally reflect the height of existing buildings in the area.

Any substantial deviation from the established building heights in the Village Core will only be acceptable where the full integration of that proposed development with the established character of the townscape can be shown and it provides added definition to the streetscape. Moreover, any such proposal must show that the primacy of the historic buildings in the Village Core, in particular the Pier Road terrace, is not reduced.

Key considerations in establishing appropriate building heights will be:

- The scale of the existing streetscape and existing building heights in the surrounding areas.
- Assessment of integration with the townscape and the skyline of Bearna.
- Assessment of impact on the ACA, individual historic buildings and views within and outside the village.
- The degree of overlooking and any resulting loss of privacy.
- The degree of over-shadowing and any loss of light that may arise.
- Impacts arising on the streetscapes of Bearna, including the degree of obtrusion of the building on the skyline.
- The extent to which the building detracts from the condition, context or appreciation of structures, parts of structures or spaces of which are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest, including Protected Structures, monuments or sites in the vicinity.
- The extent to which the building detracts from important landmarks.
- The effect on the microclimate in the vicinity of the proposed development.
- The degree to which the building may contribute to the overall townscape. In particular, care will be required in the treatment of roof-tops and all machine/mechanical rooms will need to be adequately screened or designed as an integral part of the building.
- Attractive public views from significant vantage-points that would be obscured by the building.

Infill Development

Infill development policies apply to areas that are largely built up and where the proposal is not of such a scale that it represents a major addition to, or redevelopment of, the existing physical fabric. Proposed development must have due regard to the predominant design features, existing building lines and heights and the existence of particular elements, such as groups of trees and hedgerows, protected structures or open spaces.

There are potential opportunities for infill development on sites in the Village Core and in some of the older residential areas where generous side gardens offer some opportunity for densification. The development of these sites can rationalise development patterns and utilise existing services and resources in a sustainable and efficient manner.

Where such developments are proposed for residential purposes, whether for apartments or houses, regard must be had to the architectural quality of the surrounding buildings. All development proposals must be compatible with the established character of the area. The residential amenities of existing and future residents, in terms of car parking, privacy, overlooking, access to sunlight and open space, must be retained, in-line with the appropriate development guidelines and standards.

A relaxation in the application of guidelines or standards, particularly with regard to car parking and open space provision for each unit, may be considered where the overall quality of the design is high, and/or where it can be shown that appropriate facilities exist in the vicinity. In those areas suitable for commercial development, greater flexibility over the normal development guidelines will be permissible. A relaxation of the car parking guidelines and the 15% public open space requirement should ensure development proposals are not in any way constrained by development standards more suited to locations outside the town centre.

All such cases will be addressed on their merits having regard to the policies and guidelines set out throughout this Plan.

Backland Development

Piecemeal and uncoordinated development of backlands (i.e. sites without existing road frontage), including the construction of extra dwellings in former back gardens, can result in inappropriate and disorderly development. This form of development is considered undesirable where there is an adverse effect on the residential amenity of adjoining properties, particularly where such intensification might overload infrastructure and the established use framework of an area. It may only be considered where both garden sizes and the space between dwellings meet critical standards. It can also result in missed opportunities for large scale renewal. It is the policy of the Planning Authority to ensure that no development takes place that would compromise the overall development of backlands in any area.

Redundant Sites and Derelict Buildings

Where redundant sites or derelict buildings exist within the Plan boundary, the Planning Authority will enforce the removal or reinstatement of the

building and/or will encourage and facilitate the regeneration of viable uses, as appropriate.

Where the Planning Authority considers the reinstatement is not appropriate, it will generally support and encourage the appropriate and sensitive redevelopment of derelict or semi-ruinous sites for appropriate purposes. In the case of derelict/semi-ruinous buildings generally, the Planning Authority shall encourage their appropriate redevelopment for commercial, residential or economic purposes. In practice the redevelopment of these buildings will be permitted where they can be adequately serviced and have their original walls largely intact. All such proposals will be assessed with regard to compliance with prevailing standards.

GCC may acquire such derelict sites that are suited to the County Council's statutory requirements. In certain circumstances, GCC can acquire derelict sites utilising statutory powers. GCC may also consider preparing design solutions and improvement schemes for key derelict sites.

All development/redevelopment proposals/new uses shall be consistent with the strategies and frameworks set out in the Plan.

Building Regulations

The Planning Authority will ensure that the construction of new buildings, extensions and material alterations to buildings comply with the *Building Control Regulations 1997-2009* and the *Building Regulations 1997-2010*. They require developers to:

- Comply with technical guidance documents issued by the DoEHLG on *Building Regulations 1997-2010*, and any amended version of these documents published in the lifetime of this Plan.
- Inform the Planning Authority of the date of commencement of development within a period of not less than fourteen days and not more than twenty-eight days before development commences.
- Obtain a fire safety certificate where applicable (a private dwelling house does not require a fire safety certificate).

Disabled Access

The Planning Authority will require that the layout and design of all proposed development and the refurbishment of existing development have regard to the needs of the disabled. Where buildings are intended for public use, the Planning Authority will require that the design is in accordance with (or any updated/superseding documents):

- *Access for the Disabled – Minimum Design Criteria*, published by the National Rehabilitation Board, 1988.
- *Building for Everyone 2002 – Inclusion, Access and Use*, published by the National Disability Authority.
- Part M of the Building Regulations *Access for People with Disabilities*, 2000.

In general, building design should allow full access to the building for all disabled persons, whether employees, visiting members of the public or otherwise. It should be noted that Part M of the building regulations requires that private dwellings are accessible and provide basic facilities for people with disabilities.

4.1.5 Guidelines for Residential Development

DM Standard 10 of the GCDP sets out the general standards with regard to residential developments in settlement centres, towns and villages. These standards shall generally apply in Bearna, together with the additional provisions in this Plan.

Residential Density

Assessments of proposed densities in development proposals will be made in the context of the above density guidelines and with full consideration of the need to protect residential amenity, built heritage and environmental resources.

The *Sustainable Residential Development in Urban Areas Guidelines 2009* promote higher residential densities which make the optimal use of existing zoned and serviced land in preference to greenfield development which can be costly to service and not have adequate residential facilities in place. The benefits of increased densities should be recognised, briefly these may be summarised as:

- More economic use of existing infrastructure and serviced land.
- Reduced need for the development of 'greenfield' sites, urban sprawl and ribbon development.
- Reduced need for investment in new roads and infrastructure.
- Better access to existing services, facilities and amenities.
- More sustainable commuting patterns.
- Reduced impacts on the environment and the rural countryside.

All proposals for residential density should have regard to the existing village fabric and natural features that define the character of the site. Densities should also take cognisance of the location of the site relative to key services such as the village core and public transport corridors and the surrounding environment, including topography, aspect, foliage, geological features, existing amenities, etc. Innovative, well-designed schemes with a mix of house types portraying traditional design elements, local materials and techniques will be encouraged.

Prescribed densities in isolation have limited control over the quality of the residential environment. A mixture of dwellings, form, siting, design, grouping, material, function and colour strongly influence the quality of this environment.

In applying guidelines on residential densities, the Planning Authority will assess each application on its merits having regard to the overall density (plot ratio and site coverage) together with other guidelines and standards, including adequate daylight, energy efficiency, privacy, general storage space, open space, landscaping, appropriate height, parking areas, provision for disabled access, life cycle adaptability and informal surveillance of external spaces. The reduction of guidelines or standards as a means of increasing density, such as inappropriate separation distances between dwellings, sub-standard infill, etc., will not be considered an appropriate means of densification. The Planning Authority reserves the right to determine appropriate guidelines and standards for each application.

Design and Layout

The creation of high quality housing, attractive public open spaces and a sense of community shall take priority in design considerations. New development shall follow the principles below:

- Residential developments should contain a variety of house styles, having regard to create harmonious architectural character areas within larger housing development.
- Large residential areas shall generally be broken into small functional and visual groups of approximately 15 houses or less.
- Each group of houses should have its own visual identity with variations being achieved by layout, siting, form, mass, grouping, building lines, house design, external finishes, colour, hard and soft landscaping and house size.
- Residential developments should meet the requirements of a range of home owners and occupiers, including first time buyers, single people, couples, young families and the elderly.
- Where apartments are provided, a variety of 1, 2 and 3 bedroom units should be provided to ensure schemes appeal to a variety of homeowners.
- Development shall take cognisance of the natural features that define the character of the site in the context of its surrounding environment (including topography, aspect, foliage and geological features).
- The form of new development should follow the natural contours of the ground and shall not appear regular or linear.
- Regard shall be had to softening the visual impact of a building through design detailing. For example, attention to doors and windows to reduce the visual impact of development.
- The use of traditional design, local materials and techniques on all buildings is encouraged.
- Housing designs shall consider orientation and sun-path so as to maximise amenity, daylight and the benefits of passive solar gain to domestic heating. Creation of overshadowing should be avoided.
- Consideration shall be given to the retention of trees, groups of trees, stonewalls and other landscape features where possible.
- Where boundaries have to be removed and are to be replaced, they shall be replaced with boundary types similar to those removed, for example, masonry stone walls.
- Have regard to natural features or views or vistas to enrich the layout and orientation of housing.
- Ensure cycle ways and pedestrian pathways are laid out so that they contribute to linking the development to the rest of the locality, amenities, shopping, community facilities and other residential areas. These shall be designed with security, safety and ease of movement in mind. All existing pedestrian routes should be preserved and expanded upon where possible.
- In the interests of security, all areas used by the public such as open spaces, roads and footpaths shall be overlooked by housing where possible.
- Natural features or 'landmarks' such as mature trees or views or vistas should help to enrich the layout and orientation of housing. The retention of existing features on site is strongly encouraged. Consider landscaping at the initial

planning stage in order to obtain the maximum benefit from existing features. This has scope to break up and soften the development's visual impact and assist in integrating the development into the topography.

- Encourage the planting of native species which have a high biodiversity value.
- Discourage suburban type walls, entrance gates and suburban type building.
- Discourage the use of brightly coloured or multicoloured brick, panel paving or roof materials which is out of character with an area.
- In the interests of security, all areas used by the public such as open spaces, roads and footpaths shall be overlooked by housing where possible.
- Development layouts and building designs should have regard to the provisions for social and affordable housing under Part V of the *PDA 2000* (as amended) and *Galway County Housing Strategy*.

The Planning Authority will generally promote a high level of design and innovative site layouts and building forms that are appropriate to their context. Where innovative features are incorporated, such as work-live units or residential units incorporating offices, GCC will consider such provisions on their merits.

Roads and Services

Residential layouts should be designed in such a way that heavy through traffic is discouraged. Road alignments should discourage speed and give priority to the safety and convenience of pedestrians and cyclists in accordance with the *Traffic Management Guidelines* issued by the DoEHLG in 2003. A hierarchy of access roads is identified in SECTION 2.7. Circulatory routes and linkage between proposed developments and future development lands must be upheld. The homezone design and layout principles will be encouraged. Developments should contain shared surfaces, traffic calming measures and other pedestrian/child friendly features to facilitate the use of the street for amenity.

The following documents may be used for the purposes of design guidance to assist in layout of residential areas:

- *Planning Issues Relating to Residential Density in Urban and Suburban Locations*, McCabe, McCrossan, O' Rourke, Jones Lang Wooten (1999).
- *Building for Everyone 2002*, National Disability Authority.
- *Places, Streets and Movement*, DoELG, Transport and the Regions (1998).
- *Homezones: A Planning and Design Handbook*, Mike Biddulph (2001).

- *Homezone: Design Guidelines*, Institute of Highway Incorporated Engineers (June 2002).

The design standards required for carriageways, gradients, footpaths, roads and services vary according to the scale, intensity, layout, design and location of the proposed developments. The provision of roads and services will be in accordance with the following documents (copies of which are available for consultation at the Planning Office):

- *DMRB: Road Geometry Handbook*, NRA (December 2000).
- *Traffic Management Guidelines 2003*, DoEHLG.
- *Taking in Charge Policy for Private Housing Developments*, Local Authority (February 1999), or any revised versions thereof published within the period of the Plan.
- *Recommendations for Site Development Works for Housing Areas*, DoEHLG (1998).

Dwelling Mix

Large residential areas shall generally be broken into small functional and visual groups of approximately 15 houses or less, which fulfil a social and aesthetic need for identity. These shall be designed to create safety for young children, facilitate social interaction and introduce variety into the visual environment, avoiding monotonous repetitive types of development. Each group of houses should have its own visual identity, variations being achieved by layout, building lines, house design, colour, hard and soft landscaping and house size.

Residential developments, particularly those with six or more units, should encourage a variety of residential unit types and ensure a good social and design mix. A proliferation of holiday home developments within the Plan boundary will not be permitted. In apartment developments, a mix of unit sizes is also required, including two and three bedroom apartments, with not more than 40% of apartments in any single development to be one-bedroom units. The desirable residential mix will be reviewed by the Planning Authority in relation to the location and scale of development with regard to the specific circumstances of individual planning applications.

Developers are encouraged to examine the need to include the element of affordable housing in their plans or any need for special accommodation

for elderly or disabled people. This should be examined with the Housing and Planning Sections of GCC at the concept stages of the proposed development and have regard to Part V of the *PDA 2000* (as amended) and the *County Housing Strategy*.

Consideration should be given to a range of houses, suitable for a number of types of users including first time buyers, single people, couples, families and the elderly. Proposals for dwellings designed specifically to provide home working will be considered sympathetically by the Planning Authority provided they are an integral part of the design and will not be detrimental to the amenity of others and have minimum environmental impacts.

Public Open Space

The availability of appropriate amounts of high quality, well located open space within residential developments is a key requirement of new and existing residential communities. Such areas provide passive and active recreational areas as well as contributing to the local environment by accommodating biodiversity and wildlife features.

The Planning Authority is committed to the promotion and enhancement of a hierarchy of public open space throughout the village, including hard and soft landscaped areas, and will encourage the provision of links and connections between open spaces. The key guidelines that will be applied are as follows (to be read in conjunction with SECTION 2.6):

- Parks and playing fields will generally be provided at a rate of one such facility per 1000 population, with a minimum total size of 1ha. Such facilities will be provided as part of large scale developments and/or through funding received under the Development Contribution Scheme.
- The public open space requirement in residential areas is a minimum of 10-15% of the total site area to provide public open space at the lower end of the range. Within the Village Core, this shall be based on site circumstances and community gain priorities and shall be no less than 10%. Regard shall be had to Section 6.12 to 6.14 of the document *Galway Clustered Housing Design Guidelines* in the development of open space.
- Developments over 10 residential units will provide recreational facilities/play areas integrated within developments, in line with good practice with regard to siting, overlooking, etc.

In order to assess the quality of open areas, GCC will require the preparation of a detailed Landscaping and Planting Plan for residential schemes, having regard to the need to use native planting species and the incorporation of existing trees, hedgerows, stone walls and other existing site features, where possible.

Open areas should be centrally located and well overlooked by adjacent buildings. Informal surveillance from passing pedestrians, vehicles and cyclists also reduces the potential for a space to become unsafe and reduces the incidence of anti-social behaviour. In order to create safe and usable public areas, private gardens will not normally be permitted to back onto common open areas, pedestrian links or parking areas. Furthermore, open spaces between developments should complement each other.

Some provision for the creation of shared and compatible open areas between neighbouring developments will be made. However, the creation of large vacant spaces will be resisted and the emphasis will be on the complimentary provision of active and passive areas shared among communities. Ideally public open areas shall contain a range of areas of different types, sizes and function catering for the active and passive recreational needs of the wider community, while also enhancing the diversity and the overall quality of the local environment.

A variety of types of amenity areas will be accommodated – including sand based pitches, high activity sports facilities, playgrounds, passive parkland areas, etc. In the provision of active green areas – including sand based grass systems, goal posts, etc, GCC will ensure that open areas are usable and provide a high level of amenity to the local community.

In the provision of small open spaces that may be used as children's play area, emphasis will be on ensuring that spaces are generally overlooked so that some degree of supervision may take place. Where large open spaces are provided, a suitable boundary treatment which is indigenous to the characteristics of the area shall be provided, including kerbing, low walls and/or landscaping. A boundary wall is required where open space is adjacent to a public road. In open spaces to be used as playing areas,

sand based surfaces should be provided in order to facilitate all weather activities.

All open space areas must be completed, to the satisfaction of the Planning Authority, and made available for use before residential units are occupied.

GCC may permit the partial or total combination of public and private open areas within individual developments. Where there is a difficulty in meeting the open space requirement, or where it is considered by the Planning Authority that the provision of open space requirement in a particular area is not in the interests of the proper planning and sustainable development of the area, the Planning Authority may consider one of the following options:

- That the developer makes a financial contribution towards the provision of an open space or other community facilities/amenities by the Local Authority elsewhere (as provided for under Section 48 of the *PDA 2000* (as amended)).
- That arrangements are made whereby appropriate community facilities are provided *in lieu* of the developer's open space requirements.
- That existing or proposed open areas are enhanced through specific works or the reservation of a specific site thereby accommodating the assembly of a larger open area for a specific use.

The Planning Authority may require that the open space provision of any development be located in a specific area in order to assemble open space quantities of satisfactory size, or to protect/ enhance the existing features of the area.

In calculating the area of open space, roads, roundabouts, footpaths, grass margins and other grass areas of incidental open space shall not qualify for open space assessment. In large developments, a range of public open space sizes and types should be provided to cater for active and passive recreational needs as well as creating variety in the development. In the event of a site requiring a treatment plant, the percolation area will not be allowed in public open space areas.

Private Open Space

The provision of an adequate quality and extent of private open space associated with residential units is essential to the enjoyment and amenity

of any residential development. Such areas should be provided to maximise both the aspect of the open area (with respect to the sun path and also the orientation of the adjacent buildings) and also the level of privacy that residents can reasonably expect. It is important that private open space is provided such that it is free from undue observation.

In the Village Core and Inner Village areas, site coverage and plot ratio shall primarily govern the development of the site. Proposals may also refer to the following guidelines that were set out in the document *Galway Clustered Housing Design Guidelines* (appendix to the GCDP). The applicable guidelines for the extent of open space to be provided are set out in TABLE 4.1.5A below:

TABLE 4.1.5A Private Open Space Guidelines		
Unit Type	Location	Minimum Open Space
1 Bed Apartment	In Village Core	10m ²
	Outside Village Core	20m ²
2/3 Bed Apartment	In Village Core	15-20m ²
	Outside Village Core	20-40m ²
1/2 Bed House	All	50m ² behind the building line
3/4/5 Bed House	All	60-70m ² behind the building line

Open areas can consist of hard or soft landscaped areas. However, they must be distinguished from circulation routes, particularly carriageways and parking areas, ideally by changes in surface treatment or physical barriers.

Balconies and small, ground floor gardens are appropriate to apartment and duplex developments. Where balconies are provided they should not project from the main building façade onto the street. Nor should their provision on another façade impact negatively on the amenities of adjoining properties in terms of overlooking and a loss of privacy. Moreover, the aspect of these should be considered to ensure they are a real amenity to residents.

The balustrades used for balconies should complement the colour and finish of the main façade of the building. Balustrades with extensive railings will be discouraged. Orientation of balconies, which must be designed as an integral part of the building's composition and private

open space provision in order to maximise solar gain, and have respect to the village context and surrounding amenities.

Roof gardens are also an attractive feature in higher density developments but should incorporate appropriate secure boundaries to ensure safety for users, be properly landscaped and shall be designed and located so not to interfere with the privacy of adjoining residential properties.

Terraces and courtyards are also appropriate as private open areas and can complement the standard front and rear garden. Again, these should be properly landscaped and finished prior to occupation of the residential units. Where courtyards are provided, the incorporation of lanes should be considered as a mechanism for allowing pedestrian and vehicular access, subject to safe access and egress, and appropriate access for public service and emergency vehicles. In cases where a high quality environment is provided in shared courtyards or gardens, a reduced minimum private area behind the building line can be considered.

Front and rear garden areas, where provided, should be appropriately enclosed having regard to security and safety considerations as well as the attractiveness of the public realm. Gardens should be appropriately planted, having regard to their amenity and importance in for local habitats.

Reduced provision of open space associated with certain dwelling types may be acceptable where the overall proposal, and the associated amenities, are of a particularly high standard and/or where the availability of communal space in the vicinity can be proven. In the Village Core and Inner Village areas, private open space to the front of houses or apartments may only need to be a narrow buffer strip of hard/soft landscaping. For example, a change in surface texture or colour in an area to accommodate climbing shrubs or window boxes.

In the residential areas, gardens should be designed to allow for the planting of trees and shrubs to enhance the visual character of the area. Low hedges, fences and walls may be needed to deter intruders or provide a safe environment for children. The Planning Authority will seek

to agree details of enclosure design to ensure these contribute to the overall quality of design.

Overlooking/Privacy

The reasonable expectation of a degree of privacy, sunlight and protection from excessive overlooking are key considerations in the layout and design of residential schemes. The protection of privacy of the occupants of residential properties is an important element of the quality of a residential environment and is a key consideration where new development is proposed adjacent to existing properties.

Layouts should minimise overlooking between properties and protect the privacy of open areas and buildings. The amount of space considered appropriate between buildings will vary according to the location, context and characteristic of the site. Generally, first floor windows shall not directly overlook adjoining lands and there should be adequate separation between opposing ground, first and second floor windows, as is required to maintain a reasonable level of privacy in buildings and associated open areas. There shall generally be a minimum separation distance of 11m between first floor windows. If development is over two storeys, a greater distance may be required. Side elevation windows of any habitable room, excluding bathrooms, toilets and circulation areas, will not be permitted to overlook adjoining property from the first floor level.

Windows serving halls and landings do not impact to the same degree on privacy as balconies and living rooms. Where the development abuts the private garden areas of existing properties, a separation distance greater than 20m will generally be appropriate to minimise overlooking with a minimum of 10m between the rear of new houses and the common boundary. This may need to be altered in the case of a sloping site. Where balconies or living rooms are provided on upper floors of residential units, a minimum distance of approximately 15m should be provided between the rear of residential units and common boundaries. Flexibility may be afforded where a high degree of amenity and privacy has been illustrated.

