
Annex A




Assessment of Policies, Objectives,
Guidelines and Landuse Zonings in
Draft Oranmore LAP 2012 -2019

Ruth




Annex A –Assessment of Policies, Objectives and Guidelines in the Draft Oranmore LAP 2012-2018

The Policies, Objectives, Guidelines and Landuse Zonings of the Draft Oranmore Local Area Plan 2012-2018 have been assessed in accordance with the Strategic Environmental Objectives of the SEA Environmental Report. **Annex C of this ER presents the SEA Screening and assessment of all material alterations proposed for the draft LAP and the SEA Statement discusses the final LAP and includes all relevant maps from the adopted LAP.**

The following criteria have been used in the Assessment Matrix:

No likely interaction with EPOs	X	Potential conflict with EPOs – likely to be mitigated	
Likely to improve status of EPOs		Uncertain interactions with EPOs	?
Probable conflict with EPOs – unlikely to be mitigated		Neutral Impacts with EPOs	-

Where the HDA or SEA has recommended text inclusion or changes, these are shown in **blue font**.

	X				?	-
Development Strategy - Policy & Objectives						
Policy DS 1 – Development Strategy It is the overarching policy of Galway County Council to support and facilitate the sustainable development of the Plan Area in line with the preferred development strategy option, Option 3 - A Combination of a Future Strategic Development Area with Consolidation of the Town Centre and Surrounding Areas, Informed by Environmental Assessments, which allows Oranmore to develop in a manner, that maintains and enhances the quality of life of local communities, promotes opportunities for economic development, sustainable transport options and social integration, protects the cultural, built, natural heritage and environment and complies with relevant statutory requirements.		All EPOs				

	X	↑	↓	↕	?	-
<p>Objective DS 1 – Orderly and Sequential Development Support the orderly and sequential development of the Plan Area, focussing on the consolidation and continued vitality and viability of the town centre and the protection and enhancement of the existing landscape setting, character and unique identity of the town.</p>		Bio 1, 3 Wat 3 Soil 1 Pop 1, 2 Land 3 AQ2 Mat 1, 7		Bio 2, 4, 5, 6 Wat 1,2 Soil 2,3 Ch 1, 2 Land 1,2 AQ 1 Mat 2, 3, 4,5		
<p>Objective DS 2 – Consistency with the Core Strategy Galway County Council will ensure that developments permitted within the Plan Area are consistent with the revised zoned land allocations in the Core Strategy and associated provisions in the Galway County Development Plan.</p>		All other EPOs		Bio 1,2,3,4,5,6,		
<p>Objective DS3 – Natura 2000 Network and Habitats Directive Assessment Protect European sites that form part of the Natura 2000 network (including Special Protection Areas and Special Areas of Conservation) in accordance with the requirements in the EU <i>Habitats Directive (92/43/EEC)</i>, EU <i>Birds Directive (2009/147/EC)</i>, the <i>Planning and Development (Amendment) Act 2010</i>, the <i>European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011)</i> (and any subsequent amendments or updated legislation) and having due regard to the guidance in the <i>Appropriate Assessment Guidelines 2010</i> (and any updated/superseding guidance). A plan or project (e.g. proposed development) within the Plan Area will only be authorised after the competent authority (Galway County Council) has ascertained, based on scientific evidence and a Habitats Directive Assessment where necessary, that:</p> <ol style="list-style-type: none"> 1. The plan or project will not give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 site (either individually or in combination with other plans or projects); or 2. The plan or project will adversely affect the integrity of any Natura 2000 site (that does not host a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or 3. The plan or project will adversely affect the integrity of any Natura 2000 site (that hosts a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding 		Bio 1, 2		Bio 3,4,5,6	Uncertain for other EPOS - as type and intensity of dev. unknown	

	X	↑	↓	↕	?	-
public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000.						
Objective DS 4 – Development Management Standards and Guidelines The general development management standards and guidelines set out under the current Galway County Development Plan, or any subsequent variation/review, shall apply as appropriate in the Plan Area. In addition, any specific development management guidelines set out in Section 3 of this plan shall also be applied, as appropriate, to development proposals in the Plan Area.				All EPOs		
Objective DS 5 – Service Led Development Development under the Plan shall be preceded by sufficient capacity in the public waste water infrastructure and potable water infrastructure.		Wat 1,2,3 Bio 6		All EPOs		
Objective DS 6 – Residential Development Phasing Direct residential development into appropriately zoned and serviced areas in accordance with the phased development framework set out in Sections 3.1 and 3.2 and on Map 1A /1B- Land Use Zoning Objectives.				All EPOs		
Objective DS 7 – Strategic Reserve Area Protect and safeguard the lands within the designated Strategic Reserve Area from any development that would prejudice their potential as a reserve for the future, longer term strategic growth of Oranmore. Ensure that any future plan or project within the Strategic Reserve that has the potential to result in likely significant effects to the environment and/or Natura 2000 Sites are identified and undergo environmental and/or Habitats Directive assessments, including the evaluation of the cumulative/in combination effects. Any future plan or project within the Strategic Reserve Area will be subject to the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009, as appropriate.		Mat 7 Mat 1		All EPOs		
Objective DS 8 – Flood Risk Management and Assessment (Refer to Map 3A/3B) Ensure that proposals for new developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any updated/superseding document)</i> and the relevant policies and objectives in of this Plan.		Mat 1 Pop 1-2 Bio1-5		All EPOs		
Land Use Management – Policy, Objectives & Guidelines						
Policy LU 1 – Land Use Management It is the policy of Galway County Council to provide a land use zoning framework for the Plan Area, to direct the type, density and location of development, in a manner that contributes to the consolidation of the town centre, and is in compliance with the statutory requirements of the Planning and Development Acts 2000 (as		All EPOs		Bio 2		