A reduced garden size may be permitted in exceptional circumstances where the majority of the dwellings comply with the minimum garden sizes set out above and where a particular dwelling performs a particular focal

point, such as a key corner site, where due to its situation to the overall layout, it cannot be provided with a standard private garden. Factors to be considered in determining reduced garden sizes, include:

- The size of the house, for example, smaller, one and two bedroom dwellings may not require larger gardens.
- The provision of communal open space associated with the development – smaller garden sizes may be permitted where there are increases in communal open space, provided that the space is entirely private, situated on the non-entrance side of the house, is not overlooked and is screened with a durable, long lasting material (garden trellises or wooden garden screens will not be permitted).

In addition, sufficient space should be provided around dwellings to ensure adequate circulation of air about the buildings themselves and the inhabitants within. Generally, a minimum distance of 3m will be required to be maintained between the sidewalls of adjacent dwellings or dwelling blocks. Side elevation windows of any habitable room, excluding bathroom or toilet, shall not be permitted to overlook adjoining property from the first floor level.

All boundary treatments, to the front and rear, should enhance the quality of the built environment and should be compatible with the characteristics of the area. Typically, side elevation ground floor windows should be screened by 2m high boundaries (e.g. walls, fences, planting). Rear boundaries should be at least 1.8m. Additional screening between the rear of houses can be achieved with planting or a similar softer edging extending at least 2.5m behind the house.

Adequate separation between dwellings accommodates the circulation of air and also access to the rear garden area. Typically a minimum distance of 3m will be required between the sidewalls of adjacent dwellings or dwelling blocks.

Apartments

Apartments and the sub-division of existing residential units will normally only be permitted in the Village Core and areas where increased residential densities can be justified on the basis of proximity to public transport and local amenities and services, in particular the Inner Village area. Apartment developments and sub-divided dwellings must:

- Meet all relevant guidelines and standards in relation to the provision of residential amenities for residents.
- Make a positive contribution to the physical fabric of the area, interfacing positively with adjoining streets, access routes, open spaces and adjoining buildings.
- Reflect the characteristics of the surrounding area in terms of their design, height, bulk, scale and density. In particular, new buildings should generally reflect the height of contextual buildings and buildings that are significantly higher than surrounding buildings will not be permitted where they are considered to interfere with the scale, amenity or visual quality of existing buildings or sites. Notwithstanding this, buildings that are significantly taller than surrounding structures will be assessed on their merits, in particular where they meet village design objectives.
- Incorporate adequate car parking, bin storage, bicycle parking, internal storage and safe pedestrian access into and around the building.
- Be self contained with each unit having own door access from a communal corridor/lobby, with self contained toilet and bathroom facilities. Where a residential unit is located over a ground floor business (such as living over the shop), separate own door access to the residential unit should be provided.
- Incorporate safe and pleasant internal and external communal areas, including lobbies, corridors, courtyards, car parks, terraces, courtyards, open spaces, etc. An appropriate management regime should be put in place prior to occupancy of the buildings to maintain these areas.
- In relation to the layout of apartment developments, developments should incorporate common spaces, and incorporate spaces which are designed so as to provide a safe and pleasant environment. In a case where accommodation is being provided over a business which is in separate occupation, a separate access should be provided.
- Consider the special needs of mobility impaired persons in the location, in terms of the layout and design of communal facilities, the future adaptation of existing units to meet these needs and the provision of lifts and appropriate ramps for the mobility impaired and parents with children, in accordance with Technical Guidance Document M of the Building Regulations 2000.
- Provide for segregated waste storage and collection at the point where the waste is aggregated before collection from the block. At a minimum, space should be allowed for three containers (one each for compostable waste, dry segregated waste and residual waste) which are adequately sized to store the quantities of waste generated by the occupants of the apartment block. Storage provisions should make allowances for collection on fortnightly or monthly basis. These areas shall be safe, well ventilated and adequately screened so as not to detract from the visual amenity of the overall development.

It is the Planning Authority's aim that apartment developments be of high quality design, incorporating satisfactory car parking standards and adequate functional space to accommodate bicycle parking, laundry facilities and seating areas, as well as refuse storage areas for the use of all residents. These facilities should be conveniently located and well ventilated. Adequate internal storage areas will also be required within each unit.

Where infill development is proposed, particularly apartments and flats, a reduction in the levels of communal or private open space provided per unit may be considered acceptable where developments are considered to include appropriate building designs and suitable landscaping of communal areas, or where a specified alternative open space exists in the area which can be identified as serving the needs of the residents. The Planning Authority may also permit the public and private open space requirement to be combined (partially or otherwise) to provide for communal amenity areas serving the development. Such developments may also be required to contribute, where appropriate, towards open space for active recreation being provided in the area in accordance with Plan guidelines and the Development Contributions Scheme made by the Planning Authority. Car parking areas shall not be considered as part of private open space.

In the case of a conversion of an existing house into flats or bed-sitting rooms, the existing private open space shall, where feasible, be available to the occupants of the converted house.

The conversion of houses to flats in predominantly single family dwelling areas will not normally be permitted as such conversions could lead to deterioration in the residential amenities of these areas. However, the subdivision of large houses and houses on primary traffic routes and in the village centre may be permitted in certain circumstances.

Proposals for apartments or for the conversion of buildings into bed-sits/flats should take account of the standards as set out in the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines* published by the DoEHLG in 2007. Permission will not normally be granted where unit sizes are less than the dimensions outlined in the Guidelines.

Granny Flats

The requirement to provide self-contained residential units on the sites of, and attached to, existing dwellings to accommodate elderly or dependent members of a family is recognised by the Planning Authority as fulfilling a necessary role. In order to protect residential amenities, the following criteria must be met in assessing such proposals:

- The site must be capable of accommodating a second dwelling unit.
- The proposed development must not result in excessive densification or over-development of the site.
- The second dwelling must be fully integrated with the main dwelling and capable of assimilation to form a single dwelling when the second dwelling is no longer required.
- The second unit must not be leased, sold or otherwise disposed of other than as part of the main residential unit on the site.
- The second unit must be an addition to the existing dwelling or arise from the conversion of a garage.
- The second unit shall not normally exceed 25% of the floor area of the original dwelling unit and shall be located largely to the side of the existing house as opposed to the rear garden.

Local Shopping Provision

The Planning Authority may require the inclusion of a small local shopping element as part of a residential development scheme, where the size of the development warrants such provision, or where the development is part of on-going house building in an area not adequately serviced with local shops. Generally, it is desirable that all new residential estates have reasonable access to shopping facilities. The neighbourhood centre should incorporate a range of service facilities. For example, convenience shopping, a waste segregation facility (bring bank), a chemist or a launderette. The provision of a neighbourhood centre may be phased in conjunction with the new residential development.

Courtyards

The development of courtyards and new urban spaces within blocks will be considered and new and innovative approaches to the design of urban space is encouraged. Access to courtyards should be through arches in order to avoid breaking the existing street frontages. In the case of courtyard developments, open space provision should be in accordance with LAP guidelines.

Development Names

The names of new estates, developments and streets shall reflect local heritage and placenames in this area, thereby establishing a link between new and older development in Bearna. This might relate to the townlands within which developments are located, local area names or field names or they could be reflective of the built, natural or cultural heritage of the site.

Appropriate name places and entrance signs should be provided and erected at the entrance into housing developments. Name plates shall be in Irish only. These shall be agreed with the Planning Authority prior to the commencement of development. The names should be fixed to walls and buildings where they can be clearly seen. Free standing signs will not be encouraged. In order to assist the public and the postal authorities, all houses shall be provided with numbers which shall be visible from the adjoining roadway.

Management Companies

The procedure for the management and completion of housing developments should normally be in accordance with Local Authority's *Taking in Charge of Developments* (2008), which is available for consultation at the Planning Office, or any revised versions that may be published within the period of the Plan. However, when it is proposed that the residential development is not to be taken in charge by the Local Authority, then the developer must set up a management company, with the relevant legal documents and particulars provided to the Planning Authority prior to development taking place. All residents of the development must become members of this management company and ongoing arrangements for the maintenance of the facilities will be set out in a charter for residents. Details of the Management Company must be agreed with the Planning Authority prior to any development taking place.

Social and Affordable Housing

The LAP supports the provisions of the *County Galway Housing Strategy* and the relevant policies and objectives in the GCDP, including those contained within Section 5.1, with regard to the provision of social and affordable housing as required under Part V of the *PDA 2000* (as amended). An equitable level of social and affordable housing will be provided with up to 20% of land zoned for a mixture of residential and

other uses set aside for this purpose. This shall apply primarily to the Village Consolidation Zone but will also be applied in the case of developments of more than 4 houses or for housing on land more than 0.2ha, as per Section 97 (1) (3) of the *PDA 2000* (as amended), in the Village Enhancement Zone. The requirements of Part 5 shall not normally apply in the case of developments that fall under the category of genuine rural generated housing need, as defined in the GCDP.

Rural Housing

The development of rural housing in Bearna will be guided by the following:

- The provisions of the *Sustainable Rural Housing Guidelines 2005* and the *Draft Landscape and Landscape Assessment Guidelines 2000*.
- The *Design Guidelines for the Single Rural House*, which are appended to the GCDP, and other relevant policies, objectives and standards contained in the GCDP, including those in Section 11.3, and the Gaeltacht Local Area Plan that relate to rural housing.
- SECTION 2.3 and 2.4 of this LAP and other relevant strategies, policies, objectives and guidelines in the Plan.

Rural housing development should be in accordance with the provisions of the guidelines and documents outlined above. Where development is permitted in the Coastal Edge, Green Wedge and Rural Fringe areas, structures should be successfully assimilated into the landscape, and positively contribute to the overall appearance of the landscape. Primary consideration should be given to the following factors:

- The siting of new development should not be located on a ridgeline and the roof level should be sited below the ridgeline, preferably on the foot of the ridge. This allows the natural contours of the land to screen the development.
- Consideration should be given to the retention of existing hedgerows patterns.
- Consideration should be given to the retention of existing local unplastered stone boundary walls.
- The form of new development should follow the natural contours of the ground.
- Design detailing is important in softening the visual impact of a building. Attention to doors and windows can reduce the visual impact of development by giving a vertical emphasis to the horizontal run of a building.

Genuine rural generated housing need development should be directed into the Rural Fringe area wherever possible to preserve the Coastal Edge and Green wedge areas as buffer and amenity areas. Rural clusters may be considered where these do not impinge on the coastal landscape and amenity. Ribbon development and the construction of obtrusive buildings should be avoided.

Landscaping should be considered at pre-planning stage in order to obtain maximum benefit from existing features. The objective of landscaping is not to screen development but to break up and soften visual impact. Any changes to the site should help to blend development into the surrounding landscape.

Multiple residential developments will normally not be permitted in agricultural areas. GCC will, however, consider the development of rural clusters, or 'eco-clusters' in appropriate locations subject to the following requirements:

- Any planning application made for a Rural Cluster must be made by a legally established development company or co-op that undertakes full responsibility for the realisation of the scheme. This company should be comprised of named individuals who meet the housing need criteria as set out in the GCDP. The company will be required to submit a phasing programme for the proposed scheme and will be responsible for the provision of services, roads, infrastructure and open spaces. Responsibility for maintenance and management of the scheme, inclusive of any wastewater treatment plants and landscaping/planting, will also lie with the company.
- An incremental approach may be considered for emerging clusters where it can be demonstrated that they comply with genuine rural generated housing need requirements, they contribute to the creation of an 'eco-cluster' and that they are adequately assimilated into the landscape.

Traveller Halting Sites

Halting sites may be comprised of a hard-surfaced area, divided into bays, each bay accommodating not more than two caravans and incorporating a service block containing a bathroom, kitchen and toilet, and such other facilities as may be necessary for traveller needs. Only in exceptional circumstances will consideration be given to providing halting sites with more than seven bays. Provision may be made for caretaker's

accommodation and other facilities for good management and control of the site as deemed necessary.

Temporary Dwellings

Temporary dwellings are taken to include caravans, chalets, mobile homes and huts. The Planning Authority shall prohibit the use of temporary dwellings for permanent residential purposes on the grounds that such structures are generally unsuitable for permanent human habitation. Exceptions will, however, be made in dealing with acute housing emergencies. In this case, any permission granted will be for a limited period only and such temporary homes should not be obtrusively sited. The placing of caravans and temporary structures on isolated sites will not be allowed to proliferate.

4.1.6 Guidelines for Commercial, Retail, Office and Tourism Developments

Many of the development guidelines that are relevant to proposed commercial and retail development have been dealt with in the previous or later sections. These guidelines include: plot ratio, site coverage, public open space, building lines, building heights, pedestrian/disabled access, infrastructural service standards, ground water protection, building regulations, discharge licence requirements, protected structures, sites and monuments of archaeological interest and landscaping considerations. Therefore, it is in the interests of the developer to consult these development guidelines in order to satisfy the requirements of the Local Area Plan.

Commercial Development

DM Standard 10 of the GCDP sets out the general standards with regard to commercial development. These provisions shall generally be applied in Bearna. Where this LAP provides more specific guidelines than the general standards, the LAP provisions shall be applied. This would include, for example, the density and parking provisions in this LAP.

Mixed Use in Village Core

The Village Core area should be the focus of more intensive, mixed use development in Bearna. Mixed use in this context may be defined as a combination of retail, commercial, office, tourism, community and/or residential uses. Typically, uses that animate the street and public realm, such as retail and service enterprises, will be welcomed along the main shopping streets in the area, with residential and office uses located overhead. The Planning Authority may insist on a residential content in proposed developments in the Village Core area.

The standard plot ratio for the Village Core is 1.00 – 1.25. However, the Planning Authority may use its discretion in permitting varied plot ratios where it is considered appropriate and in the interests of the proper planning and sustainable development of the area.

Shopping Facilities

Proposals for shopping centres will be considered with regard to the following:

- The provisions of the *Retail Planning Guidelines 2012*, particularly the application of the sequential test and the assessment of the potential impact on the viability of the Village Core. The guidelines also identify the following elements that must be considered: adequacy, size, location, quality and convenience of existing shopping outlets; effect on existing communities; needs of the elderly, infirm or disabled or other persons, who may be dependant on the availability of local shopping outlets; and the need to counter urban decline, to promote urban renewal and to promote the utilisation of unused infrastructural facilities in urban areas.
- The recommendations of the GCDP, which will be augmented by a *Galway County Retail Strategy* once it has been completed by GCC.

Shopping centres will not normally be permitted outside of the Village Core and will only be considered where they will complement the village centre environment. A Retail Impact Assessment will be required as part of the planning application documentation in order to assess the impact of a proposed development on the vibrancy and function of the retail core, particularly in respect of applications for shopping centres or large food/grocery chain stores. GCC will require a deviation from the standard layout and design of particular stores, having regard to the unique

character of Bearna and will not permit such development where they impact negatively on the quality of the townscape.

Retail Warehousing

Retail warehousing activity relates to the sale of non-food, non-clothing goods. This includes the sale of large-scale goods and can include furniture/carpets, bulky electrical goods, gardening supplies and toys. The activity may include outdoor display areas and is likely to generate considerable car parking requirements.

A limit on the range of goods sold will normally be imposed and individual units will normally be subject to an upper floor area limit. The cumulative effect of proposed retail warehouses will also be taken into account.

Retail warehousing will only be permitted where the Planning Authority is satisfied that it does not detract from the existing businesses in the village centre. Any proposal should provide a compact development form, with continuous building lines. Shed type developments will be discouraged. A Retail Impact Assessment will be required for any proposed retail warehouse development.

Petrol Filling Stations and Ancillary Uses

DM Standard 11 of the GCDP sets out the general standards with regard to petrol filling stations. These provisions, together with additional design requirements, shall apply in Bearna as follows:

- A minimum road/street frontage of 30m shall be required.
- A low wall of approximately 0.6m in height shall be constructed along the frontage with allowance for two access points each 8m wide.
- The pump island shall not be less than 7m from the footpath/road boundary.
- No signage cluster shall be permitted.
- All external lighting should be directed away from the public road and a proliferation of large illuminated signs will not be permitted.
- Any car wash proposals will require a discharge licence.

Where filling or service stations are proposed, adequate measures must be implemented to integrate them into their surroundings. No filling or service stations will be permitted in locations where by reason of appearance, traffic or fumes they would injure the amenities of an area.

The essential purpose of petrol stations is to provide facilities for the sale of fuels for vehicles. However, permission may be granted for ancillary retail uses involving goods related to the motor trade. In addition, in areas not already serviced by convenience shops, permission may be granted for small shops retailing confectionery, groceries and newspapers. The net area devoted to such sales shall not normally exceed 65m².

Bars/Night-Clubs/Amusement Centres

In order to maintain an appropriate mix of uses and protect night time amenities in the village, an excessive concentration of any of the above uses in a particular area will not be permitted. This shall ensure that the intensity of any proposed use is in keeping with both the character of the area (i.e. residential, mixed use, etc.) and with adjoining businesses, when development proposals are being considered. The following issues shall be taken into account in the assessment of application for the above uses:

- The proximity to similar establishments in the area.
- Noise at the boundaries will be carefully monitored and noise insulation measures will be required at the time of the submission of the planning application. Other effects of the development on the amenity of nearby residents must be assessed prior to the granting of planning permission (i.e. general disturbance, hours of operation and car parking).
- The importance of safeguarding the vitality and viability of the village centre and maintaining a vibrant mix of uses.
- The Planning Authority shall insist that proper litter control measures be in place prior to the opening of any premises.

Façade design will be carefully controlled by the Planning Authority and in particular the type and degree of advertising signage and lighting. The design shall respect and complement the character of the streets and the buildings.

Hot Food Take-Aways

A proliferation of hot food take-aways will not be permitted in any area. Regard will be had to the impact of hot-food take-aways on the amenities in the area, including noise, odour and litter. The Planning Authority may impose restrictions on opening hours of hot food take-aways as a condition of planning permission.

Food Preparing Premises

All food preparing premises will require a grease trap. Planning Applicants can find out more about this requirement from the Environment Section of Galway County Council.

Automatic Teller Machines (ATMs)

The Planning Authority will strictly control the location of Automatic Teller Machines (ATM's) having regard to the following:

- The need to protect the character of the street, building or shop front into which they are to be incorporated, in particular in protected structures.
- The design and location must be such that they are safe and easily accessible to all.
- Canopies, signs and logos shall be discreetly incorporated into the overall design.
- Regard will be had to litter prevention.
- In general, ATM's will not be permitted where customers queuing may cause obstruction or hazard.

Taxi Stands and Hackney Bases

The Local Authority will work with local taxi companies in the identification of suitable locations for the provision of taxi ranks. The establishment of a taxi rank or hackney base will not be permitted where it is likely to interfere with traffic flows or parking. Satisfactory off-street parking should be provided for hackneys when the vehicles are not in use. Planning assessments will address issues of location, pedestrian safety, traffic congestion, residential amenities and accessibility.

Tourism Developments

Tourism development will primarily be accommodated within the Village Core area. Where a proposed tourism development serves the general public and requires a location adjacent to the coast or other amenity area, this may be considered by the Planning Authority subject to considerations in respect of the need for the facility, the potential environmental impact and the proper planning and sustainable development of the area.

Holiday Homes

DM Standard 13 of the GCDP sets out the general standards with regard to holiday home developments. These provisions shall apply in Bearna as appropriate.

Camping and Caravan Sites

DM Standard 12 of the GCDP sets out the general standards with regard to caravan and camping site developments. These provisions shall apply in Bearna as appropriate.

4.1.7 Guidelines for Industrial, Enterprise, Wholesale and Warehousing Development

DM Standard 14 of the GCDP sets out the general standards with regard to industrial development. These provisions shall apply in Bearna and shall be complemented by the additional provisions in this Plan.

There shall be a presumption against heavy or large scale industries, whose nature would cause nuisance or injury to the predominant residential environment of the village. Light industrial and enterprise developments that provide local employment, that are modest in scale and that do not cause nuisance or injury to the residential or village amenities, will be considered on their merits.

The standard plot ratio for industrial, wholesale, enterprise and warehousing developments is 1.00, whilst the site coverage index is a maximum of 60%, as outlined earlier for the Village Core.

Industrial and enterprise developments should present a pleasant aspect helped by tree planting, the judicious placing of advertisement structures, screening of open storage areas and unobtrusive loading and parking space. In terms of design and layout the following considerations will apply:

- A buffer of 5m, to be appropriately landscaped, shall surround all land developed for enterprise.
- Surfaces within the curtilage of industrial/commercial sites shall be of hard wearing, dust free and durable material.

- Adequate space must be available for on-site storage of materials and refuse, loading and unloading and on-site circulation and parking.
- Car parking spaces shall be clearly delineated. Parking spaces for vehicles for the disabled shall be located close to main entrances to premises.
- Adequate provision should be made for storage of goods and materials within the building or in a designated storage area.
- A detailed landscaping scheme for the site shall be required. There shall be a minimum landscaped/planting strip to a width of 5m on all principal road frontages.
- In the case of developments for two or more buildings, a uniform design for boundary fences, roof profiles and building lines is essential.
- A minimum open space requirement of 15% will be required and provided such that it may function as an effective amenity area. Where industrial proposals are located adjacent to existing and proposed residential areas, the open space provision considerations will be designed in such a way as to act as a buffer zone between the proposed industrial units and residential areas. Additional landscaping will also be required in these areas. In situations where effective open space cannot be provided on site, a contribution will be payable *in lieu* or other arrangement similar to that employed in the provision of open space in residential areas will be required.
- The number of signs attached to a building in such areas should be limited and no sign should be excessively obtrusive or out of scale with the building façade.
- Advertising signs shall be confined to the name of the establishment being painted on or affixed to the façade of the building and illuminated, if required, from an external light source so arranged as to not cause glare to road users or intrusion to adjacent property owners. Signage shall reflect the developments location within the Gaeltacht.
- Where security fencing is required it shall not normally be forward of the front building line of the premises. Where in exceptional circumstances, security fencing is erected forward of the front building line it shall be set behind a landscaped mound of at least 2m in width. Security fencing shall be palisade or chain link type and shall be plastic coated and have an appropriate colour.
- The hours of industrial operation will be controlled where they are likely to result in harm to environmental amenities including residential amenity.
- Noise levels shall not exceed 55dB (a) Leq when measured at the boundary of the site.
- Provision shall be made on site in a screened compound for short term waste and segregation storage pending collection and disposal.

The layout, planning and design may be subject of a detailed Action Plan to be approved by the Planning Authority.

The development of small businesses and enterprises that provide local employment will be encouraged in the Village Core area and the Inner Village and Outer Village areas, where appropriate, subject to requirements protecting the amenity of adjacent properties and the provision of adequate access and servicing arrangements. This might include businesses or enterprises traditional to the area, craft based enterprises, tourism based enterprises, etc. Enterprise developments may also be considered on appropriate sites accessible from the proposed GCOB, subject to the provisions in the GCDP, applicable national guidelines and the need to protect the safety and operational efficiency of the proposed route.

4.1.8 Guidelines for Community Facilities and Amenities

It is important to note that all community use facility developments must abide by many of the development guideline requirements mentioned in previous and later sections. These guidelines include: site coverage, public open space, building lines, building heights, pedestrian/disabled access, infrastructural service standards, ground water protection, building regulations, discharge licence requirements, landscaping considerations, conservation objectives, segregated waste collection as well as the provisions on contributions and securities.

Where proposals for residential development are being considered on institutional lands it may be necessary to maintain the open character and any natural or built features on site.

The provision, relocation, upgrading and/or redevelopment of community facilities and amenities shall generally have regard to applicable national guidelines, the GCDP, the public consultation undertaken in Bearna and the level of need and support for these facilities and amenities in the local community.

Schools

The provision of primary and secondary schools shall be guided by the following:

- DM Standard 20 of the GCDP, which sets out the general standards with regard to parking spaces and drop-off/collection facilities for new and existing schools, and other relevant policies, objectives and standards in the GCDP.
- The *Provision of Schools and the Planning System: Code of Practice 2009* published by the Department of Education and Science and the Department of Environment, Heritage and Local Government and any subsequent review or guidelines published in the lifetime of the Plan.
- SECTION 2.5 of this LAP and other relevant strategies, policies, objectives and guidelines in the Plan.

Schools should ideally be located within walking and cycling distance of existing residential communities. Suitable provision for the establishment of cycling and walking tracks should be made on the local road network enabling safe travel to school.

For primary schools, the Planning Authority will support the provision of a minimum site size of 2 – 2.8ha (5 – 7 acres) for a new primary school to allow for the anticipated number of classrooms required to meet pupil demand and the provision of adequate support facilities and expansion potential. Provision must be made within the site for adequate car parking and informal hard surfaced play areas for organised sport activities and, wherever possible, playing pitches and other sports facilities should also be encouraged. Should this facility be located away from the village centre, then additional area may be required to provide for a clustering of facilities and future expansion.

The site should generally meet the requirements of the local community and *Scoil Sheamus Naofa*, in particular it should preferably have:

- A location within 500m of the village centre in close proximity to residential support thresholds and nearby facilities.
- Safe and direct access for motor vehicles from the proposed Bearna Village Street,
- A minimum site size of 7 acres to accommodate all required facilities and future upgrading.
- A high level of access for pedestrians, cyclists and buses, preferably including a greenway linkage with the surrounding area providing a dedicated pedestrian and cycling route for nearby residents.

A smaller site size may be considered, up to a minimum of 2ha (5 acres), where the site is well located and properly secured, subject to meeting the requirements of *Scoil Sheamus Naofa* and subject to the approval of the Planning Authority.

The delivery of an appropriate school site will be a requirement before further development of lands in the Inner Village area and on the alternative school sites identified outside of this area is permitted. Landowners in the area will be encouraged to submit a group proposal for part or all of these lands showing the location and access arrangements for a school site and including proposals for how this land may be secured, prior to the granting of planning permission.

Any new school developments should be provided with roundabout access, off-street drop-off facilities and pedestrian barriers from the school gate to the road boundary. The school gate should be located at an off street drop off point. Where on site treatment facilities are proposed, provision must be made for on site treatment facilities in the site size.

Provision should be made in secondary schools for a range of sports facilities.

Crèches/Playschools

The provision of crèche and playschool facilities in Bearna will be guided by the following:

- The requirements of the Western Health Board (WHB), which regulates childcare in County Galway.
- The *Childcare Facilities Guidelines 2001* published by the DoEHLG, which requires crèches to be provided in all housing developments at a rate of 1 crèche for each 75 residential units, and any revisions made to these guidelines in the lifetime of the Plan.
- The *Child Care (Pre-School Services) Regulations 2006* published by the Department of Health and Children (DoHC).

All crèche facilities must be registered with the WHB and monitored by a pre-school officer. The Department of Justice and Law Reform provides the funding for the provision of a crèche facility but does not include funding for the purchase or rent of a site.

Crèches will be required in all housing developments at a rate of one for each 75 residential units. It is also proposed by the Planning Authority in principle to make provision for crèche facilities in the village based on the cumulative number of new residential dwellings built within the plan area boundary. Crèches and playschools will only be permitted on specific sites where it can be proven that they will not cause hazard due to traffic congestion or adversely affect the amenity of adjoining residences.

Applications for crèches and playschools within a new or existing place of work or in proximity thereof, such as an industrial estate, will be favourably considered. Applications for such proposals in terraced and semi-detached houses with adequate private and secure open space, on-site car parking and suitable screening from neighbouring properties may be acceptable. Applications for crèches and playschools should include the following information as part of any planning application:

- Details of proposed opening times.
- Proposed number and age range of children.
- Proposed number of staff.
- Internal floor area devoted to such use, excluding areas such as kitchens, toilets, sleeping and other ancillary areas.
- Facilities for rest and play as recommended under the *Pre-School Regulations 1996 (Amended 1997)*.
- Car parking arrangements, for both parents and staff members.
- In the calculation of the car parking requirement to service the facility regard shall be given to the Adult to Child Ratios as recommended under the *Child Care (Pre-School Services) Regulations 2006*.

The Planning Authority may grant a temporary permission of between 1 and 5 years to assess the impact of crèche and playschool developments on the surrounding area. Copies of the above publications are available for consultation at the Planning Office or at www.environ.ie.

Care Facilities

A change of use from residential to a care facility to care for more than six persons with an intellectual or physical disability will require planning permission and will be dealt with sympathetically with consideration for factors such as accessibility, traffic, safety and proximity to community

and shopping facilities. Houses with adequate private and secure open space and on-site car parking are generally acceptable for such uses.

Nursing Homes

Privately run nursing homes provide an essential service for the elderly and the infirm. The Planning Authority will, subject to protecting residential amenity, consider the location of nursing homes in residential areas and on sites considered adequate in size to cater for all generated needs of the development. Where on-site treatment facilities are proposed, provision must be made for these facilities within the site boundary. The development of nursing homes should not involve significant changes to the streetscape involving the loss of trees, hedges, walls, etc.

Permission will normally only be granted for nursing home developments that are located in properties of adequate size, with six or more bedrooms. The premises should have adequate access and off-street parking in line with the guidelines in TABLE 4.1.12A.

The WHB regulates nursing homes in County Galway. Part of this remit involves the issuing of licences for the treatment of waste. Consultation with the WHB and the Environment Section of GCC is required prior to the making of a planning application.

Public Parks and Open Spaces

The Plan supports the provision of adequate public parks and open spaces to serve the local community in Bearna and to structure and provide relief from the built environment. The provision of a Coastal Amenity Park will be guided by the following:

The coastal amenity park should be designed as a high quality landscaped parkland with local planting suitable to the coastal site and soil conditions. Appropriate land uses and facilities in the park would include a seaside promenade with walking and cycling routes, bicycle storage areas, children's playground/s, public seating, landscaped amenity spaces with picnic areas/tables, public seating, viewing platforms, refuse bins, public lighting and improved access to the local beaches, Bearna Pier and water-based activities. A very limited number of public buildings (such as public toilets or a diving club) and/or those that require

a coastal edge location (such as a pub and restaurant) may be inserted at appropriate locations in the amenity park, subject to an absolute minimum setback of 15m from the foreshore wall.

An appropriate development setback shall be established for the coastal park as follows:

- A minimum horizontal setback of 30m from the foreshore field boundary line for new development or along the 3m natural contour line, whichever is the greater.
- A consideration of the permanent line of vegetation in the design of the park and promenade.
- A consideration of the 200 year tide level in the layout, design and construction of new development.

The Planning Authority may consider the provision of a limited number of public buildings at the main access points to the park (i.e. Pier Road, Mag's Boreen and the new access road) where this contributes to the character, amenity, design and public use of the park. This would be subject to low impact design and construction, high standards of design quality, maximum 1.5 storey buildings and an absolute minimum setback of 15m from the foreshore field boundary line. Any loss of parkland for inserted buildings will be compensated by additional park areas extending from the coastal amenity park up towards the R336.

The area between the HWM and the foreshore field boundary line shall be reserved as a coastal buffer and amenity area that: provides public access to the seashore; protects coastal habitats and species; and that protects the coastal park, associated development and any coastal infrastructure from coastal erosion and storm surges.

The coastal park will be linked to the Village Core, the Coastal Edge and Galway City through the proposed greenway linkages and additional parkland areas should be provided extending between the new park and the R336 and Village Core to provide access and linkage. New development on the coastal lands will be encouraged to respond positively to the new park and promenade through the use of appropriate building forms, designs, materials and heights and the establishment of an appropriate setback from the foreshore field boundary line to ensure that is adequate space for a range of public amenities and uses.

Sports and Recreation Facilities

The provision of sports and recreation facilities shall be guided by the following:

- Section 8.5 of the GCDP, which sets out the policies and objectives with regard to recreation and amenity, and other relevant policies, objectives and standards in the GCDP.
- SECTION 2.5 of this LAP and other relevant strategies, policies, objectives and guidelines in the Plan.
- The *Galway City Recreation and Amenity Needs Study* prepared for Galway City Council.

Sports and recreation facilities should ideally be located within walking and cycling distance of existing residential communities. Suitable provision for the establishment of cycling and walking tracks should be made on the local road network and/or along the amenity network enabling safe travel to sports and recreation facilities.

The Planning Authority will support the proposals of An Comharchumann Bhearna (Barna Co-op) for a Sports Campus in Bearnna. This facility should ideally be located on approximately 50 acres of land within the Plan Area and within reasonable walking/cycling distance of the village centre. The funding for this facility would need to be generated through development contributions, private funding, fund raising, etc.

The delivery of suitable and appropriate sports and recreation lands will be a requirement before further development of lands on the various sports and recreation sites identified within the LAP boundary is permitted, with the exception of agricultural uses and other community facilities and amenities identified in the LAP. Appropriate alternative uses shall be considered on the sports and recreation site options identified once suitable lands have been delivered for sports and recreation facilities to serve the Bearnna community to the satisfaction of the Planning Authority. This would include other types of community facilities and amenities suitable to the location and landscape context, for example a burial ground, and genuine rural generated housing need developments.

Community/Youth Centre

The Plan supports the retention of the existing national school site for community use once the existing school has been relocated to an

appropriate site. The existing site should be redeveloped as a multi-purpose community centre providing a range of facilities for the local community, including community meeting rooms, youth facilities, games rooms, senior citizens facilities, a leabharlann/Gaeltacht centre, Gaelic classes, Irish dancing, aerobics and other sports, such as indoor soccer, etc.

The facility should have safe access for vehicles, pedestrians and cyclists. A bus stop could be considered and safe public parking should be provided in close proximity. A pedestrian crossing should be considered across the R336 once the GCOB is completed and operational. Adequate linkages should be provided to surrounding facilities and amenities, particularly the new primary school site.

In the event that the national school is not relocated and/or alternative sites are put forward for the proposed community centre, the Planning Authority may consider these options subject to an appropriate village core location, adequate access and linkages, site size and context, etc. Provided sites are secured for the school and community/youth centre, alternative options could be considered for the existing school site, such as a local clinic.

Promenade and Greenway Linkages

The Plan supports the development of an amenity network of Greenway Linkages providing safe pedestrian and cycling movement routes through the Plan Area. The provision of a seaside promenade will be guided by the following:

- Optimise public access to the foreshore along the entire length of the promenade to provide for recreational use and circulation, including provision for emergency and disabled access.
- The width of the promenade should be generous and remain relatively constant and physical or perceived pinch points should be avoided. The promenade should be a minimum of 6m wide to allow for adequate pedestrian, cycling, etc. movement and to provide for emergency vehicle access. The width may be increased, depending on the nature of adjacent development and anticipated use levels.
- Minimise the potential for land and water use conflicts, for example between public and private uses along the promenade. Generally, public buildings and

uses should be dominant along the promenade and private, residential development should be sensitively designed.

- Facilitate improved physical and visual interconnectivity between the promenade, existing pedestrian routes and the main areas of development. This will include the existing roads between the R336 and the coast as well as new pedestrian linkages and framed views of Galway Bay.
- Locate the promenade landward of the foreshore field boundary line to protect the coastal buffer, reduce construction costs and minimise the potential for storm damage. Only in exceptional circumstances will the promenade be allowed to extend into the coastal buffer, such as where existing properties extend close to the foreshore, and this shall be designed and constructed to minimise any potential impacts on the coastal buffer.
- The promenade will be integrated with the adjacent coastal amenity park and any appropriate associated uses, such as picnic areas, public seating, new jetty's, etc. to provide an integrated public asset.
- The land and water interface should be appropriately dealt with to optimise access to and views of the seashore and Galway Bay.
- The promenade should reinforce the foreshore character, including the use of appropriate local materials, street furniture, landscaping, etc.
- The promenade should provide for varied recreational experiences along its length to maximise the variety of pedestrian experiences and to provide a catalyst in the activation of adjacent development.
- The promenade should be designed to ensure reasonable user safety and security. It should be appropriately surfaced and reasonably observable and overlooked from surrounding movement routes and adjacent development. The extent of promenade between each access point is to provide for uninterrupted views without the introduction of built elements or significant changes in alignment that would otherwise obscure vision and compromise safety.
- The promenade should be designed to respect climatic and environmental conditions at the foreshore. The type and location of planting, buildings, street furniture, etc. should be used to ameliorate undesirable climatic conditions and/or to provide adequate shelter, enclosure, sunlight, etc. The promenade should be designed as an environmental buffer to the adjacent aquatic environment.

The provision of greenway linkages will be guided by the following:

- The amenity network of greenway linkages shown on MAP 2.5.2B – Amenity Network is indicative and will be subject to more detailed consideration at the implementation/planning application stage.

- Amenity walkways should be designed as safe walking routes and, where possible, should also provide for cycling, particularly in the village centre and along the seaside.
- The design, construction and materials used for walkways should be low impact and sympathetic to the local environmental conditions and streamside and seaside greenway linkages in particular should seek to protect the adjacent streams/coastline and associated habitats and natural processes.
- Greenway linkages should take account of existing residential properties, agricultural uses and other activities that require privacy and/or screening from public routes and should be located and designed to ensure that the safety, privacy and amenity of these existing uses are not unduly adversely affected.
- Where planning applications are made on particular sites where greenway linkages have been identified, the applicant must clearly indicate the location of the greenway linkage and include proposals for providing or retaining the route of the linkage and ensuring the protection of the stream/coastline and associated habitats and natural processes.
- Where suitable alternative routes/linkages to those indicated in the LAP can be demonstrated by the applicant that will provide for the continuity of the amenity network and the protection of streams/coastline and associated habitats and natural processes, then these can be considered on their merits. These alternative routes would need to be reserved, secured and/or developed as walkways, as appropriate to the particular location and circumstances.

4.1.9 Guidelines for Heritage Conservation

An Gaeltacht

The preservation of An Gaeltacht and the promotion of the Irish language will be guided by the following:

- DM Standard 46 of the GCDP, which sets out the general standards with regard to development on the boundary of the Gaeltacht, and any other applicable policies, objectives and standards in the GCDP and the Gaeltacht Local Area Plan.
- SECTION 2.6.1 of this LAP, which includes provisions in respect of An Gaeltacht, and other relevant strategies, policies, objectives and guidelines contained in the Plan.

Architectural Conservation Area

Development within the proposed Pier Road ACA, or within or adjacent to a proposed ACA, must comply with the following:

- Proposals must be formulated with input from appropriately qualified professionals suitably experienced in relation to building conservation.
- Proposals for the demolition (partial or whole) of buildings or features which contribute to the ACA will not be permitted.
- With the exception of major civic or ecclesiastical buildings, the height of new development must not significantly vary from the established height of buildings in the area.
- The building line should, generally, be maintained by new and infill developments.
- Laneways should normally be maintained.
- Developments incorporating front dormers, roof extensions, front facing gables and other features uncharacteristic to the area will not normally be permitted.
- Addition of render to previously un-rendered buildings, and the removal of render from rendered buildings will not normally be permitted – except, in the latter case, where sensitive renewal and repair of un-sound render is required.
- Painting of masonry will not normally be permitted.
- New and replacement pitched roof coverings should normally be in slate. The use of artificial coverings will be assessed on a case by case basis.
- Replacement of original windows or doors, which are reasonably repairable or sound, will not normally be permitted.
- Facing materials in all new developments should match, or be compatible, with traditional local materials in composition, texture and colour.
- Satellite dishes will not normally be permitted on front elevations, front roof slopes or above ridge lines.
- Demolition (whole or partial) of original front boundaries will not normally be permitted.
- New shopfronts should be crafted in timber and should be compatible with the period and style of the building.
- Shop signs should use appropriate traditional materials and must not be internally illuminated. Projecting signs are limited to one per shop.
- Back land development, where permitted, will be of a form, scale and appearance compatible with adjacent historic frontage development.

Protected Structures

The conservation of Protected Structures in Bearna will be guided by the following:

- DM Standard 43 of the GCDP, which sets out the general standards with regard to protected or proposed protected structures, and any other applicable policies, objectives and standards in the GCDP.
- The *Architectural Survey and Assessment Best Practice Guide* published by GCC.

- The *Architectural Heritage and the Planning Process* Guidance Notes.
- The *Conservation Guidelines* published by DoEHLG.
- The *Architectural Heritage Protection Guidelines 2004* published by DoEHLG.
- SECTION 2.6.2 of this LAP, which includes provisions in respect of Protected Structures, and other relevant strategies, policies, objectives and guidelines contained in the Plan.

As a minimum requirement, the Planning Authority shall require planning applications for works on Protected Structures or proposed Protected Structures to have regard to the above guidelines and documents (which are available for consultation at the Planning Office).

The owners of, and applicants dealing with Protected Structures are advised to have full regard to the provisions of the Planning Acts and Regulations, and the prevailing good practice guides cited in this Plan. It is noted that the term 'structure' is legally defined to include the entire fabric of the building including the interior, the land lying within the curtilage of the structure, any other structures lying within that curtilage, and their interiors, and all fixtures and features which form part of the interior or exterior those structures.

Works which, in the opinion of the Planning Authority, materially affect the character of the structure, require planning permission. Not all alterations or works to a Protected Structure constitute material alterations and the owner or occupier of the structure can make a written request to the Planning Authority seeking a Declaration as to which types of works will require planning permission on that basis.

Archaeological Heritage and Recorded Monuments and Places

The conservation of archaeological heritage and the recorded monuments and places in Bearna will be guided by the following:

- DM Standard 45 of the GCDP, which sets out the general standards with regard to archaeological conservation and preservation, and any other applicable policies, objectives and standards in the GCDP.
- The *Archaeology and Development: Guidelines for Good Practice for Developers*, which all planning applications, particularly those in the identified ZAP, shall have regard to. The publication is available for consultation at the Planning Office.

- SECTION 2.6.2 of this LAP, which includes provisions in respect of archaeological heritage, and other relevant strategies, policies, objectives and guidelines contained in the Plan.

Planning applications for new development, redevelopment, any ground works, refurbishment, restoration, etc. within a 30m radius of a recorded monument, or within the Zone of Archaeological Potential (ZAP), must be accompanied by an archaeological report, which will be undertaken by a licensed archaeologist. This report must take account of the archaeological heritage of the area and the need for archaeological mitigation against negative impacts on local heritage. This archaeological report will be considered by the Planning Authority and the Development Application section of the DoAHG. Applicants are also advised to contact the Heritage Section of the DoAHG and the Conservation Officer and Heritage Officer of GCC in relation to these proposals.

Designated Sites

The conservation of designated environmental sites in and adjacent to Bearna will be guided by the following:

- Relevant EU Directives, including the *Birds Directive 2009* and *Habitats Directive 1992*.
- Relevant Irish legislation, including the *Planning and Development (Amendment) Act 2010* and the *European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011)*.
- The relevant policies, objectives and standards in the GCDP.
- SECTION 2.6.3 of this LAP, which includes provisions in respect of designated sites, and other relevant strategies, policies, objectives and guidelines contained in the Plan.
- The SEA and AA prepared for the Bearna LAP, including recommended mitigation and monitoring measures proposed.

Where an application site lies within a designated SAC, NHA or SPA, or within the 30m buffer of a designated site, liaison with the National Parks and Wildlife Service and the Heritage Officer of GCC will be required prior to the submission of an application. Where appropriate, a Natura Impact Statement or screening report will be required with planning applications with an assessment of the ecological status of the application site and potential impacts of the development on the designated site. In certain cases, an environmental impact assessment of the proposed

development may be required. The following requirements will be applied, based on the relevant mitigation measures identified in the SEA and AA for the Bearna LAP, including the following:

- Establish a buffer, free of development, at least 30m in width around designated wildlife sites which may be subject to an increase depending on local ecological and drainage conditions and other factors as appropriate.
- Planning applications within 60m of designated wildlife sites must be accompanied by: an ecological assessment which complies with the *European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011)* and which takes direct and indirect effects of the development on the designated site into account, and; evidence of consultation between the applicant and the National Parks and Wildlife Service with regard to the findings of this assessment. The need for ecological assessments for planning applications further than the 60m distance shall be decided upon on a site by site basis depending on local ecological and drainage conditions and other factors as appropriate.
- Planning applications within the field to the southeast of the village centre and adjacent to the old shellfish holding area must be accompanied by: an ecological assessment which takes direct and indirect effects of the development on the natural habitats listed in Annex I and flora and fauna listed in Annex II.

Nature Conservation and Biodiversity

The conservation of natural fauna and flora, features, processes and biodiversity in and adjacent to Bearna will be guided by the following:

- The protection of habitats listed in Annex I and flora and fauna listed in Annex II of the *Habitats Directive 1992*.
- The relevant policies, objectives and standards in the GCDP.
- SECTION 2.6.3 of this LAP, which includes provisions in respect of nature conservation and biodiversity, and other relevant strategies, policies, objectives and guidelines contained in the Plan, particularly with respect to the establishment of an 'EcoNet' in Bearna.
- The SEA prepared for the Bearna LAP, including recommended mitigation and monitoring measures proposed.