	X	↑	↓	↕	?	-
amended). This framework shall allow for the orderly and sequential development of the town, is supported by a phased development framework, shall safeguard a Strategic Reserve Area in proximity to the new Oranmore Railway Station, while protecting and enhancing the existing landscape setting, environmental quality, character and unique identity of the town. The optimum utilisation of existing and planned infrastructure is a key consideration in the development of this land use framework.						
Objective LU 1 – Town Centre/Commercial (C1) Promote the development of the Town Centre as an intensive, high quality, well-landscaped, human-scaled and accessible environment, with an appropriate mix of uses, including residential, commercial, service, tourism, enterprise, public and community uses as appropriate, that provide a range of retail, services, facilities and amenities to the local community and visitors to the town. The town centre and associated main streets shall remain the primary focus for retail and service activity within Oranmore.		Pop 1-2 Soil1 AQ1 AQ2 Mat7		Bio4-6 Water 1-3 CH1-2 Land 1-3 Mat 2 Mat 5 Mat 6	Mat 3, Mat 4	Bio 1-3 Soil2-3 Mat1
Objective LU 2 – Commercial/Mixed Use (C2) Promote the development of commercial and complementary mixed uses, on suitable lands that can provide focal points for the provision of services to surrounding neighbourhoods/areas and opportunities for commercial enterprises, retail developments and employment creation and which do not undermine the vitality and viability of the town centre.				All EPOS		
Objective LU 3 – Residential (R) Promote the development of appropriate and serviced lands to provide for high quality, well laid out and well landscaped sustainable residential communities with an appropriate mix of housing types and densities, together with complementary land uses such as community facilities, local services and public transport facilities, to serve the residential population of the area. Protect existing residential amenities and facilitate compatible and appropriately designed new infill development, in accordance with the proper planning and sustainable development of the area. A Phasing Scheme shall apply to residential uses on Residential (R) zoned lands, as set out under Objective RD1 in Section 3.2.2.		Pop 1 AQ2 Mat 4, 6		Bio 1, 2,3, 4,5 Soil 2, 3 Pop 2, Land 1,2,3 Mat1,2,3,5	Wat 1,2, 3 Soil 1 AQ1 Mat7	CH1,2,
Objective LU 4 –Industrial (I) Promote the development of industrial and industrial related uses, including manufacturing, processing of materials, warehousing and distribution on suitable lands, with adequate services and facilities and a high level of access to the major road/rail networks and public transport facilities. Adequate edge treatment and/or screening will be required to ensure high quality interfaces with public spaces and any adjoining residential areas or other sensitive land uses, as appropriate.				All EPOS		