Planning applications must include information on existing natural features on the development site and highlight any features that may form part of the EcoNet identified for Bearna. The following requirements will be

applied, based on the relevant mitigation measures identified in the SEA for the Bearna LAP, including the following:

- Planning applications must: identify all ecological corridors (including hedgerows and masonry stone walls), likely to be significantly affected, which are present on the relevant lands; identify any losses to these corridors which would result if the application in question was granted, and; show that such losses would be fully offset if the application was to be granted through the replacement of the relevant corridors, with corridors composed of similar species or materials, before any losses to the existing corridors occur.
- Reserve and develop the Trusky Stream and Liberty Stream as greenway linkages with pedestrian and cycling facilities linking the Inner Village area, Outer Village area and Rural Fringe to the Coastal Edge.
- Prohibit the future channelling and piping of streams in Bearna.

Landscape Considerations

The provision of adequate landscaping and the protection of existing landscape qualities in Bearna will be guided by the following:

- The *Design Guidelines for the Single Rural House* appended to the GCDP and other applicable policies, objectives and standards in the GCDP.
- The *Draft Landscape and Landscape Assessment Guidelines 2000*, which identifies a number of important considerations in protecting sensitive landscapes and integrating developments with more robust landscapes.
- SECTION 2.6.3 of this LAP, which includes provisions in respect of the landscape, and other relevant strategies, policies, objectives and guidelines contained in the Plan.
- The SEA prepared for the Bearna LAP, including recommended mitigation and monitoring measures proposed.

Landscaping is an integral part of any development and there is a need to ensure that existing trees, woodlands and hedgerows especially along field boundaries, are protected and integrated into the development and their biodiversity value is maximised. There is accordingly a presumption in favour of the retention of existing landscape features on development sites, and then further enhancement through the provision of appropriate planting and boundary treatments.

In terms of the general landscape itself, the Planning Authority will also be guided by the *Draft Landscape and Landscape Assessment Guidelines 2000*, which identify the following elements:

- Identification of Landscape Character Areas, including special treatment of landscapes of 'semi-natural' character.
- Confining development to the mid-slopes of hills and foothills of ridges.
- Encourage the use of traditional design, local materials and techniques on all buildings.
- Encourage the effective reinstatement and landscaping of areas affected by extractive activities or the installation in the countryside of telecommunications or other masts.
- Discourage suburban type walls, entrance gates and suburban building vernacular in the countryside.
- Encourage the planting of native species which have a high biodiversity value.
- Discourage use of brightly coloured or multicoloured brick or panel paving which is out of character with an area.

Appropriate planting layouts (of native species) shall be well designed and adequately carried out. The potential of existing site features should be fully explored and planning applications should include an accurate landscape survey plan. Wherever possible, existing healthy trees should be protected and retained. Where the trees are to be accommodated in rear gardens of new dwellings, the building should normally be sited at least 11.5m beyond the spread of the tree. This distance may be reduced to 6m for front gardens and 2m in the case of flank walls.

Developments should include new trees within the site, the number to be agreed prior to development. Garden areas should be adequately landscaped. Rear gardens should be treated with a 300mm minimum cover of consolidated topsoil where shrub planting is proposed, 100mm where grass areas are proposed. It may be a requirement in some cases that compacted areas be broken up and rubble/plastic/glass shall be removed as part of the site preparation.

The developer will be responsible for the grading, hard landscaping, planting and further development of any open space, including the provision of pedestrian paths and other facilities. The developer will be required to provide roadside trees, street planting and screen planting

where necessary. A careful balance is necessary between quick growing species for early maturity and longer lived trees which may reach their peak in up to 100 years time. The landscape plan and the selection of plant species should consider low maintenance species. Generally single trees require more expert attention than those in composite groups, which are less vulnerable to damage. Formal, single tree lines have little effect as screen belts or buffers and for this reason groupings of young trees will be encouraged. The Planning Authority requires suitable native tree species to be planted as these are more valuable as wildlife habitat than introduced species and because they support a greater ecological diversity. Furthermore, it is important that the planting of trees or other landscaping should not replace existing habitats of ecological value in an area, e.g. species-rich calcareous grassland.

In order to ensure gardens and open areas are suited to planting and on-going maintenance, the following requirements apply:

- Site preparation works will typically require the breaking up of compacted soils and the removal of builders rubble and other wastes.
- Rear garden areas should be treated with a 300mm minimum cover of topsoil for areas where shrubs will be planted; with 100mm cover on lawns.
- Where areas are planted, a balance between quick and slow growing species should be struck and the Council will strongly favour the use of native species that will enhance the biodiversity of the local area.
- The planting of clusters of trees, rather than single lines, is favoured as these are more suited to the local wildlife and are less vulnerable to vandalism.

Promote the use of ecological landscaping in developments. This refers to planting that is sympathetic to the natural landscape and that is suited to local site and soil conditions. This can be achieved relatively easily and at low cost in a number of ways:

- Grass areas to be maintained through methods that mimic traditional grassland management (low level grazing/mowing regimes).
- Where possible avoid importing topsoil from outside the area.
- Avoid artificial reseeded of grassland, allow natural regeneration of the vegetation.
- When planting flowers, shrubs, trees use suitable native species ideally from a local source (heathers, yellow flag iris, violets, primroses, gorse, hawthorn,

alder, willow, birch, holly, sloe). Cultivated varieties of such species typical of damp acid relatively exposed coastal environments may also be used.

- Allow some areas to go 'wild' where bramble and scrub etc can develop.
- Large bushy hedges are not typical in this area; instead, low growing hawthorn, gorse and blackthorn form hedges alongside stone walls.

The following requirements will be applied, based on the relevant mitigation measures identified in the SEA for the Bearna LAP, including the following:

- Create a linear amenity park along the coastal lands adjacent to the foreshore between Mags Boreen and Lacklea Boreen while reserving the foreshore area between the High Water Mark and the seaside field boundary as a natural coastal buffer and amenity with interventions restricted to essential works required for coastal defence, public access or greenway linkages.
- Protect the coastal edge and coastal habitats from destruction and degradation to ensure that their roles as ecological corridors, coastal flooding and storm surge buffers are retained and enhanced and request that developers proposing developments in the vicinity of this area be requested to carry out an ecological survey and submit an ecological plan that incorporates the natural vegetation and topography of the area.

Security by means of a financial bond may be required to ensure that a landscaping plan is adequately implemented and that all works are carried out and completed in line with the submitted plan. Developers should consult with the Planning Authority at an early stage in relation to landscaping and planting proposals.

Native Trees and Shrubs

Native trees and shrubs should be used in new planting schemes in Bearna that are suited to the flora and soil conditions on the site. The following table provides a list of trees and shrubs that would be suitable for planting in the Bearna area. Not all of the trees and shrubs currently occur in Bearna but would nonetheless be considered suitable to the climatic and soil conditions in the area.

TABLE 4.1.9 Native Trees and Shrubs			
Common Name	Latin Name	Irish Name	Site Suitability
Trees			
Alder	<i>Alnus glutinosa</i>	Fearnóg	Prefers wet ground and stream banks. Tolerates some flooding.

Ash	<i>Fraxinus excelsior</i>	Fuinseóg	Prefers well drained neutral to alkaline soils. Will withstand exposed and coastal sites.
Birch Silver Downy	<i>Betula pendula</i> <i>Betula pubescens</i>	Beith gheal	Prefers light infertile soils. Downy does well on poorly drained peat.
Bird Cherry	<i>Prunus padus</i>	Donnroisc	Prefers damp fertile soils. Does not like exposed sites.
Elm	<i>Ulmus glabra</i>	Leámhan sléibhe	No particular preference but thrives in fertile free draining soil.
Holly	<i>Ilex aquifolium</i>	Cuilleann	A very hardy species. Tolerant of exposed sites and shade. Prefers neutral to acid peaty soil. Does not like wet poorly drained soil.
Sessile Oak Pedunculate Oak	<i>Quercus petraea</i> <i>Quercus robur</i>	Dair	Prefers clay and damp lowlands but generally tolerant. Does not like badly drained infertile soils. Sessile more tolerant of poorer, lighter acid soils.
Rowan	<i>Sorbus aucuparia</i>	Caorthann	Poor thin acid soils. Very hardy. Tolerant of exposed sites.
Irish Whitebeam	<i>Sorbus hibernica</i>	Fionncholl	Prefers alkaline but will grow in a range of soils. Tolerates coastal exposure, rocky ground and fairly damp sites.
Shrubs			
Blackthorn	<i>Prunus spinosa</i>	Draighean	Tolerates a wide range of soils. Can grow in exposed and windswept areas. Can become invasive.
Broom	<i>Cytisus scoparius</i>	Giolcach sléibhe	Grows best on light, dry, acid soils.
Alder Buckthorn	<i>Frangula alnus</i>	Paide bréan	Grows on wet peaty soils.
Gorse	<i>Ulex europaeus</i>	Aiteann	Prefers dry and neutral soils.
Hawthorn	<i>Crataegus monogyna</i>	Sceach Gheal	Tolerates wide range of soils. Very hardy and adaptable.
Honeysuckle	<i>Lonicera periclymenum</i>	Féithleann	Prefers neutral to light acid soils.
Juniper	<i>Juniperus communis</i>	Aiteal	Grows in rocky areas and on mountain heath. Very tolerant of exposure.
Bramble	<i>Rubus fruticosus</i>	Dris	Tolerates a range of soils.
Ivy	<i>Hedera helix</i>	Eidhneán	Tolerates a range of soils.
Willow	<i>Salix</i>	Sáileach	Prefer damp/wet soils. Some may

become invasive.

(Source: Adapted from: *Our Trees – A guide to growing Ireland's native trees in celebration of a new millennium. The Peoples Millennium Forest, 2000*)

Water and Coastal Resources

The protection of groundwaters, surface waters, coastal/bathing waters and estuarine waters will be a requirement of the Plan as will the need to protect development, infrastructure and property from the damaging effects of flooding, storm surges and sea level rise. This will be guided by the following:

- The protection of existing water quality and the achievement of good water quality status in all waterbodies, as required under the EU *Water Framework Directive 2000* and *Groundwater Directive 2006*, associated national legislation and the *Western River Basin Management Plan 2009*.
- The flood avoidance measures proposed by the OPW in respect of new developments, including the *Flood Risk Management Guidelines 2009*.
- The relevant policies, objectives and standards in the GCDP.
- SECTION 2.6.3 of this LAP, which includes provisions in respect of groundwaters and surface waters, and other relevant strategies, policies, objectives and guidelines contained in the Plan.
- The SEA prepared for the Bearna LAP, including recommended mitigation and monitoring measures proposed, and the SFRA Conclusions for Bearna.

The following requirements will be applied, based on the relevant mitigation measures identified in the SEA for the Bearna LAP, including the following:

- To mitigate, through avoidance, the effects of floods including vulnerability to potential sea level rise as a result of global warming.
- A general minimum horizontal setback of 30m from the foreshore field boundary line for new development or along the 3m natural contour line, whichever is the greatest, is to be created in the Village Core. Any planning applications within this setback must demonstrate that any development would not be subject to potential rising sea levels as a result of global warming and must address any issues with regard to rising sea levels with regard to the siting of any development.

4.1.10 Guidelines for Agriculture, Forestry and Extractive Development

Agricultural Development

Proposals for agricultural development will be considered on their merits and shall be guided by the following:

- The relevant policies, objectives and standards in the GCDP, including those in Section 10 and 11.7.

The above provisions will generally apply in the Coastal Edge, Green Wedge and Rural Fringe areas where proposals for agricultural development are likely to arise. Rural Enterprise developments may be considered in the above areas where considered appropriate by the Planning Authority, subject to the provisions in the GCDP.

Forestry Development

DM Standard 33 of the GCDP sets out the general standards with regard to forestry development. The provisions in relation to forestry development shall apply to the Coastal Edge, Green Wedge and Rural Fringe areas.

Extractive Development

DM Standard 35 of the GCDP sets out the general standards with regard to extractive development. These provisions shall apply in Bearna.

4.1.11 Guidelines for Shop Fronts, Advertising and Signage

Shop Fronts

The following considerations will apply in relation to existing and new shop fronts:

- In general the need to change old shop fronts will be carefully considered, as it is the policy of the Planning Authority to preserve and retain traditional shop fronts of character.
- The repair, restoration and replacement of shop fronts must be sympathetically carried out to protect the architectural character of the village.
- Where existing shop fronts are of no special merit, total replacement is acceptable. The design of new shop fronts shall relate to the architectural characteristics of the building of which it forms part.

- New shop front designs must respect the scale and proportion of the streetscape by maintaining the existing grain of development along the street and respecting the appropriate plot width. Large expanses of undivided glass will generally not be permitted.
- National-chain shops, which have adopted a 'corporate image', will not necessarily be allowed to use their standardised shop front design, 'corporate colours' and materials. Compatibility with individual buildings and with the streetscape will be considered more important than uniformity among the branches of one company.
- The process of trading through an opening in a building façade without a shop front will not be permitted.
- The use of loud music to attract attention to a shop will not be permitted.
- Lettering should be either hand painted or individually mounted in proportion to the size of the fascia.
- Maintenance of upper floors of village centre buildings and highlighting of details will be encouraged.

Canopies and Awnings

The erection of canopies requires planning permission. The use of plastic canopies over windows will be discouraged. Where shading of a window display is required, the traditional retractable awning is considered suitable.

Security Screens

The use of metal security grills or shutters will be discouraged. Where it is essential to use such shutters, these should be open grilles, and should be affixed to the inside of the window, or preferably behind the display area. The installation of roller shutters requires planning permission. The use of the public footpath for security stanchions or roller shutter fixings is not acceptable.

Advertising and Signage

DM Standard 21 of the GCDP sets out the general control standards for signage. The provisions in relation to rural areas shall apply to the Coastal Edge, Green Wedge and Rural Fringe areas. The provisions in relation to fingerpost signs shall apply as appropriate in Bearna.

The Planning Authority accepts that advertising is an integral part of commercial and industrial development. However, in considering applications for advertising structures, it remains the primary concern of

the Planning Authority to protect the essential character of the village. Control will be exercised to prevent clutter in any location and to limit the number of signs on any building. The Planning Authority is opposed to advertisements in residential areas, on or near buildings of architectural or historical importance, adjacent to amenity and recreational areas, or in open space areas. Proposals for signs and advertising structures must:

- Reflect its location within the Gaeltacht.
- Be in scale and harmony with the surrounding environment, signage shall not be permitted to exceed 15% of the façade of the building, however, where the façade exceeds 250m², then signage shall not exceed 10% of the façade.
- Not interfere with the safety and free flow of traffic.
- Not obscure traffic signs.
- Not impair the amenities of the area.
- Not interfere with windows or other features of a building façade.
- Not project, in whole or part, above the eaves of the building or obtrude on the skyline.

Internally illuminated plastic signs will generally be discouraged. Monument signs are to be favoured instead of free-standing signs. Free-standing advertising structures, such as sandwich boards, which require a license under Section 254 of the *PDA 2000* (as amended) and Section 201 of the *Planning and Development Regulations 2001* (as amended), will not be allowed on footpaths or in pedestrian areas where they have the potential to cause an obstruction and may be a hindrance, particularly to disabled persons. Where locations are considered suitable, advertising panels may be permitted on builder's hoardings for a specified period.

The system for fingerpost signs, which relate to premises, and are located away from major routes, will operate on the following basis:

- A single pole will be allowed at the road junction apart from any GCC statutory directional sign.
- A maximum of 4 no. signs shall be allowed on the pole.
- No establishment may have more than one fingerpost sign.

4.1.12 Standards for Transportation, Roads, Parking, Loading and Storage

Transportation Infrastructure and Services

The development, upgrading and maintenance of transportation infrastructure and services in Bearna will be guided by the following:

- Relevant national legislation, policy and guidelines, including the *Traffic Management Guidelines 2003*, *Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland 2009-2020* and the *Spatial Planning and National Roads Guidelines 2010*.
- The relevant policies, objectives and standards in the GCDP, including those in Section 6 and Section 11.5.
- SECTION 2.7.2 of this LAP, which includes provisions in respect of roads and transportation, and other relevant strategies, policies, objectives and guidelines contained in the Plan.

National and Restricted Roads

DM Standard 16 of the GCDP sets out the general standards with regard to residential access onto national and other restricted roads. There are currently no national routes in the Bearna Plan Area but the provisions will apply to the R336 from Galway to Spiddal, which is a Restricted Regional Road, and the proposed Galway City Outer Bypass national route once this is constructed.

DM Standard 17 of the GCDP sets out the general standards with regard to commercial access onto restricted roads. These provisions shall apply to the R336, which is a Class II Control Road from Galway to Spiddal, in the Coastal Edge and Green Wedge areas.

The Noise and Transportation Directive measures will be taken into account for any new development within a 350m distance from the proposed Galway City Outer Bypass Road. Noise mitigation measures will be considered for all developments. All access points will be subject to Safety Audit and DMRB Safety requirements.

Traffic Safety and Impact Assessments

All significant development proposals shall be accompanied by road safety audits and transport and traffic assessments. These shall include a consideration of the cumulative impact of developments on the road network.

Building Lines

DM Standard 19 of the GCDP sets out the general standards with regard to building lines along various routes. The provisions in relation to Regional Routes, Local Roads and Urban Roads are currently applicable in Bearna and those in respect of National Routes will apply to the proposed Galway City Outer Bypass national route once this is constructed.

Sight Distances

DM Standard 18 of the GCDP sets out the general standards with regard to sight distances required for access onto national and regional roads. The provisions in relation to Regional Routes are applicable to the R336 and those in respect of National Routes will be applicable to the proposed Galway City Outer Bypass national route once this is constructed.

DM Standard 18 of the GCDP sets out the general standards with regard to sight distances required for access onto local roads. These provisions apply to local roads in Bearna.

Car Parking Standards

The provision of adequate car parking facilities to service developments in Bearna will be guided by the following:

- DM Standard 20 of the GCDP, which set out the general standards with regard to parking spaces and parking bays, and any other applicable policies, objectives and standards in the GCDP.
- The *Traffic Management Guidelines*, Section 16 of which provides assistance in the design and standards for car parking areas. The basic dimensions required are shown in TABLE 4.1.12B.
- The parking standards in TABLE 4.1.12A, which will apply to different types of development as appropriate. Where a standard is not given for a particular use, the car-parking requirement will be based on the nearest use included in the table.
- SECTION 2.7 and 2.4 of this LAP, in particular the overall intention to create a high quality environment in Bearna, and other relevant strategies, policies, objectives and standards contained in the Plan.

Where there is a difficulty in providing surface car parking spaces or where it is considered not to be in the interest of village design principles,

underground parking will be required. This is of particularly relevance in the Village Core. Where this is unfeasible or unsuitable for planning reasons, the Planning Authority shall require the developer to make a financial contribution towards the provision of car parking facilities under the provisions of the Development Contribution Scheme. This situation will apply in particular to village centre infill or redevelopment projects. Multi-storey car park proposals will not normally be permitted but proposals for basement and semi-basement parking will be facilitated where appropriate.

In dealing with planning applications for a change of use or for replacement buildings, an allowance will be given for the former site use in calculating the car parking requirements generated by new development. Furthermore, in relation to infill development a flexible application of the car parking standards will be considered.

The Local Authority will encourage the provision of parking spaces through grouped and dual use parking provision where peak demands do not coincide. In the case of mixed use developments where peak demands do not coincide it may not be necessary to meet the full car parking requirement for all elements proposed where shared parking is provided.

DM Standard 20 of the GCDP sets out the general standards with regard to parking spaces and drop-off/collection facilities for new and existing schools. These provisions apply to any new schools developed in Bearna and to the existing National school where it is substantially extended.

TABLE 4.1.12A Car Parking Design Standards	
Type of Parking	Design Standard
Parking Space Parallel to the Kerb	6m long & 2.4m wide (minimum 2.1m)
Perpendicular Parking Space	5.5m long & 2.4m wide (minimum 4.8m by 2.28m)
Aisle Width for 60 Degree Parking	4.9m minimum
Aisle Width for 45 Degree Parking	3.6m minimum
Aisle Width for < 45 Degree Parking	3.6m
Aisle Width for Parallel Parking	3.6m
Single Disabled Parking Bay	5m by 3.3m minimum

Note:

1. The basic dimensions above are based on Section 16 of the Traffic Management Guidelines, which provide additional details on design and provision of parking areas.
2. Angled parking should only be considered on wider roads as appropriate.

Loading Bays and Service Vehicles

In addition to car parking standards, sufficient space will be required within the curtilage of the site for all service vehicles involved in the operation of the business or building. This would include dedicated service parking areas for vehicles necessarily involved in the operation of business in such activities as the delivery and collection of goods, the carrying out of repair and maintenance services. Each new premises proposed for office, commercial or industrial use must include within the curtilage of the building one or more loading bays of an adequate size to cater for its specific needs and the requirements of the type of vehicle serving the premises. All such loading bays should be off carriageway or lay-byes where appropriate.

Design, Layout and Construction of Parking Areas

Parking and service areas should be designed as integral parts of a scheme thereby ensuring integration with the surrounding environment. The design and layout of parking spaces shall have regard to the following considerations:

- Clear separation between parking, vehicular circulation and the areas and circulation routes used by pedestrians, cyclists and the disabled.
- Avoidance of obstruction of streets and roads at the entrance/exit point.
- Overlooking and passive observation of the area together with adequate supervision.
- Appropriate finishes, screening and landscaping are provided to soften and reduce any visual impact.
- Encourage the use of grouped car parking to provide greater flexibility, efficiency, integration and landscaping.
- Where central parking areas, such as courtyards, are provided to the rear of buildings, the front and rear facades of the building should be given equal prominence in terms of design and architectural treatment.

Where developments propose underground or semi-basement parking, they should consider: the existing ground conditions and any requirements for blasting or rockbreaking; the appropriate reuse, movement, treatment and/or disposal of any rock; and the amenity of

existing residents and any nuisance control measures proposed, including the hours of operation of construction and demolition activities. An assessment of the above factors will be required with all such developments, to be carried out by a suitably qualified person to the satisfaction of the Planning Authority. Applications for other development proposals that propose significant rock blasting, rockbreaking or removal should also be accompanied by an assessment as outlined above.

Disabled Parking

Reasonable provision shall be made for parking facilities for the disabled in accordance with DM Standard 20 of the GCDP. Special car parking bays for the disabled shall be provided as close as possible to the entrance of the premises to be served. Dimensional standards are set out above and, where two bays are to be provided side by side, the extra space of 0.9m width may be shared between the spaces. Each disabled parking bay shall be clearly marked with the relevant international symbol.

Bicycle Parking

Cycle facilities shall be provided in conjunction with any new development or change of use proposals in accordance with DM Standard 20 of the GCDP. Stands should be in a secure location and should be located conveniently to the main entrance of the development or to employee entrances. Stands in residential areas should be located in close proximity to residential units.

The provision of cycle parking facilities will be encouraged where possible at existing transport nodes, public buildings, retail centres and leisure facilities. Where stands cannot be provided on-site, a contribution may be required towards the provision of public cycle stands. The finish and style of stands selected should have regard to the street furniture in the area and the characteristics of the area, particularly within the Pier Road ACA.

Taxi Stands and Hackney Buses

The Planning Authority will work with the local taxi companies in the identification of appropriate locations for the provision of taxi ranks. The establishment of a taxi rank or hackney base will not be permitted where it is likely to interfere with traffic flows, parking or residential amenity. Satisfactory off-street parking must be provided for hackney vehicles

when the vehicles are not in use. Planning assessments will address issues of location, pedestrian safety, traffic congestions, residential amenities and accessibility.

Storage

Suitable provision for general storage space should be planned in all developments. Externally accessible space should also be considered for storing garden equipment and tools, as well as play equipment and bicycles. Refuse storage space should be externally accessible and be large enough to allow for the separation of recyclable waste. In some schemes, refuse storage space may be provided communally enclosed in a carefully designed building integrated within the overall development. Apartment developments must have regard to the provisions for segregated storage of waste described above.

Air Transport

The provision of air transport services and infrastructure, including civil helicopter operations, will be guided by the following:

- The relevant policies, objectives and standards in the GCDP, including policies and objectives in Section 6, which aim to facilitate the improvement and upgrading of air transport services and infrastructure.
- The applicable aviation legislation, including *Irish Aviation Authority (Operations) Order 2002* (SI No. 437 of 2002) (as amended) (including JAR-OPS 3) and the *Irish Aviation Authority (Rules of the Air) Order 2004* (SI No. 72 of 2004) (as amended), which are the primary regulations for civil helicopter operations, and any Directions made by the Irish Aviation Authority thereunder. Heliport operations are regulated by the *Irish Aviation Authority Aerodromes and Visual Ground Aids Order 2000* (SI No. 334 of 2000) (as amended) and the *Irish Aviation Authority (Aerodromes Standards) Order* (SI No. 26 of 2000) (as amended) and any Directions made thereunder.
- The licensing, safety and operating procedures and any relevant Operating Advisory Memorandums (OAMs) issued by the Irish Aviation Authority (IAA), which is the organisation in whom the responsibility for the safety regulation of civil air operations is vested by the Irish Aviation Authority Act 1993. This includes *Irish Aviation Authority OAM No. 08/00*, which provides Guidelines for Heliport Site Owners/Occupiers and for Heliport Site-keepers.

4.1.13 Infrastructure and Service Standards

Infrastructural Service Standards

In general, applications for housing development on unserviced, unzoned and/or poorly located lands within the Plan boundary will be regarded as premature. Where services such as water and/or sewerage infrastructure are privately provided, the type and design shall be in compliance with the standards set by the Planning Authority and shall be constructed, operated and maintained to the satisfaction of the Planning Authority. All sewerage systems should conform with the proper planning and sustainable development of the area and public health standards. Septic tanks, individual and/or group schemes will be required to connect to the public sewerage scheme when it is provided.

Wastewater Disposal

The provision of adequate wastewater treatment and disposal in Bearna will be guided by the following:

- EU Directives, in particular 91/271/EEC and 98/15/EEC *Directive on Urban Wastewater Treatment*, and associated Irish legislation, including *Environmental Protection Agency Act 1992* and *Urban Waste Water Treatment Regulations 1994*.
- The relevant policies, objectives and standards in the GCDP, including DM Standard 9 and 24.
- SECTION 2.8.1 of this LAP and other relevant strategies, policies, objectives and standards in the Plan.
- The SEA undertaken for the Bearna LAP, including the recommended mitigation measures and monitoring measures.

Development proposals that cannot connect to the existing wastewater network, will be restricted and discouraged. Where it is not possible to connect to a public sewerage system, development proposals will be dependant on 'on site' treatment systems. Proposals for such systems would need to demonstrate that they comply with all relevant standards, that they are environmentally sustainable, that they do not undermine residential amenity, that they do not result in *ad hoc* development and that the site can be reinstated and connected to any future public wastewater scheme.

Single houses will be required to comply with the *EPA Code of Practice: Wastewater Treatment and Disposal – Systems serving Single Houses 2009*. Larger development proposals shall have regard to the minimum

distances and provisions required under the *EPA Wastewater Treatment Manuals – Treatment Systems for Small Communities Business, Leisure Centres and Hotels* (see Table 4.1.13A below). GCC will assess applications in Bearna with proprietary treatment systems on a case by case basis. All treated effluent must pass through a percolation area/polishing filter after treatment. In all cases, trial hole and percolation tests must be assessed, designed and certified by a competent person and in accordance with the EPA Manuals/Code of Practice.

TABLE 4.1.13A outlines the recommended minimum distances from treatment systems based on the EPA manuals. The layout of development shall not be dictated in isolation by these minimum distances. They shall be read in conjunction with the objectives to encourage appropriate design, density, scale of development and respect the built and natural heritage of the village of Bearna. This is in order to:

- Ensure the achievement of higher densities and more economical use of suitably zoned lands.
- Enable the achievement of higher quality layout and design guidelines, which is dictated by village design principles and planning goals, rather than engineering requirements alone.

A requirement for larger sites may be necessary until such time as public sewerage is available. Where the land is suitably located, this requirement will serve to phase development proposals. Once mains sewerage is made available, effluent disposal shall be connected to such mains and the proposed treatment works shall be fully decommissioned to the satisfaction of GCC. Following satisfactory decommissioning, the remainder of the suitably located lands on site may be considered for development purposes.

Having regard to the above, the Planning Authority will primarily encourage grouped treatment plant proposals to serve numerous developments rather than allowing individualised treatment plants to proliferate in a piecemeal manner.

TABLE 4.1.13A Recommended Minimum Distances from Treatment Systems		
System Size Population Equivalent	Approximate Number of Houses Served	Distance from Existing Development

10-40	2-10	28m
41-60	11-15	31m
61-80	16-20	34m
81-100	21-25	37m
101-120	26-30	40m
121-140	31-35	43m
141-160	36-40	46m
> 161	>41	50m

Note:

1. These recommended distances should be used as a guide to avoiding odour and noise nuisance from a wastewater treatment system. In addition, for a system size of > 81 PE, at least 30m of the distance specified in TABLE 4.1.6 should be in the possession of the operator of the treatment system.
2. The design and installation of the percolation area must conform with the requirements set out in the EPA Wastewater Treatment Manuals – Treatment Systems for Single Houses. For larger developments the EPA Wastewater Treatment Manuals – Treatment Systems for Small Communities Business, Leisure Centres and Hotels shall apply or any document which supersedes them.

For individual dwelling proposals, conventional septic tank systems (septic tank and percolation area) properly installed and maintained are satisfactory where suitable subsoil conditions exist. It shall be noted that even where a house already exists, the installation of a septic tank system or other on-site wastewater treatment system always requires planning permission. The design and installation of a septic tank and percolation area must conform with the requirements set out in the *EPA Code of Practice: Wastewater Treatment and Disposal – Systems serving Single Houses 2009*.

In all cases, trial hole and percolation tests must be assessed, designed and certified by a competent person and in accordance with EPA manuals. In all cases, it is a requirement of GCC that treated effluent must pass through a percolation area/polishing filter after treatment.

Where suitable subsoil conditions do not initially exist, site development works may improve the subsoil conditions and make the subsoil suitable in certain circumstances. If the subsoil conditions cannot be improved then other systems may be able to treat the wastewater to the required standard.

Where development on a large, suitably located site is permitted in principle but a connection to the public sewerage is not immediately available, the incorporation of proprietary treatment facilities as an interim measure may be acceptable. In such cases, these systems must be

provided to the satisfaction of the Planning Authority and the provision of grouped systems serving a number of developments will be favoured over small, stand alone systems. Once mains sewerage becomes available, appreciated connections should be provided and the treatment works should be decommissioned and the area reinstated to the satisfaction of the Planning Authority. Following satisfactory decommissioning, the remaining part of the site may be considered for development purposes.

The Planning Authority will refuse permission for a septic tank/treatment system if there is a risk of water pollution or contamination of water supplies, or where there is evidence of undue proliferation or excessive concentration of septic tank/treatment systems. The following will be requirements of Planning Permission, which have been based on the relevant mitigation measures identified in the SEA for the Bearna LAP:

- Planning applications must demonstrate that wastewater resulting from the granting of the application will be treated so that any discharges to soil or water will work towards compliance with the following standards, subject to the EPA's (2000) Wastewater Treatment Manuals Treatment Systems for Single Houses: less than or equal to 30µg of phosphorous per litre of wastewater discharge, and; less than or equal to 100 faecal coliforms per 100ml of wastewater discharge.
- Applicants must submit a site suitability report alongside the planning application which outlines the likely effects on water quality which will be caused as a result of use of the relevant single waste water treatment system on site. This report shall be carried out by a appropriately qualified person.
- Planning applications seeking to develop a total plot area of greater than one hectare and/or planning applications seeking to develop multiple units within the Village Consolidation Zone must demonstrate that a regular monitoring system will be set up, either through Galway County Council or otherwise, for the relevant new wastewater treatment systems in order to ensure that they are operating within the relevant standards.
- The applicant, if successful with the relevant application, must submit a copy of an installation certificate to Galway County Council stating that the treatment system was installed in line with the subject to the EPA's (2000) Wastewater Treatment Manuals Treatment Systems for Single Houses as well as a copy of a maintenance contract for a minimum of 10 years of maintenance, including desludging, for the waste water treatment system by appropriately certified person(s).
- If capacity in a public waste water treatment scheme is not made available to all development within the Plan Area in the long term then existing septic

tanks, percolation areas and proprietary effluent systems shall to be upgraded in the long term in line with the conditions specified above and a monitoring system shall be set up to the same effect.

- Design calculations supporting the selection of a particular size and type of plant.
- Certification that septic tanks have been desludged in accordance with EPA guidelines.

Discharge License

Section 16 of the WPA Acts outlines that a licence is required to discharge trade effluent to the public sewer. If a business of any type is connected to the sewer it is likely that a licence is required. A discharge license is not required for discharges of domestic effluent from a single house to a public sewer or to ground via a septic tank/treatment system and percolation area.

All effluent discharges to water bodies (such as river, lakes drains or sea) or groundwater bodies, except for small domestic discharges to groundwater, require licensing under Section 4 of the Acts. GCC does not allow any point discharges to a water body.

Responsibility for applying for a licence lies with the developer. Failure to comply may result in prosecution. A licence application should be made prior to construction and a licence in place before any discharge occurs. Where a development requires a discharge licence, the developer should contact the Environment Section of GCC prior to the submission of a planning application.

Planning applicants can find out more about the requirements for percolation areas from the Environment Section of GCC.

Water Supply

The provision of an adequate quantity and quality of water supply in Bearna will be guided by the following:

- EU Directives, in particular 98/83/EC *Directive on Quality of Water intended for Human Consumption*, and associated Irish legislation, including *European Communities (Drinking Water) Regulations 2007*.
- Relevant policies, objectives and standards in the GCDP in relation to water supply.

- SECTION 2.8.3 of this LAP and other relevant strategies, policies, objectives and standards in the Plan.

Surface Water Drainage

The provision of adequate surface water drainage in Bearna will be guided by the following:

- The EU *Water Framework Directive 2000*, and associated Irish legislation *European Communities (Water Policy) Regulations 2003 (SI No. 722 of 2003)*.
- The *EPA Code of Practice: Waste Water Treatment and Disposal – Systems serving Single Houses* and *EPA Waste Water Treatment Manual – Treatment Systems for Small Communities, Leisure Centres and Hotels*, as appropriate, or any revision or replacement of these manuals in the lifetime of the Plan.
- The strategies, policies, objectives, guidelines and standards contained in this Plan, in particular the overall intention to create a Sustainable Drainage System (SuDS) in Bearna and the relevant provisions contained in SECTION 2.8.2.

Most developments on greenfield sites will result in a significant increase in the area of impervious surface, including roofs and hard pavements. This significantly affects the surface water runoff flows, potentially increasing the risk of flooding and contamination of watercourses, waterbodies and groundwater resources. Surface water collected from these surfaces must be disposed of in a controlled and sustainable manner, so that the risk of flooding and contamination is minimised.

The Plan will promote the use of SuDS techniques in developments, including permeable paving and on-site attenuation. Typical SuDS installations include the following:

TABLE 4.1.13B Typical SuDS Installations

Type	Description
Permeable Pavements	Use of porous asphalt, porous paving or similar concepts to reduce imperviousness thus minimising runoff. Runoff infiltrates to a stone reservoir where some breakdown of pollutants occurs before controlled discharge to a drain or watercourse or direct infiltration.
Filter Drains	A gravel filled trench, generally with a perforated pipe at the base which conveys runoff to a drain or watercourse. These provide attenuation and trap sediments.
Infiltration Trenches/ Soakways	Gravel or rock filled pits or trenches designed to store runoff while letting it infiltrate slowly to the ground. Provide treatment of runoff through filtration, absorption and microbial decomposition.

Bio-Retention	These devices are depressions back filled with sand and soil and planted with native vegetation. Provide filtration, settlement and some infiltration. Typically under drained with remaining runoff piped back to the drainage system or watercourse.
Swales	Grass lined channel designed to convey water to infiltration or a watercourse. Delays runoff and traps pollutants via infiltration for filtering effects of vegetation.
Detention Basins	Dry vegetated depressions which impound stormwater during an event and gradually release it. Mostly for volume control but some pollutant removal achieved via settlement of suspended solids and some infiltration.
Retention Ponds	Permanent water bodies which store excess water for long periods allowing particle settlement and biological treatment. Very effective for pollutant removal but limited to larger developments. Have high habitat and aesthetic benefits.
Stormwater Wetlands	Similar to retention ponds but with more vegetation and less open water area. Excellent for pollutant removal. Also provide aesthetic and habitat benefits.

Source: SuDS in the Greater Dublin Area, 2003

The following provisions shall generally apply to surface water drainage:

- All surface water generated by a development shall normally be disposed of within the site and shall not be discharged onto the public road or the adjoining property.
- Existing developments shall continue to dispose of surface water to the existing surface water drainage systems. Run-off from future development sites where possible shall be piped to Trusky Stream by means of a proposed surface water sewer.
- Where soil conditions are suitable, developments may dispose of surface water via soakaways to groundwater, provided that soakaways are designed in accordance with BRE Digest 365 and are properly maintained. Surface water from roads and paths shall discharge to a soakaway via a suitable petrol/oil interceptor.
- The flow rate from future development sites to the piped system shall not exceed the peak runoff from a greenfield site, i.e. 4.4 l/s/ha. Developers shall submit surface water attenuation proposals so as to ensure that this peak runoff rate shall not be exceeded.
- If necessary a treatment pond shall be installed at the downstream end of the piped system to remove pollutants.
- Future developments shall be designed so that the storm sewers do not flood any part of the site in a 1 in 30 year return period design storm, and such that no flood water leaves the site in a 1 in 100 year design storm, in accordance with current UK practice.

- The existing sinkholes shall be protected to prevent ingress of any materials that may cause blockage or restrict the capacity of the sinkholes.

All applications for planning permission must be accompanied by complete details of surface water systems and disposal. All significant developments must also include a detailed assessment and proposals for storm water management.

In accordance with the Development Contributions Scheme, a Special Development Contribution may be imposed towards the provision of a surface water network to service the area, amount to be determined on a case by case basis in consultation with the Planning Authority and the Water Services Section. The Development Contributions Scheme may be viewed at www.galway.ie.

Groundwater and Watercourse Protection

The protection of groundwater resources and watercourses in Bearna will be guided by the following:

- The relevant policies, objectives and standards in the GCDP in relation to groundwater and surface water quality.
- Relevant EU Directives, including the *Groundwater Directive*, *Water Framework Directive 2000* and *Nitrates Directive 1991*.
- Relevant Irish legislation, including the *European Communities (Water Policy) Regulations 2003 (SI No. 722 of 2003)* and *European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2006 (SI No. 378 of 2006)*.
- Any forthcoming *Groundwater Protection Scheme* prepared for County Galway in the lifetime of this Plan.
- The *EPA Code of Practice: Waste Water Treatment and Disposal – Systems serving Single Houses* and *EPA Waste Water Treatment Manual – Treatment Systems for Small Communities, Leisure Centres and Hotels*, as appropriate, or any revision or replacement of these manuals in the lifetime of the Plan.
- The provisions of this LAP in relation to groundwater and watercourse protection, particularly the policies and objectives in SECTION 2.6.3.

Development works shall have regard to the preservation of groundwater and surface water quality during all stages of construction. Development that is proposed in close proximity to a watercourse shall be required to submit measures to reduce and prevent pollution to the watercourse, both during construction and after completion of the scheme.

Flooding and Flood Risk Management

Development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. This shall be guided by the following requirements:

- Development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas.
- Appropriately designed development, which is not sensitive to the effects of flooding, may be permissible in flood plains provided it does not reduce the flood plain area or otherwise restrict flow across flood plains.
- Development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff. In particular: hard surface areas (car parks, etc.) should be constructed in permeable or semi-permeable materials; on site storm water ponds to store and/or attenuate additional runoff from the development should be provided; and soak-aways or French drains should be provided to increase infiltration and minimise additional runoff.
- For developments adjacent to watercourses, any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/maintenance/vegetation. A minimum set back of 6m either side of the watercourse shall generally be required.
- Development consisting of construction embankments, wide bridge piers or similar structures will normally not be permitted in or across flood plains or river channels.
- All new development must be designed to meet the following minimum flood design standards: for built up areas or where developments (existing, proposed or anticipated) are involved – the 100 year flood; for rural areas or where developments (existing, proposed or anticipated) are not involved – the 25 year flood; along the coast and estuaries – the 200 year tide level; and where streams, open drains or other watercourses are being culverted – the minimum permissible culvert diameter is 900mm (access should be provided for maintenance as appropriate).
- A flood impact assessment and proposals for the storage and attenuation of runoff/discharges (including foul drains) to ensure development does not increase the flood risk in the relevant catchment must accompany applications for planning permission for development of areas exceeding 1ha.
- A certificate from a competent person that the development will not contribute to flooding within the relevant catchment must accompany applications for planning permission for developments of areas of 1ha or less.

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 *Flood Risk Management Guidelines 2009*. 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 *Flood Risk Management Guidelines 2009*.

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

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

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

Refer to the separate supporting document *Conclusions for Bearna Indicative Flood Risk Zones*, which forms part of the *Strategic Flood Risk Assessment for County Galway 2012*.

Ducting of Public Utilities and Services

The Planning Authority will normally require that all wires, cables and pipes for the provision of public utility services shall be ducted underground to preserve the amenity and visual character of an area, and in the interests of public safety. Developers will be required to consult and co-ordinate with all relevant service providers to ascertain each of their infrastructural layouts, requirements and plans for that area. This will serve to avoid uncoordinated disruption caused by the installation of cables by different stakeholders.

Public Lighting and External Illumination

Public lighting and external illumination should be appropriately designed to limit light pollution and to avoid adverse traffic and amenity impacts, including considerations regarding the protection of residential amenity and visual amenity, such as views and prospects over Galway Bay. If external illumination is proposed, documentation shall be provided that clearly shows that light or glare from such illumination will not adversely affect pedestrian and vehicular traffic or adjacent properties.

Energy Efficiency

The Planning Authority will encourage innovative building design which promotes energy efficiency and use of renewable energy resources and shall have regard to the following in this regard:

- EU *Energy Performance of Buildings Directive and Building Regulations Part L 2005*.

Building designs shall consider orientation and sun-path so as to maximise amenity, daylight and the benefits of passive solar gain to domestic heating. The long side of the building(s) and rooms with the highest heating requirements (living and dining areas) are should aspire to be facing within 30 degrees of true south. North-facing windows should be minimised. Use of compact building forms is also encouraged in this regard. Regard must be given to overlooking and rights of privacy. The layout design should allow sufficient spacing between buildings to avoid overshadowing of the southern aspect, this also opens up opportunities for geothermal energy production. There should be careful planting of vegetation around the building in order to provide adequate sheltering from northerly winds in the winter and appropriate cooling during the summer months.

Windfarms

Any proposals for the development of windfarms in Bearna shall be guided by the following:

- The relevant policies, guidelines and standards in the GCDP, including the appended *County Galway Wind Energy Strategy*.
- The *Wind Energy Development Guidelines 2006* published by the DoEHLG.

Bearna is generally not considered a suitable location for windfarm developments. Individual residential wind turbines or other forms of sustainable wind energy that may be proposed may be considered on their merits subject to the application of relevant standards and guidelines and a full consideration of their potential impacts.

Electricity Transmission Lines

DM Standard 26 of the GCDP sets out the general standards with regard to electricity transmission lines. These provisions shall apply in Bearna as appropriate.

Telecommunication Antennae and Support Structures

The development of telecommunications antennae and support structures in Bearna will be guided by the following:

- DM Standard 27 of the GCDP, which sets out the general standards with regard to telecommunications masts, together with other relevant policies, guidelines and standards in the GCDP.
- The *Telecommunications Antennae and Support Structures Guidelines* published by the DoEHLG in July 1996.

In considering applications for telecommunications antennae and support structures, the Planning Authority will have regard to the following considerations:

- Telecommunications antennae should be located so as to minimise any negative visual intrusion on the surrounding area, especially on landscapes or streetscapes of a sensitive nature.
- The preferred location for telecommunications antennae is in industrial estates or areas that allow for industry or in areas already developed for utilities.
- The use of tall buildings or other existing structures is always preferable to the construction of an independent antennae support structure.
- Support structures should be kept to a minimum height consistent with effective operation and should be monopole (or poles) rather than latticed or square structure.
- Sharing of installations (antennae support structures) is encouraged, as it will normally reduce the visual impact on the landscape or townscape. All applications must satisfy the Planning Authority that a reasonable effort to share installations has been made. Where it is not possible to share a support

structure the applicant should, where possible, share a site or site adjacently, so that antennae may be clustered.

- The bulk of the structure should be minimised, given the preference for a monopole rather than a latticed or square, and the height should be minimised.
- Masts and associated base stations should be located away from existing residences and schools.
- Mast compounds shall have security fencing and anti-climbing devices and shall be appropriately secured against vandalism.
- In the event that the use of any mast installation is discontinued, the mast and associated equipment shall be removed from the site and the land shall be reinstated to the satisfaction of GCC.
- Permissions for telecommunications masts shall in general be for a 5-year period to enable the Planning Authority to assess the state of technology and decide whether a continuance of the permission is in the national interest.

4.1.14 Planning Application Information

The Planning Authority requires a number of sets of information to properly assess planning applications and to ensure that they contribute to the vision for Bearnna. In addition to those previously identified, the following will also be required as part of planning applications where appropriate:

- **Landownership Information**

All planning applications to be accompanied by certified land registry maps and a single overall map to an appropriate scale showing all of the lands within the ownership of the applicant or the applicant's family within the Plan Area and on any of the siting options identified in the Plan. This will assist the Planning Authority to assess opportunities for the location of community facilities and to ensure that the genuine rural generated housing need provisions and Part V requirements in the *PDA 2000* (as amended) are being complied with.

- **Site Appraisals and Design Statements**

All development proposals must consider the location, context, landscape setting, features and characteristics of the development site, which should be used to provide the basis for informed and considered decision-making with regard to the selection of appropriate settlement forms and the incorporation of important landscape features in the layout and design of new development. This forms an essential part of the design process and site appraisals and design statements will be required with all development proposals to show how these issues have been addressed.

- **Contour Plans**

Planning applications to be accompanied by contour plan at minimum 1m intervals, or as required by the Planning Authority, showing existing ground levels on site in relation to the HWM (on coastal lands) and public road levels (all developments) and any proposed embankments or cuts.

- **Vertical Sections**

Planning applications to be accompanied by vertical north-south section through the site showing existing and proposed ground levels, finished floor levels, ridge levels, basement parking, etc. in relation to HWM (on coastal lands) and public roads (all developments). The section to show impact of proposed developments on sea views. Other sections to be included for any other significant slope changes on site.

- **Streetscape Elevations**

Planning applications to be accompanied by streetscape elevations showing existing and proposed development to illustrate building heights, material treatments, proportions, etc.

- **Format of Mapped Information**

Mapped information submitted with planning applications should be in a GIS format compatible with the Council's MapInfo GIS to assist with data compilation for the Bearnna Plan Area. Relevant information would include, but not be restricted to, drainage and hydrological information, habitat mapping, contours and ground levels, etc.

4.2 Development Implementation Guidelines

4.2.1 Development Contributions and Bonds

General Development Contribution Scheme

A General Development Contribution Scheme has been adopted by GCC under Section 48 of the *PDA 2000* (as amended) that applies to County Galway and which came into effect on the 17th December 2010. The scheme provides that conditions on grants of planning permission may be included requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area, that is provided, or that it is intended will be provided, by or on behalf of GCC.

Bearna forms part of Sub Area 1 in the scheme and development is accordingly subject to the general charges in the scheme together with specific charges for community facilities and amenities. This includes specific charges of €40/m² for residential development (other than single houses or replacement homes where local need has been proven) and €50/m² for commercial development in the Bearna Plan Area.

Any financial contributions generated under this scheme for community facilities and amenities will be ring-fenced as part of a local fund to provide lands for community facilities, or as otherwise considered necessary by the Planning Authority, within the Bearna Plan Area. Appropriately located, designed and landscaped internal open space will still be required within development sites in accordance with applicable policies, objectives and guidelines.

Copies of the scheme are available at the Planning Office and on www.galway.ie. Regard shall be had to the General Development Contribution Scheme 2010 for County Galway, and any other such scheme as may be published by GCC in the lifetime of the Bearna LAP.

Bonds and Securities

The Planning Authority will require developers to provide a security or bond for the proper completion of proposals with particular emphasis on large residential developments. The security required will be linked to the amount of roads, footpaths, lighting services and open space proposed.

Contribution of Lands and Facilities

GCC will also consider the contribution of suitable lands that will facilitate the delivery of facilities and amenities to serve the local community and growing population in Bearna, and/or the provision of agreed facilities or amenities, in accordance with the objectives in the LAP and the proper planning and sustainable development of the area.

In some cases, the contribution of suitable lands and/or facilities may be considered *in lieu* of any financial contribution, or part thereof, required under the Development Contribution Scheme. In other cases, the developer may be required to provide the agreed facility or amenity where this forms an integral part of the overall development and/or is required on the lands/ development site to comply with an objective in the LAP, such as a new greenway linkage, park or playground.

Where appropriate, the Planning Authority will require developers/ applicants to enter into legally binding agreements securing the agreed lands, to the requirements of the Planning Authority. Landowners and developers will be encouraged to undertake pre-planning discussions with the Planning Authority in order to identify opportunities for providing suitable sites and/or facilities and to work towards the necessary agreements on how these will be delivered.

The use of Master Plans will also be required with all large development proposals to show the locations, nature and scale of development and the manner in which appropriate types and locations of community facilities and amenities are to be delivered. Landowners will be encouraged to work together to submit group proposals for aggregated land parcels that provide optimum solutions to the provision of community facilities and amenities balanced against an appropriate level, layout and design of development.

The Planning Authority may consider the contribution of other lands that do not form part of the development site but which are under the control of the applicant, provided it is considered by the Planning Authority to be in an appropriate location in the Plan Area for the delivery of well-located, accessible facilities and that legally binding agreements are put in place, to the requirements of the Planning Authority.

4.2.2 Growth Rates and Phasing Framework

Growth Rates

The growth of Bearna shall be directed in an orderly manner in accordance with the population and residential zoned land allocation provided for in the Core Strategy of the GCDP and any subsequent variation or review. Development will generally be encouraged on a sequential basis from the central areas outwards in order to facilitate the consolidation of the village, to provide optimum use of existing services and infrastructure and to ensure that the main village facilities and amenities are within walking/cycling distance of the majority of the village population. The development of new houses should be matched by improvements in services and infrastructure and the provision of adequate facilities and amenities to support the growing population in Bearna.

Phasing Framework

Development will be encouraged in an orderly and sequential manner by prioritising the developments that meet as many of the following criteria as possible:

- Infill developments within the Village Core and Inner Village areas that contribute to the consolidation of the village and the improvement of the streetscape.
- Developments that incorporate significant community gain through the delivery of important community facilities and/or amenities to serve the local community.
- Developments that are well located with respect to the existing village centre and village population.
- Developments that can be served with an adequate level of road access, services and infrastructure, particularly public services.

4.2.3 Development Projects and Funding

Based on the public consultation process undertaken for Bearna and a consideration of the needs of the village, there are a number of key community facilities and amenities and roads and infrastructure projects that should be facilitated for Bearna.

TABLE 4.2.3A and 4.2.3B provide an outline of some of the main facilities and projects that will be supported in Bearna, subject to appropriate siting and design.

TABLE 4.2.3A Community Facility Projects			
Project	Description	Preferred Location	Implementation/Funding
New Primary School	New school buildings, playing pitches, parking, etc. on 7 acre (2.8ha) site.	Inner Village or Outer Village, associated with new Village Street.	Board of Management, National School DoES Landowners/Developers Local Residents & Community Groups
Community/ Youth Centre	Community/youth centre with facilities for the youth, the elderly, etc.	Village Core, on existing primary school site once relocated.	Parish Council, Bearna Church Board of Management, National School DoES Landowners/Developers Local Residents & Community Groups
Coastal Amenity Park & Seaside Promenade	Coastal amenity park between Mag's Boreen and Lacklea Boreen with seaside promenade, picnic areas, seating, beach access, etc. with an area of approximately 8 acres based on a 30m setback.	Village Core, adjacent to foreshore.	Galway County Council Landowners/Developers Local Residents & Community Groups
Sports Campus	Multi-functional sports campus on a 50 acre site with playing pitches, swimming pool, indoor sports facilities, etc.	Rural Fringe or Green Wedge areas, with linkages to Village Core.	Barna Co-Op, GAA & other Sporting Groups GCC Corporate and Cultural Affairs Landowners/Developers Development Contribution Scheme Local Residents & Community Groups
Water-Related Facilities	Water-related facilities for scuba diving club, dingy sailing, boat berthage, etc.	Village Core, adjacent to foreshore/coastal amenity park.	Scuba Diving Club, Sailing Club, etc. DoCMNR Landowners/Developers Local Residents & Community Groups

TABLE 4.2.3B Roads and Infrastructure Projects

Project	Description	Preferred Location	Implementation/Funding
Bearna Public Sewer	New gravity fed public sewer and pumping station linked to City System and Mutton Island Treatment Plant for existing and future developments.	Public sewer along R336 & pumping station at foreshore in Seapoint.	GCC Water Services Department DoECLG Landowners/Developers
New Village Street	New village street providing alternative route to R336 with roundabouts on Moycullen Road & existing R336. Road will sever 2 north-south public roads.	As proposed & shown on map.	GCC Roads Department Landowners/Developers
Galway City Outer By-Pass	New bypass route for Galway City, which connects to existing R336 west of Bearna.	As proposed & shown on map.	NRA GCC Roads Department Barna Co-op (Pitch & Putt) Landowners
R336 Improvements	New/improved junctions, raised pedestrian crossings, etc.	Existing junctions & in vicinity of school, main crossroads & major new development.	GCC Roads Department
Bearna Pier Works	Safety needs (new ladders and guardrails, etc.), repairs (to storm wall batter) and rehabilitation works (for enlarged parking area) to Bearna Pier.	Bearna Pier.	GCC Roads Department DoCMNR
Roads, Footpaths & Lighting Improvements	Improvement of roads, footpaths and public lighting, provision of cycling lanes, etc.	Various.	New roads, footpaths and cycling lanes provided in new developments.
Bus & Taxi Facilities	Bus and taxi stops and shelters along main public roads.	Along R336 and new Village Street.	GCC Roads Department Bus Eireann Galway City Buses
Amenity Walks	New amenity walk along foreshore with links to heritage features, boreens, public roads, sports and recreation facilities, existing amenity walks, etc.	Extending from seaside promenade to east, west and north, as shown on map.	Galway County Council Galway City Council Landowners/Developers Local Residents & Community Groups

5



SECTION 5 provides a series of Appendices in support of the Plan. These contain additional information on a number of important aspects of the Plan, including Pre-Draft Public Consultation, Built Form, Environment, Community Facilities and Amenities, Acronyms and References and Support Documents.

Appendices

5.1 Appendix A – Pre-Draft Public Consultation

5.1.1 Introduction

An extensive pre-draft public consultation process was undertaken by GCC as part of the preparation of the Bearna Draft LAP in 2006/2007. The outcomes of this consultation process are summarised in the *Pre-Draft Public Consultation Report*, which was produced and made publicly available in May 2006.

5.1.2 Public Workshop

As part of this consultation process, a public workshop was held on 21st February 2006 at the Clybaun Hotel, Knocknacarra to involve the local community at an early stage in the plan preparation process. The night of the public workshop was attended by around 230 people and a wide range of interests were represented at the workshop.

The workshop was designed and structured as an interactive workshop to engage the public in a structured exchange of information, so that their needs, views and ideas could be recorded and used to inform the LAP. This allowed interested and affected groups and individuals to discuss the various issues that affect Bearna, to identify what the needs of Bearna are and to work towards a common vision for the future development of the area.

TABLE A1 provides an outline of the two exercises undertaken by participants at the public workshop.

TABLE A1 | Workshop Exercises

Exercise 1	Vision for Bearna
Exercise 2	Specific Topics
Topic 1	Village Character and Features
Topic 2	Community Facilities and Amenities
Topic 3	Local Culture and Heritage
Topic 4	Roads and Transportation
Topic 5	Infrastructure and Services
Topic 6	Foreshore and Coastal Lands
Topic 7	Water-Based Facilities and Amenities
Topic 8	Local Economic Development and Tourism
Topic 9	Village Growth and Development
Topic 10	Natural Assets and Open Spaces

At the evening workshop, participants were given an opportunity to complete a confidential questionnaire. The purpose of the questionnaire was to provide a profile of those attending the workshop. It also allowed the planning team to assess the effectiveness of the advertising campaign undertaken for the public workshop. A total of 100 completed confidential questionnaires were received, including 94 received on the night of the workshop and a further 6 completed questionnaires received after the workshop.

TABLE A2 shows the findings of the confidential questionnaire.

5.1.3 Written Submissions

Written submissions were also invited from the general public and those attending the public workshop from the initial notice date on 9th February 2006 until the closing date for the receipt of submissions on 10th March 2006. A total of 40 written submissions were received during that period.

TABLE A3 provides a list of the written submissions received.

5.1.4 Key Issues Raised

The public workshop and written submissions highlighted a number of key issues that are relevant to the planning and development of Bearna.

TABLE A4 summarises the main issues raised in the public workshop and the written submissions.

The views and ideas expressed at the public workshop and in the written submissions have been considered in the preparation of the Bearna Draft Local Area Plan.

5.1.5 Stakeholder Meetings

A number of meetings were held with a number of local landholders and community groups in the area, including *Scoil Sheamais Naofa* (National School), *An Comharchumann Bhearna* (Barna Co-op) and *Pobal Bhearna*. These meetings helped to explore a variety of options for providing community facilities and amenities in Bearna.

TABLE A2 | Profile of Public Workshop Participants

Gender	Male 63%	Female 37%					
Age Group	13-17 0%	18-25 1%	26-35 18%	36-55 46%	56-65 19%	66+ 15%	
Residential Status	Home owner 86%	Tenant 5%	Other 9%				
Where do you live?	Bearna Village 47%	Bearna Hinterland 38%	Furbo 0%	Spiddal 3%	Conamara 0%	City 5%	Other 7%
If you live in Bearna, how long have you been living there?	0-2 yrs 13%	3-5 yrs 8%	6-10 yrs 8%	11-20 yrs 13%	21+ yrs 56%		
If you live in Bearna, why did you decide to live there?	Born there 32%	Close to work 6%	Close to City 12%	Local amenities 5%	Village lifestyle 40%	Retirement 2%	Other 14%
Occupational Status	Student 2%	Homemaker 11%	Employee 39%	Self-employed 29%	Unemployed 0%	Retired 18%	Other 2%
Where do you study/work?	Barna Village 20%	Barna Hinterland 5%	Furbo 1%	Spiddal 1%	Conamara 1%	City 57%	Other 23%
How do you travel to your place of study/work?	Car 87%	Walk 10%	Bicycle 5%	Bus 4%	Train 0%	Other 6%	
How did you travel to the public workshop?	Car 94%	Walk 3%	Bicycle 0%	Bus 0%	Other 3%		
How did you hear about the public workshop?	Newspaper 32%	Poster 9%	Flier 30%	Radio 10%	Word of mouth 35%	Other 10%	

TABLE A3 List of Written Submissions

No.	Name/Position	Organisation/Address	Submission Type
1	Sean Murray	Forramoyle East, Bearnna, Co. Galway	Local Issues
2	Pauline Joyce	Bearnna Pastoral Team, Church of Mary Immaculate Queen, Forramoyle East, Bearnna, Co. Galway	Community-Based Issues
3	Michael P Conneely	Forramoyle East, Main Road, Bearnna, Co. Galway	Local Issues
4	Catherine Corcoran	8 Pier Road, Bearnna, Co. Galway	Local Issues
5	Alan Crean	Clochscóilte, Bearnna, Co. Galway	Local Issues
6	Michael O'Grady	c/o McMullan Architects, Killeenaran, Kilcolgan, Co. Galway	Zoning Request/Development Proposal
7	Anthony P Heery	Na Fabhraí Maola, Bearnna, Co. Galway	Local Issues
8	Patrick Fahy	106 Seacrest, Knocknacarra, Co. Galway	Zoning Request/Development Proposal
9	Seamus Keady	Park East, Spiddal, Co. Galway	Zoning Request/Development Proposal
10	John O'Donnell	Sea Point, Bearnna, Co. Galway	Local Issues
11	Rachel Crawford	Sea Point, Bearnna, Co. Galway	Local Issues
12	David Heffernan	Heffernan & Associates Architects, Bearnna, Co. Galway	Zoning Request/Development Proposal
13	Tara Buckley, Director General	RGDATA, Rock House, Main Street, Blackrock, Co. Dublin	Commercial Interests
14	Margaret Walsh, Lawrence Walsh, Mick Walsh & Máire Breatnach	Ballard, Bearnna, Co. Galway	Local Issues
15	Julie Clyne, Peter Clyne & Annmarie Clyne	Furrymeelia East, Bearnna, Co. Galway	Zoning Request/Development Proposal
16	Julie Conneely	Forramoyle East, Main Road, Bearnna, Co. Galway	Local Issues
17	Kieran Devenish	Freeport, Bearnna, Co. Galway	Local Issues
18	Sean Beatty	Freeport, Barna, Co. Galway	Local Issues
19	Sean Boland	Forramoyle East, Bearnna, Co. Galway	Zoning Request/Development Proposal
20	Alan De Brun	63 Creagan, Bearnna, Co. na Gaillimhe	Zoning Request/Development Proposal
21	Mssrs. Beatty, Cunningham, Darcy & Others	c/o AP McCarthy Planning Consultants Ltd., Block 1, GFSC, Moneenageisha Road, Galway	Local Issues
22	Willie Leahy	c/o AP McCarthy Planning Consultants Ltd., Block 1, GFSC, Moneenageisha Road, Galway	Zoning Request/Development Proposal
23	Board of Management	Scoil Shéamais Naofa, Bearnna c/o A.P. McCarthy Planning Consultants Ltd., Block 1, GFSC, Moneenageisha Road, Galway	Community-Based Issues
24	Tom & Jim Cunningham	c/o AP McCarthy Planning Consultants Ltd., Block 1, GFSC, Moneenageisha Road, Galway	Zoning Request/Development Proposal
25	Padhraig Campbell, PRO Committee Member	Pobal Bearnna, Freeport, Bearnna, Co. na Gaillimhe	Community Development Plan for Bearnna
26	Gabriel Colleran, Chairman, Board of Management	Scoil Shéamais Naofa, Bearnna c/o Minister Frank Fahey, T.D. Minister of State at the Department of Justice Equality & Law Reform, Bishops Square, Redmonds Hill, Dublin 2	Community-Based Issues
27	Seona O'Fegan, Chairperson	Parents Association, Scoil Shéamais Naofa, Bearnna, Co. na Gaillimhe	Community-Based Issues
28	Dermot Corcoran	Quayside House, Freeport, Bearnna, Co. Galway	Local Issues
29	Ciaran Ferrie	Murray O'Laoire Architects, Fumbally Court, Fumbally Lane, Dublin 8	Village Case Study for Bearnna
30	Seamus Keady	c/o AP McCarthy Planning Consultants Ltd., Block 1, GFSC, Moneenageisha Road, Galway	Zoning Request/Development Proposal
31	Ms. Emer O'Ceidigh	c/o AP McCarthy Planning Consultants Ltd., Block 1, GFSC, Moneenageisha Road, Galway	Zoning Request/Development Proposal
32	Adrian O'Connor	c/o AP McCarthy Planning Consultants Ltd., Block 1, GFSC, Moneenageisha Road, Galway	Zoning Request/Development Proposal
33	Anna Farrell	The Cappagh Road, Galway	Local Issues
34	Thomas P. O'Connor	Kingston Road, Galway	Local Issues
35	Darragh J. O'Loughlin	Seapoint, Bearnna, Co. Galway	Local Issues
36	Dr Ruth Staunton	BMA GeoServices Ltd., Aro Building, Furbo, Co. Galway	Commercial Interests
37	Joe Murphy & Nicola O'Brien	Seapoint, Bearnna, Co. Galway	Local Issues
38	The Secretary	Coiste Pobal Bearnna c/o Barna Post Office, Bearnna, Co. Galway	Community-Based Issues
39	Seamus Murphy, Chairman	Comharchumann Bearnna Teo, Stripe, Furbo, Co. Galway	Community-Based Issues
40	Michael Barry & Shane Heskin	c/o Roddy Mannion Associates, Architects, Interior Designers, Planners, 3 Commerce Court, Flood Street, Galway	Zoning Request/Development Proposal

TABLE A4 | Key Issues Raised

No.	Issue
1	Facilitate the provision of an upgraded or relocated primary school, with adequate associated facilities including playing pitches, to serve the growing population in Bearna.
2	Facilitate the provision of a range of community facilities and amenities in Bearna, including a community centre with youth and elderly facilities, sports facilities and playing pitches, children's playgrounds, parks, etc.
3	Facilitate the provision of a range of water-based facilities and amenities to support recreational water-based activities such as angling, scuba-diving, dinghy-sailing, etc. and could include a dinghy-sailing club, diving centre, a jetty and/or a marina, etc.
4	Improve public access to the foreshore, establish an appropriate foreshore development setback and develop a seaside promenade, picnic and seating areas and/or coastal amenity park. The most commonly cited setback distance is between 50m and 100m from the HWM or sea wall.
5	Respect the fishing/Gaeltacht heritage and character of the village and ensure that future development retains this heritage, such as the pier and harbour, and responds to it in terms of building heights, designs, materials, etc. Many submissions stipulate a maximum of two-storeys in future developments, the use of local stone, retention of views of the sea from the village centre, the protection and promotion of the Irish language, etc.
6	The recent growth and development of Bearna has been too rapid, large scale and insensitive to the existing heritage, character and needs of the village. There is a need to provide an appropriate planning, zoning and design framework for the village that guides and controls development in accordance with the community's vision and that ensures that sufficient community facilities, amenities and services are provided to support existing and future residential and commercial development.
7	Provide an adequate public sewerage system for Bearna that caters for existing houses as well as any future developments. Other infrastructure required includes a surface water drainage system for the village, computer and broadband facilities, etc.
8	Improve the road network and adopt traffic management measures to alleviate traffic congestion in Bearna and improve pedestrian and cycling safety, including the provision of the proposed Galway City Outer By-Pass and the provision of an appropriate village street/relief road, which may need to be a different route/road type to the proposed inner relief road.
9	Provide adequate public transport in Bearna, including safe pedestrian and cycling routes, crossings and facilities, an improved bus service between Bearna and Galway City, adequate street lighting, etc.
10	A number of written submissions relate to specific land parcels and include zoning requests/development proposals for these land parcels. This mainly includes lands proposed for mixed-use development within the village centre and lands proposed for residential development outside of the village centre.

5.2 Appendix B – Built Form

5.2.1 Built Form Assessment

As part of the preparation of the Local Area Plan, an assessment was undertaken of a number of medium to large scale developments in the village centre in order to assess the types of building designs, densities and materials that have been used. This is presented in the *Built Form Assessment for Bearna* produced in June 2006, which forms a support document to the Plan.

TABLE B1 and MAP B1 show the sites considered in the Built Form Assessment. The site numbers on the map correspond to the sites numbered on the table, the blue outline shows developments as built and the green outline shows refused/withdrawn development proposals.

5.2.2 Density Provisions

The Local Area Plan has considered a range of density-related provisions in a number of documents relevant to the Bearna Plan Area. This includes those contained in the *Bearna Pre-Draft Plan 2003*, the GCDP, the *Residential Density Guidelines 1999* and the *Sustainable Residential Development in Urban Areas Guidelines 2009* produced by the DoEHLG, the *GCDP 2011-2017* and the *Community Development Plan for Bearna 2006* produced by Pobal Bhearna.

TABLE B2 summarises the density-related provisions contained in the abovementioned documents in order of the date that they were produced.

5.2.4 Village Design

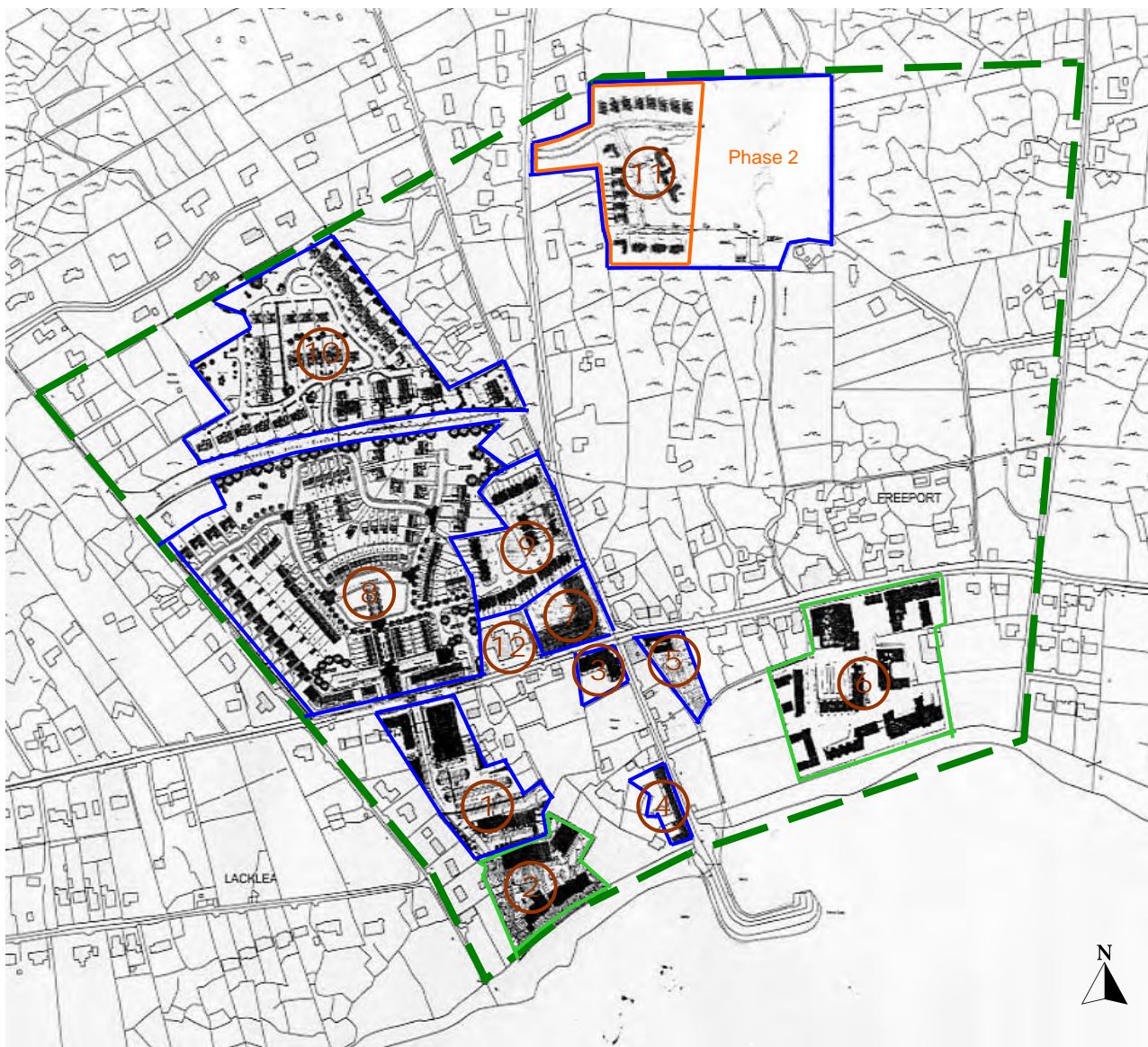
As part of the preparation of the Local Area Plan, studies were undertaken exploring the design principles, approaches and guidelines appropriate to Bearna. These are presented in the *Village Design Report for Bearna* produced in November 2006 and the Village Environs Guidance Document for Bearna produced in September 2007, which form support documents to the Plan. These documents have been used to inform key aspects of the Design Strategy for Bearna.

SECTION 2.4 and 3 contain village design guidelines drawn from the Village Design Report for Bearna.

5.2.3 Development Potential

The Plan provides guidance on the density guidelines considered appropriate in different parts of the Plan Area to achieve the vision and strategies envisaged in the Plan. These have been applied to the remaining rural/agricultural/undeveloped land in the various Development Areas to determine the development potential allowed for in Bearna under the provisions of the Plan.

TABLE B3 shows the land uses in each Development Area and the remaining rural/agricultural/undeveloped land, which has been used to determine the development potential of each area. TABLE B4 contains more detailed guidance on the basis for calculating the development potential of each area.



MAP B1 | Built Form Assessment Sites

TABLE B1 Built Form Assessment

	Site	Site Area	Floor Area	No. of Storeys	No. of Units	Average Du Size	No. of Car Spaces	POS	PAR	Du/ Ha	Du/ Acre	Site Coverage	Materials Used	
1	T & J Cunningham, Seapoint (Phase 1, 2 & 3)	1.7ha	4.1 acres	7 733m ²	2/3	30 Residential 2 Crèches 13 Commercial	221m ²	209 (surface)	0% (all surfaced)	0.85	27	11	30%	Granite stonework; painted napped plaster; painted/varnished hardwood.
2	T & J Cunningham, Seapoint (Refused)	0.9ha	2.3 acres	3 592m ²	2	20 Residential 4 Commercial	149m ²	71 (surface)	15%	0.39	22	9	31%	Nap plaster; local stone; cladding; aluminium windows; glass balustrades.
3	Duffy, Pier Road, Seapoint	0.2ha	0.5 acres	1 466m ²	2/3	9 Residential 6 Retail/Office	147m ²	27 (surface)	10%	0.70	41	17	27%	Machine finished limestone; stone & painted nap plaster.
4	Pier Road Terrace, Seapoint	0.2ha	0.4 acres	1 390m ²	2	8 Residential 1 Bar/Restaurant	77m ²	Roadside	0% (all private)	0.87	50	21	43%	Local stone; painted nap plaster walls; slate roofs.
5	CGM Holdings, Tigh Phuirseil, Freeport	0.3ha	0.7 acres	648m ²	2	4 Retail 4 Commercial	81m ² (non-residential)	26 (surface)	15%	0.21	N/A	N/A	11%	Granite stone finish; wooden hand painted signs in Irish.
6	Bomac Properties, Caladh Saor, Freeport (Refused)	2.4ha	5.9 acres	26 287m ²	2/3/4	152 Residential 27 Retail/Offices 1 Bar/Restaurant 66 Bed Hotel 1 Leisure Centre	92 m ²	660 (under-ground & surface)	13%	1.08	63	26	32%	Selected render; stone, timber & metal cladding.
7	O'Connor, Twelve Pins Site, Ahaglugger	0.5ha	1.3 acres	6 384m ²	2/3	26 Hotel Rooms 6 Commercial 1 Conference Room	111m ²	111 (under-ground & surface)	6%	1.25	51	21	39%	Limestone stonework; painted nap plaster.
8	O'Malley's, Creagán, Ahaglugger	7.3ha	18.0 acres	16 146m ²	1/2/3	148 Residential 6 Commercial 1 Crèche	103m ²	162 (surface)	18%	0.22	20	8	16%	Granite stone; painted napped plaster.
9	Fitzgerald, Ahaglugger	1.4ha	3.4 acres	6 582m ²	2.5	46 Residential	143m ²	70 (surface)	15%	0.47	33	13	33%	Granite stonework; painted napped plaster.
10	McEvaddy, Ahaglugger	4.0ha	10.0 acres	9 986m ²	2	63 Residential	161m ²	124 (surface)	14%	0.25	16	6	13%	Nap plaster; granite stonework.
11	C & T Developments, Trusky East	1.7ha	4.4 acres	5 378m ²	2	21 Residential	256m ²	42 (surface)	10%	0.32	12	5	14%	Painted napped plaster; granite stone; PVC windows.
12	Obenhemp, Ahaglugger (Refused)	0.2ha	0.5 acres	1 908m ²	3	8 Residential 3 Retail 4 Office	127m ²	41 (under-ground)	0% (all surfaced)	0.86	36	15	19%	Painted napped plaster; granite stone.

Note:

1. The sites numbers listed above correspond to the site numbers shown on MAP B1.

2. 'POS' refers to 'Public Open Space'; 'PAR' refers to 'Plot Area Ratio'; 'Du' refers to 'dwelling unit' and 'ha' refers to 'hectare'.

3. Site No. 8 subsequently reduced from 7.3ha to 6.9ha and Site No. 10 from 4ha to 3.8ha in area in area to accommodate a segment of the Bearna Relief Road.

TABLE B2		Density Provisions			
Land Use/Zone	Residential Density Guidelines 1999, Department of Environment				
City/Town Centre/Brownfield	1.00 – 2.50 PAR				
Inner Suburban	0.50 – 1.00 PAR				
Outer Suburban	0.35 – 0.50 PAR (in close proximity to public transport)				
	0.25 – 0.35 PAR (remote from public transport)				
Sustainable Residential Development in Urban Areas Guidelines 2009, Department of Environment					
Centrally Located Sites	30-40+ dwellings per hectare for small towns and villages				
Edge of Centre Sites	20-35 dwellings per hectare for small towns and villages				
Edge of Small Town/Village	15-20 dwellings per hectare for small towns and villages (not more than 20% of total new planned housing stock)				
Galway County Development Plan 2009-2015, Galway County Council					
Commercial	75% maximum site coverage for single storey or 6m high developments				
	60% maximum site coverage for two-storey or 9m high developments				
	50% maximum site coverage for three-storey or 12m high developments				
Industrial	1.20 PAR & 75% maximum site coverage				
Residential	None specified, refers to <i>Residential Density Guidelines 1999</i> and <i>Sustainable Residential Development in Urban Areas Guidelines</i>				
Berna Pre-Draft Plan 2003, Galway County Council					
Village Centre	1.25 PAR				
Residential	0.27 PAR				
Industrial/Wholesale/Warehousing	1.00 PAR & 80% maximum site coverage				
Harbour Front	2 storey minimum building height along northern edge of proposed linear coastal park				
General	80% maximum site coverage in any zone				
	POS in housing developments at a minimum 15% of total site area for greenfield/suburban sites & 10% in other cases				
	1ha/1 000 population for parks and playing fields				
Galway City Development Plan 2011-2017, Galway City Council					
City Centre Area	2.00 PAR (1.6 in certain areas and higher than 2.00 under certain circumstances)				
Salthill Area	1.75 PAR				
Commercial	1.25 PAR & 80% maximum site coverage				
Industrial	1.00 PAR & 80% maximum site coverage				
Residential (General)	0.46 PAR (includes Outer Suburbs, Established Suburbs, Inner Residential & City Centre Residential; may be higher in certain cases if appropriate)				
Residential (Low Density)	0.20 PAR (generally maximum of 5 houses per hectare, with 2.5 houses per hectare in some cases and 13 houses per hectare on one specific land parcel)				
Community Development Plan for Berna 2006, Pobal Bhearna					
	Minimum Acreage	Maximum PAR	Maximum Site Coverage	Maximum Building Size	Building Type
Village Centre	N/A	1.00	65%	2 storey	Commercial/residential
Inner Residential	0.25 acres	0.30	60%	2 storey	Residential
Outer Residential	0.5 acres	0.20	50%	1-1.5 storey	Residential
Agricultural	1 acre	0.15	50%	1-1.5 storey	Agricultural/residential
Amenity	N/A	N/A	N/A	N/A	Community

Note:

1. 'PAR' refers to 'Plot Area Ratio', 'POS' refers to 'Public Open Space', 'Inner Residential' refers to the core around the village centre and 'Outer Residential' is outside the inner core.

Land Use	Village Core	Inner Village	Outer Village	Rural Fringe	Green Wedge	Coastal Edge	Plan Area
Detached Residential	4.8ha (8.9%)	12.8ha (32.1%)	54.8ha (40.3%)	43.3ha (15.7%)	7.5ha (9.2%)	7.1ha (8.9%)	130.3ha (20.1%)
Attached Residential/Housing Estate	0.6ha (3.6%)	12.3ha (30.1%)	2.2ha (1.7%)	0.0ha (0.0%)	0.0ha (0.0%)	0.0ha (0.0%)	15.0ha (2.3%)
Mixed Use/ Commercial/Office	3.0ha (18.1%)	0.1ha (0.3%)	1.4ha (1.1%)	0.6ha (0.2%)	0.2ha (0.2%)	0.0ha (0.0%)	5.4ha (0.8%)
Public/Institutional	0.6ha (3.6%)	0.1ha (0.3%)	0.0ha (0.0%)	0.0ha (0.0%)	0.9ha (1.1%)	0.1ha (0.1%)	1.6ha (0.3%)
Open Space/Recreation & Amenity	0.0ha (0.0%)	0.9ha (2.3%)	0.0ha (0.0%)	2.0ha (0.7%)	0.0ha (0.0%)	0.0ha (0.0%)	2.8ha (0.4%)
Rural/Agricultural/Undeveloped	7.3ha (44.0%)	13.0ha (32.6%)	72.5ha (53.3%)	229.1ha (83.1%)	73.3ha (89.5%)	73.0ha (91.0%)	468.6ha (72.3%)
Total Area	16.6ha (100.0%)	39.9ha (100.0%)	131.0ha (100.0%)	275.6ha (100.0%)	81.9ha (100.0%)	80.2ha (100.0%)	647.9ha (100.0%)

Note:

1. The above areas are approximate and have been measured off the GIS map in MapInfo.
2. The land use areas above exclude the area taken up by existing roads and the proposed new Bearna Village Street, which occupy a total of 23.0ha in the Plan Area.

Land Use Zones/ Development Areas	Area		Land Use/Density Guidelines						Floor Areas/Units Generated			
	Total Site Area	Undeveloped/Rural Area	Maximum Development Percentage	Maximum Site Coverage	Maximum Building Height	Maximum Plot Area Ratio	Maximum Residential Use	Average Housing Unit Size	Total Floor Area	Total Non-Residential Floor Area	Total Residential Floor Area	Total No. of Housing Units
Village Core	15.4ha	6.6ha	100%	40 - 60%	1.5 - 2.5 Storeys	1.00 PAR	50%	100m ²	65 760m ²	32 880m ²	32 880m ²	329 units
Inner Village	37.9ha	12.3ha	100%	45%	2 Storeys	0.45 PAR	70%	120m ²	55 305m ²	16 592m ²	38 714m ²	323 units
Outer Village	128.9ha	71.4ha	100%	30%	2 Storeys	0.30 PAR	85%	200m ²	214 230m ²	32 135m ²	182 096m ²	910 units
Outer Village (Existing)	61.3ha	3.8ha	100%	30%	2 Storeys	0.30 PAR	85%	200m ²	11 430m ²	1 715m ²	9 715m ²	49 units
Outer Village (Phase 1)	12.1ha	12.1ha	100%	30%	2 Storeys	0.30 PAR	85%	200m ²	36 300m ²	5 445m ²	30 855m ²	154 units
Outer Village (Phase 2)	55.5ha	55.5ha	100%	30%	2 Storeys	0.30 PAR	85%	200m ²	166 500m ²	24 975m ²	141 525m ²	708 units
Total Village Consolidation Zone	182.2ha	90.3ha	100%	30 - 60%	1.5 - 2.5 Storeys	0.30 - 1.00 PAR	50 - 85%	100 - 200m ²	335 295m ²	81 606m ²	253 689m ²	1 562 units
Rural Fringe	263.0ha	216.6ha	10%	10%	1.5 - 2 Storeys	0.20 PAR	95%	250m ²	43 314m ²	2 166m ²	41 148m ²	165 units
Green Wedge	80.1ha	69.9ha	5%	10%	1.5 Storeys	0.20 PAR	95%	250m ²	6 992m ²	350m ²	6 642m ²	27 units
Coastal Edge	36.9ha	29.6ha	5%	10%	1.5 Storeys	0.20 PAR	95%	250m ²	2 960m ²	148m ²	2 812m ²	11 units
Total Village Enhancement Zone	380.0ha	316.1ha	5 - 10%	10%	1.5 - 2 Storeys	0.20 PAR	95%	250m ²	53 266m ²	2 663m ²	50 602m ²	202 units
Environmental Management Zone/Area	63.1ha	63.1ha	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Transport Infrastructure	22.6ha	0.0ha	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Plan Area	647.9ha	469.5ha	N/A	N/A	N/A	N/A	N/A	N/A	388 561m²	84 269m²	304 291m²	1 764 units

Notes:

1. Total Site Area and Undeveloped/Rural Area are approximate areas that have been measured off MAP 2.3.1 (Existing Land Pattern) and 2.3.2B (Development Areas) in MapInfo.
2. Maximum Development Percentage refers to proportion of the area that can be considered for development.
3. Average Housing Unit Size has been based on recent developments in the village, as summarised in TABLE B1, and anticipated likely market averages.
4. Total Floor Area calculated by multiplying Undeveloped/Rural Area by Maximum Plot Area Ratio.
5. Total Residential Area calculated by multiplying Total Floor Area by the percentage of Maximum Residential Use.
6. Total Non-Residential Floor Area calculated by subtracting the Total Residential Floor Area from the Total Floor Area.
7. Total No. of Housing Units calculated by dividing Total Residential Floor Area by the Average Housing Unit Size.
8. The Inner Village PAR may be increased to 0.5 where community facilities form part of the proposal and reduced to 0.4 where no such facilities are to be provided
9. The above floor areas and housing unit numbers are estimates and would depend on the actual land use mix, site layout configurations, dwelling unit size, etc. proposed in developments.

10. Roads includes all existing roads (20.2ha) and the route corridor of the proposed new Village Street (approximately 2.4ha in total).
11. The Environmental Management area includes the Coastal Buffer/Amenity between the HWM and foreshore field boundary line that occupies an area of 12.1ha in which development is generally prohibited.
12. The maximum residential use percentages take account of the mix of uses (e.g. commercial in the Village Core) and the need for community facilities and amenities in each area.
13. The plot area ratio of 1.00 for the Village Core could be increased to 1.25 in certain locations (e.g. at focal points along R336), subject to high standards of design and the approval of the Planning Authority, and reduced in other locations (e.g. along the coast).
14. The total floor areas and unit numbers estimated above excludes the increase in floor area and unit numbers that would be generated by redeveloping existing properties at higher densities and developing a greater percentage of the Village Enhancement Zone areas.
15. The total potential no. of housing units within the Village Consolidation Zone (1 555) is almost 10 times the allocation set out in the GCDP Core Strategy for Bearna (162 units, based on a population allocation of 420 people and an average household size of 2.6 persons per dwelling) and the Plan Area boundary and land use areas proposed therefore provide sufficient land and development potential for approximately 60 years (i.e. 10 plan lifetimes) at current allocation levels and growth rates. The LAP accordingly includes provisions for phasing of residential development to ensure compliance with the Core Strategy. It should also be noted that the total floor area and dwelling unit estimates above are generally based on all of the available lands being developed to the maximum density permissible and that actual development densities and therefore total floor areas and dwelling unit numbers are likely to be lower than those estimated above.

5.3 Appendix C – Environment

Environmental considerations have formed a central component of the preparation of the Plan. This is reflected in the strategies, policies and objectives contained in the Plan and the Coastal Habitat Study, Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) Screening undertaken as part of the plan preparation process in 2006/2007. A Strategic Environmental Assessment Screening and Habitats Directive Assessment (HDA) Screening have also been undertaken as part of the amendment of the Plan in 2012.

5.3.1 Strategies, Policies and Objectives

The Plan incorporates a wide range of strategies, policies and objectives intended to protect the heritage and environment of Bearna. The provisions in the Plan have been informed by a range of legislative requirements, policy provisions, contextual analyses and best practice approaches to environment protection and management.

SECTION 2.6 contains a range of strategies, policies and objectives to ensure a high level of protection for the cultural, built and natural heritage in Bearna and to ensure that new developments are in keeping with the character, amenity, heritage, environment and landscape of the village.

5.3.2 Coastal Habitat Study

As part of the preparation of the Local Area Plan, a study was undertaken of the habitats along Bearna's coastline. The study focused on the area seaward of the R336 and landward of the High Water Mark stretching from Liberty Stream in the west to Silver Strand Road in the east.

The *Coastal Habitat Study for Bearna* was produced in November 2006 and forms a support document to the Plan. The study has informed the

environmental provisions contained in the Plan, particularly in respect of coastal habitats, sensitivities and management in Bearna.

MAP C1 shows the coastal habitats identified in Bearna.

5.3.3 Strategic Environmental Assessment

As part of the preparation of the LAP in 2006/2007, a Strategic Environmental Assessment (SEA) was undertaken in accordance with the *European Union's Strategic Environmental Assessment Directive 2001/42/EC*, commonly known as the *SEA Directive 2001*. The *SEA Directive 2001* was transposed into Irish law through the *European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004* and the *Irish Planning and Development (Strategic Environmental Assessment) Regulations 2004*.

The SEA Directive and Regulations requires that an assessment is undertaken of the effects of certain plans and programmes on the environment. A Strategic Environmental Assessment (SEA) is defined as:

“A systematic process for evaluating the environmental consequences of proposed policy, plan or programme initiatives in order to ensure that they are fully included and appropriately addressed at the earliest stage of decision-making on par with economic and social considerations.”

The SEA undertaken for Bearna has considered the likely and significant effects on the environment of implementing the Plan. The SEA has also considered a number of alternative development options to those proposed in the Local Area Plan. This clearly shows that the development approach adopted in the Plan is likely to have significant environmental benefits over the other options considered. It also shows that the significant

adverse environmental effects that would result from the implementation of the Plan would be likely to be avoided through the integration of the necessary mitigation measures recommended in the SEA Environment Report.

The Plan has considered the outcomes of the SEA and has incorporated a range of environmental management and protection safeguards and mitigation measures recommended in the SEA Report. These are necessary to avoid, reduce and ameliorate the potential negative environmental impacts of development and to enhance the environment, landscape and amenity of the Bearna Plan Area.

5.3.4 Appropriate Assessment Screening

As part of the preparation of the LAP in 2006/2007, an Appropriate Assessment (AA) Screening was undertaken in accordance with the requirements of Article 6(3) of the EU *Habitats Directive 92/43/EEC*. The Habitats Directive requires that an assessment is undertaken of the effects of plans and projects on any Natura 2000 sites. The AA Screening undertaken as part of the Bearna plan preparation process concluded that the Plan (alone or in combination) was not likely to affect Natura 2000 sites.

5.3.5 SEA Screening of Amendment

As part of the amendment of the LAP in 2012, a SEA Screening was undertaken to assess the likely effects of the amendment of the Plan on the environment. The SEA Screening concluded that the amendment was unlikely to result in significant effects on the environment.

5.3.6 AA Screening of Amendment

As part of the amendment of the LAP in 2012, an AA Screening was undertaken to assess the likely

effects of the amendment on Natura 2000 sites, in accordance with the requirements of the Habitats Directive and associated national legislation and guidance. The AA Screening concluded that the amendment of the Plan (alone or in combination with other plans or projects) was unlikely to result in significant effects on any Natura 2000 sites.



MAP C1 | Coastal Habitat Study

5.4 Appendix D – Community Facilities and Amenities

The Plan has considered a number of potential options for providing community facilities and amenities in Bearnna to meet the needs of the local community.

5.4.1 Primary School

The Plan has considered a number of potential site options for a new primary school. This has been guided by the input received through the pre-draft public consultation process, in particular the submission received from *Scoil Sheamais Naofa*, and the need to provide a site of sufficient size with good vehicular, pedestrian and cycling access from the residential population in the village centre and broader area.

The Plan has identified 7 potential sites, including 3 central sites along the proposed new Village Street (Option 1, 2 and 3), 1 inner site (Option 4), 2 coastal sites (Option 5 and 6) and 1 peripheral site on the eastern edge of the Plan Area (Option 7).

TABLE D1 provides an assessment of the siting options considered for the new school and ranks these in terms of the suitability of their location, ease of access, potential for clustering and linkage, potential environmental impacts, etc.

5.4.2 Sports and Recreation Facilities

The Plan has considered a number of potential site options for new sports and recreation facilities. This has been guided by the input received through the pre-draft public consultation process, in particular the submission received from *An Comharchumann Bhearna* for a multi-purpose sports campus on a 50 acre site, and the need to provide a site of sufficient size with good vehicular, pedestrian and cycling access from the residential population in the village centre and broader area.

The Plan has identified 6 potential siting options for the proposed sports campus, each with a site size of approximately 50 acres, including 1 central site (Option 1), 3 inner sites (Option 2, 3 and 4) and 2 peripheral sites (Option 5 and 6).

TABLE D2 provides an assessment of the siting options considered for the new sports campus and ranks these in terms of the suitability of their location, ease of access, potential for clustering and linkage, potential environmental impacts, etc.

TABLE D1 School Facility Site Options

Site Options	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
Option Type	Central Site Option	Central Site Option	Central Site Option	Inner Site Option	Coastal Site Option	Coastal Site Option	Peripheral Site Option
Proximity to Village Centre Crossroads	Within 500m radius.	Just outside 500m radius.	Just outside 500m radius.	On edge of 1km radius.	Just outside 500m radius.	On edge of 1km radius.	On eastern edge of Plan Area.
Proximity to Population Thresholds	Very well-located in relation to main village population.	Well-located in relation to main village population.	Located on edge of village population area.	Located north of existing village population area.	Separated from main village population by busy R336.	Separated from main village population by busy R336.	Isolated from village population but on drive to City.
Ease of Access for Public & Private Transport	Potential for good access from new village street. Potential for access from main Moycullen Road.	Potential for good access from new village street. Potential access from Avough Road.	Potential for good access from new village street. Potential access from Aille Road.	Potential for good access from Moycullen Road. Potential access via greenway linkage along Trusky Stream.	R336 creates potential safety hazards. Potential for good access from new village street roundabout.	R336 creates potential safety hazards. Difficult to provide access from R336.	Potential for vehicular access from R336 but walking and cycling problematic.
Potential For Clustering and Expansion	Some room for expansion, particularly to north along Trusky Stream.	Some room for expansion but limited by existing residential development.	Potential for expansion to east.	Potential for clustering with sports facilities and expansion to north and east.	Potential for expansion to east but on sensitive coastal lands.	Limited room for expansion due to coastal location.	Potential for expansion to west.
Potential for Linkages with Other Facilities	Potential for linkage to new sports site to north and R336, potential community centre site and proposed coastal amenity park to south via Trusky Stream.	Potential linkage to tennis court to east off Trusky Road.	Potential linkage to sports option 4 or 5 via Aille Road.	Potential for linkage to existing playing pitch and coastal amenity via Moycullen Road and greenway linkage along Trusky Stream.	Potential linkage to facilities along coast.	Potential linkage to facilities along coast.	Potential linkage to Bearna Church, Silver Strand beach, Lough Rusheen, Barna Woods and Cappagh Road playing pitches.
Environmental Considerations	On higher ground within development area away from coast.	On higher ground within development area away from coast.	On higher ground on edge of development area away from coast.	On higher ground north of village development area away from coast.	Potential impacts on landscape, environment and views in this highly scenic coastal location.	Potential impacts on landscape, environment and views in this highly scenic coastal location.	Potential impacts on cSAC, SPA and pNHA.
Likely Market Value of Land	High to Very High	High	Moderate to High	Moderate to High	Moderate to High	Moderate to High	Moderate
Overall Ranking	1	2	3	4	5	6	7

Notes:

1. MAP 2.5.2A shows the location of the above site options. All sites shown are approximately 7 acres (2.8ha) in area.
2. The above distances have been measured in a straight line from the Moycullen Road/R336 junction and actual travel distances along public roads would be longer.
3. The Overall Ranking shows the order of preference of the site option in meeting a variety of locational, threshold, access, clustering and environmental criteria.

TABLE D2 Sports Facility Site Options

Site Options	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
Option Type	Central Site Option	Inner Site Option	Inner Site Option	Inner Site Option	Outer Site Option	Outer Site Option
Proximity to Village Centre Crossroads	0.92km (in Plan Area & 1km radius)	1.46km (part outside Plan Area but strongly linked to Bearna)	1.48km (in Plan Area but outside 1km radius)	1.65km (in Plan Area but outside 1km radius)	1.67km (part outside Plan Area & GCOB)	2.6km (outside Plan Area & GCOB)
Proximity to Population Thresholds	Well-located in relation to main village population threshold.	Located on edge of Galway City but somewhat removed from village population threshold.	Isolated from main village population concentration.	Isolated from main village population concentration.	Located between Bearna and <i>Na Forbacha</i> village populations.	Remote from main village population concentration.
Ease of Access for Public & Private Transport	Good road access from Moycullen Road and Aille Road. Potential for good pedestrian linkage via Trusky Stream and local boreen.	Potential access from Aille Road. Potential for pedestrian/ cycling linkage from Knocknacarra/Cappagh.	Potential access from local road.	Potential access from local roads.	Isolated from existing public roads. Proposed Galway City Outer-Bypass will bisect lands.	Potential access from local road.
Potential for Clustering with Other Sports & Recreation Facilities	Potential for linkage with school site and pitch. Potential clustering with future secondary school.	Cappagh Road Playing Pitches.	GAA Pitch.	Potential for linkage to nearby GAA Pitch.	No existing sporting facilities nearby.	Barna Golf Course.
Potential Linkages to Nearby Facilities and Amenities	Potential for linkage to new school site, new village street, R336, potential community centre site and proposed coastal amenity park.	Potential for linkage with Cappagh pitches, Barna Woods and Rusheen Bay amenity via Barna Stream.	Potential for linkage to Lough Inch amenity and Barna Golf Course.	Potential for linkage to nearby GAA Pitch.	No existing facilities or amenities nearby.	Potential for linkage to Lough Inch amenity.
Environmental Considerations	Potential to preserve portion of Trusky Stream as open space. Potential for creation of a new 'green lung' from coast to the hinterland via Trusky Stream.	Potential to contribute to creation of an open space corridor with Barna Stream, Barna Woods and Rusheen Estuary, which are an SAC, NHA and SPA.	Potential to help preserve upper area of Trusky Stream as open space.	Potential to help preserve upper area of Trusky Stream as open space.	Potential to contribute to the creation of an open space linkage along Liberty Stream.	Environmental constraint due to majority of site being covered by Moycullen Bogs NHA.
Likely Market Value of Land	High	Moderate to High	High	Moderate to High	Moderate	Moderate
Overall Ranking	1	2	3	4	5	6

Notes:

1. MAP 2.5.2A shows the location of the above site options. All sites shown are approximately 50 acres (20.2ha) in area.
2. The above distances have been measured in a straight line from the Moycullen Road/R336 junction and actual travel distances along public roads would be longer.
3. The Overall Ranking shows the order of preference of the site option in meeting a variety of locational, threshold, access, clustering and environmental criteria.

5.5 Appendix E – Acronyms and References

5.5.1 List of Acronyms

The following acronyms have been used in this document:

AA	Appropriate Assessment
ACA	Architectural Conservation Area
BD 2009	2009/147/EC Birds Directive
BH	Built Heritage
CE	Coastal Edge
CF	Community Facilities
CH	Cultural Heritage
COMAH 1996	96/82/EC Directive on the Control of Major Accident Hazards Involving Dangerous Substances
cSAC	candidate Special Area of Conservation
CSO	Central Statistics Office
DC	Development Control
DoAFM	Department of Agriculture, Food and the Marine
DoAHG	Department of the Arts, Heritage and the Gaeltacht
DoAHGI	Department of the Arts, Heritage, Gaeltacht and the Islands
DoCMNR	Department of Communications, Marine and Natural Resources
DoECLG	Department of the Environment, Community and Local Government
DoEHLG	Department of the Environment, Heritage and Local Government
DoES	Department of Education and Science
DoHC	Department of Health and Children
DoT	Department of Transport
EcoNet	Ecological Network
EC	European Community
ED	Electoral Division
EEC	European Economic Community
EIA	Environmental Impact Assessment
EIS	Environmental Impact Statement
EPBD	Energy Performance of Buildings Directive
EPA	Environmental Protection Agency
ESB	Electricity Supply Board
EU	European Union
GAA	Gaelic Athletic Association
GCC	Galway County Council
GCDP	Galway County Development Plan
GCDP 2011-2017	Galway City Development Plan 2011-2017
GCMDs	Galway City Main Drainage System
GCOB	Galway City Outer Bypass
GCWSS	Galway City West Water Supply Scheme
GIS	Geographic Information System
GPS	Groundwater Protection Scheme
GSi	Geological Survey of Ireland

GTPS	Galway Transportation and Planning Study
GW	Green Wedge
HD 1992	92/43/EEC Habitats Directive
HDA	Habitats Directive Assessment
HWM	High Water Mark
IAP	Integrated Area Plan
ICZM	Integrated Coastal Zone Management
IS	Infrastructure and Services
IT	Information Technology
IPCC	Intergovernmental Panel on Climate Change
IV	Inner Village
LA	Local Authority
LAP	Local Area Plan
LCA	Landscape Character Assessment
LIS	Linguistic Impact Statement
LU	Land Use
LRS	Light Rail System
LWM	Low Water Mark
MAN	Metropolitan Area Network
N/A	Not Applicable
NBP 2002	National Biodiversity Plan 2002
NHA	Natural Heritage Area
NHP 2002	National Heritage Plan 2002
NIR	Natura Impact Report
NIS	Natura Impact Statement
NDP	National Development Plan
NH	Natural Heritage
NPWS	National Parks and Wildlife Service
NRA	National Roads Authority
NSS 2002-2020	National Spatial Strategy 2002-2020
NUI	National University of Ireland
OPW	Office of Public Works
OS	Ordinance Survey
OV	Outer Village
PAR	Plot Area Ratio
PDA 2000	Planning and Development Act 2000-2010
PDR 2001	Planning and Development Regulations 2001
PE	Population Equivalent
PEBLDS	Pan-European Biological and Landscape Diversity Strategy
pNHA	proposed Natural Heritage Area
POS	Public Open Space
QBC	Quality Bus Corridor
RBD	River Basin District
RBDMP	River Basin District Management Plan
RF	Rural Fringe
RMP	Record of Monuments and Places
RPG 2005	Retail Planning Guidelines 2005
RPG-WR 2004	Regional Planning Guidelines for the West Region 2004

RPG-WR 2010	Regional Planning Guidelines for the West Region 2010
RPS	Record of Protected Structures
RT	Roads and Transportation
RWSS	Regional Water Supply Scheme
SAC	Special Area of Conservation
SDS 1997	Sustainable Development Strategy for Ireland 1997
SEA	Strategic Environmental Assessment
SEAI	Sustainable Energy Authority of Ireland
SI	Statutory Instrument
SPA	Special Protection Area
SRHG 2005	Sustainable Rural Housing Guidelines 2005
SuDS	Sustainable Drainage System
TIA	Traffic Impact Assessment
UCD	University College Dublin
UNEP	United Nations Environment Programme
VC	Village Core
VD	Village Design
VG	Village Growth
WFD 2000	2000/60/EC Water Framework Directive
WHB	Western Health Board
WMO	World Meteorological Organisation
WWS	Wastewater Scheme
WWTP	Wastewater Treatment Plant
ZAP	Zone of Archaeological Potential

5.5.2 List of References

Planning Guidelines and Reports

There are a number of documents and information sources that have been referred to in the preparation of the Bearna Draft Local Area Plan:

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Relevant European and National Legislation

There are a number of pieces of European and national legislation that are relevant to the Bearna Local Area Plan:

TABLE E1 Relevant European and Associated National Legislation			
Area	EU Directive	Implementation/Legislation in Ireland	Responsibility in Ireland
Habitat and Conservation	2009/147/EC Directive on the Conservation of Wild Birds (EU Birds Directive 2009)	European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011)	National Parks and Wildlife Service of DoAHG
	92/43/EEC Directive on the Conservation of Natural Habitats and Wild Flora and Fauna (EU Habitats Directive 1992)	European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011)	National Parks and Wildlife Service of DoAHG
Water Quality	2006/7/EC Directive on the Management of Bathing Water Quality	Bathing Water Quality Regulations 2008	Local Authorities through DoECLG
	78/659/EEC Directive on the Quality of Freshwater Needing Protection or Improvement in Order to Support Fish Life	Local Government (Water Pollution) Acts 1977 to 1997 Fisheries Acts 1979 to 1999 European Communities (Quality of Salmonoid Waters) Regulations 1988	Local Authorities Fisheries Boards DoECLG
	79/923/EEC Directive on the Quality of Shellfish Waters	Local Government (Water Pollution) Acts 1977 to 1997 Fisheries Acts 1979 to 1999 Quality of Shellfish Waters Regulations 1994	Local Authorities through DoECLG Fisheries Boards
	91/692/EEC Directive on Quality of Water for Human Consumption	European Communities (Quality of Water Intended for Human Consumption) Regulations 1988	Local Authorities Monitored by EPA through DoECLG
	2000/60/EC Water Framework Directive (EU Water Framework Directive 2000)	European Communities (Water Policy) Regulations 2003 (SI No. 722 of 2003)	DoECLG Environmental Protection Agency
	2006/118/EC Directive on Protection of Groundwater against Pollution and Deterioration	European Communities Environmental Objectives (Groundwater) Regulations 2010 (SI No. 9 of 2010)	DoECLG Environmental Protection Agency
Environment and Pollution	75/442/EEC Directive on Waste Disposal	Waste Management Act 1996	Local Authorities EPA through DoECLG
	76/464/EEC Directive on Other Substances: Protection of the Aquatic Environment of the Community	Local Government (Water Pollution) Acts 1977 to 1997	Local Authorities through DoECLG
	85/337/EEC Directive on Environmental Impact Assessment and 97/11/EC Amendment	European Communities (Environmental Impact Assessment) Regulations 1989 to 1999 Local Government (Planning and Development) Regulations 1990	Local Authorities through DoECLG
	87/101/EEC Directive on Disposal of Waste Oil	Waste Management Act 1996	Local Authorities EPA through DoECLG
	91/271/EEC and 98/15/EEC Directive on Urban Wastewater Treatment	Environmental Protection Agency Act 1992 Urban Waste Water Treatment Regulations 1994	Local (Sanitary) Authorities Regulated by EPA through DoECLG
	91/676/EEC Directive on Protection of Waters Against Pollution Caused by Nitrates from Agricultural Sources (EU Nitrates Directive 1991)	European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2006 (SI No. 378 of 2006)	DoECLG Local Authorities
	96/59/EEC Directive on Disposal of Polychlorinated Biphenyls and Polychlorinated Terphenyls	Waste Management Act 1996 (Hazardous Waste) Regulations 1998	DoECLG
	96/61/EC Directive on Integrated Pollution Prevention and Control	Environmental Protection Agency Act 1992 Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004)	EPA through DoECLG
	2001/42/EC Strategic Environmental Assessment Directive (SEA Directive 2001)	European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004)	Environmental Authorities Local Authorities
	2007/60/EC Directive on Assessment and Management of Flood Risks (Flood Risk Directive)	European Communities (Assessment and Management of Flood Risks) Regulations 2010 (SI No. 122 of 2010)	OPW
Shipping	93/75/EEC Directive on the Minimum Requirements for Vessels Bound for or Leaving Community Ports and Carrying Dangerous or Polluting Goods	Harbours Act 1995	DoCENR

96/82/EC Directive on the Control of Major Accident Hazards Involving
Dangerous Substances (COMAH Directive 1996)

Buildings

Energy Performance of Buildings Directive (EPBD)

Building Regulations Part L 2005

SEAI

Sources: Various, including O'Riordan (2003).

TABLE E2 Relevant National Legislation

Area	Legal Instrument	Responsibility
Planning and Development	Local Government (Planning and Development) Acts 1963 to 2000	Local Authorities through DoECLG
	Local Government Act 1994	Local Authorities; DoECLG
	Planning and Development Acts 2000 to 2010	Local Authorities; DoECLG
	Planning and Development Regulations 2001 (SI No. 600 of 2001)	Local Authorities; DoECLG
	Planning and Development (Regional Planning Guidelines) Regulations 2003 (SI No. 175 of 2003)	Regional Authorities; DoECLG
Coastal Zone	Foreshore Acts 1933 to 1998	DoCENR; EPA
	Foreshore (Environmental Impact Assessment) Regulations 1990 (SI No. 220 of 1990)	DoCENR; EPA
	Whale Fisheries Act 1937	DoAFM
	Maritime Jurisdiction Act 1959 and Amendment 1988	DoCENR
	Coast Protection Act 1963	Local Authorities through DoECLG; OPW
	Fisheries Acts 1933 to 1999	DoAFM; EPA
	Harbours Acts 1946 to 1996	DoCENR
	Sea Fisheries Act 1952	DoAFM; BIM
	Fishery Harbour Centres Act 1968	DoAFM
	Minerals Development Acts 1940 to 1995	DoCENR
Continental Shelf Act 1968	DoCENR	
Environmental Protection	Environmental Protection Agency Act 1992	EPA
	European Communities (Environmental Impact Assessment) Regulations 1989 to 1999	Local Authorities; DoECLG
	The Heritage Act 1995	DoAHG
	Environmental Protection Agency Act 1992	EPA
	Urban Waste Water Treatment Regulations 1994	EPA
	Waste Management Act 1996	EPA
	European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004)	Local Authorities; DoECLG
Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004)	Local Authorities; DoECLG	
Wildlife Protection	Whale Fisheries Act 1937	DoAFM
	Wildlife Act 1976 and Wildlife (Amendment) Act 2000	DoAHG
	European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011)	DoAHG
Pollution	Water Pollution Acts 1977 to 1990	DoECLG; EPA
	Air Pollution Act 1987	DoECLG
	Sea Pollution Act 1991	DoCENR
	Dumping at Sea Act 1996	DoCENR
	Litter Pollution Act 1997	Local Authorities; DoECLG
Other	Building Regulations 1997	Local Authorities; DoECLG
	Urban Renewal Act 1998	Local Authorities; DoECLG
	Pre-School Regulations 1996 (Amended 1997)	DoHC
	Roads Act 1993	Local Authorities
	Local Government (Planning and Development) General Policy Directive (Shopping) 1998	Local Authorities; DoECLG

Sources: Various, including O'Riordan (2003).

5.6 Appendix F – Support Documents

A number of support documents have been produced by GCC during the preparation of the Bearna LAP to inform the plan preparation process. These documents are available for inspection in the Planning Office of GCC and provide additional detail on a number of different aspects of the Plan. This includes the following documents:

- ***Pre-Draft Public Consultation Report for Bearna***, May 2006.
- ***Built Form Assessment for Bearna***, June 2006.
- ***Coastal Habitat Study for Bearna***, November 2006.
- ***Strategic Environmental Assessment for Bearna***, November 2006.
- ***Village Design Report for Bearna***, November 2006.
- ***Village Environs Guidance Document for Bearna***, September 2007.
- ***Strategic Environmental Assessment for Bearna – Stage 1 Screening Report***, 2012.
- ***Appropriate Assessment for Bearna – Stage 1 Screening Report***, 2012.
- ***Strategic Flood Risk Assessment for County Galway 2012 – Stage 2 SFRA for Bearna***, 2012.