	X	↑	↓	↕	?	-
<p>Objective LU 5 – Business & Enterprise (BE) Promote the development of business and enterprise uses, light industry/warehousing and the facilitation of enterprise park/office park type uses to include incubation/start-up units and Small Medium Enterprises, on suitable lands with adequate services and facilities and with a high level of access to the major road/rail networks and to public transport facilities.</p>		Pop 1 Mat 7	All other EPOs			
<p>Objective LU 6 – Business & Technology (BT) Promote the development of high value business and technology uses to reinforce Oranmore’s role as a growth centre for large, innovative, companies in sectors including, science and technology based industry in life sciences, bio-pharma, IT, internationally traded services and Research and Development. This zoning shall also provide for office park developments, storage facilities and logistics that are ancillary to the primary uses outlined above. Appropriate training facilities, such as Third Level Outreach facilities, may also be considered.</p> <p>The development of inappropriate or non-complementary uses, and which would be more appropriately located on lands zoned as Industry, Business & Enterprise and Town Centre/Commercial, Commercial/Mixed Use will not normally be permitted within this zoning.</p>				All EPOs		
	X	↑	↓	↕	?	-
<p>Objective LU 7 – Community Facilities (CF) Promote the development of community facilities on suitable lands, with a high level of access to the local community, including educational, community, civic, public, institutional, recreational, cultural and other complementary uses, as appropriate.</p>		Pop 1, 2, Mat 7		All other EPOs		
<p>Objective LU 8 – Open Spaces/Recreation & Amenity (OS) Promote the development of open spaces and recreational activities, in accordance with best practice, on suitable lands with adequate access to the local community and retain existing open space and recreational facilities, unless it can be clearly demonstrated to the satisfaction of Galway County Council that these uses are no longer required by the community.</p>		Pop 1, 2, Mat 7		All other EPOs		
<p>Objective LU 9 – Environmental Management (EM) Protect lands and sites with high biodiversity value and/or environmental sensitivity, and promote their sustainable management and use. This will include the protection of the integrity of European sites that form part of the Natura 2000 network, in particular Special Protection Areas and Special Areas of Conservation, in accordance with the conservation management objectives of these sites and the requirements of the EU Habitats Directive.</p>		Bio 1, 2,3, 4,5,6 Wat 1,2, Soil 3 Pop 1,2 Mat 1		Wat 3 Soil2		Soil 1 Ch1, 2 L 1,2,3 AQ1,2 Mat 2,3,4,5,6 , 7
<p>Objective LU 10 – Agriculture (A) Protect the rural character of the area from inappropriate development and provide for appropriate uses and appropriate non-urban uses.</p>		Pop 1,2, Land 1, 2,3		All other EPOs		

	X	↑	↓	↕	?	-
<p>Objective LU 11 – Transport Infrastructure (TI) Facilitate the provision and maintenance of essential transportation infrastructure, including rail infrastructure, public roads, footpaths, cycle ways, bus stops and landscaping, together with any necessary associated works, as appropriate.</p>		Mat 7		All EPOS		
<p>Objective LU 12 – Strategic Reserve Area (SR) Protect and safeguard the lands designated as a Strategic Reserve Area from any development that would prejudice their potential as the land reserve for the future strategic growth of Oranmore, including single house development.</p>		Mat 7				All other EPOS
<p>Objective LU13 – Flood Risk Areas and Land Use Zones (Refer to Map 1A/1B and 3A/3B) Ensure that any proposed development that may be compatible with the land use zoning objectives/matrix but which includes a use that is not appropriate to the Flood Zone (as indicated on Map 3A/3B – Flood Risk Management) and/or that may be vulnerable to flooding is subject to flood risk assessment, in accordance with <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i> and the policies and objectives of this Plan.</p>		Mat 1 Bio 1-4 Water 1,2		All other EPOS		
<p>Objective LU14 – Development Densities Ensure that the density of new development is appropriate to the land use zone and site context, is in keeping with the development pattern of the area, does not unduly impact on the amenities of the area and that it results in a positive relationship between new developments and any adjoining public spaces. Promote the development of higher density development in appropriate locations, such as suitable sites within the town centre and adjacent to public transport facilities, where such development is compatible with heritage and urban design objectives and infrastructure capacity. The density of developments will generally be in accordance with the guidance set out under DM Guideline LU1, although the Planning Authority may consider higher density developments where this is considered appropriate to secure the urban design or other objectives of the Plan.</p>		Pop 1,2 Mat 7 AQ2 Land 1				All other EPOS
<p>Objective LU 15– Residential Densities Promote a range of residential densities within the Plan Area appropriate to the prevailing development pattern, supporting infrastructure, urban character and heritage resources in accordance with the guidance in <i>'Sustainable Residential Development in Urban Areas Guidelines 2009'</i> (or as updated within the lifetime of this plan). Higher residential densities should be encouraged at locations where it is appropriate to the existing context and density of the Plan Area, for example around the town centre and within convenient walking distance of public transport facilities, and where it will not unduly impact on built or natural heritage or impact adversely on the integrity of Natura 2000 sites. The density of residential developments will generally be in accordance with the guidance set out under DM Guideline LU1, although the Planning Authority may consider higher residential densities where this is considered appropriate to the context and necessary to secure the urban design or other objectives of the Plan. Development will only be permitted</p>		Pop 1, 2 Mat 7 AQ 2		All other EPOS	Pop 1, 2 Mat 7 AQ 2	

	X	↑	↓	↕	?	-
where there is capacity and/or adequate services can be made available.						
<p>DM Guideline LU1 – Development Densities</p> <p>The development of higher densities will need to be appropriate to the context and will be assessed based on the merits of the proposal and subject to good design, compliance with both qualitative and quantitative standards, location, capacity of the site and infrastructure to absorb development, existing character of the area, established densities on adjoining sites, protection of residential amenities, proximity to public transport, etc. The Planning Authority may use its discretion in varying these density standards.</p> <p>The development density guidance in the tables below indicate the range of densities generally considered appropriate in the various land use zones and in different residential locations within the Plan Area.</p>						All EPOs
<p>DM Guideline LU2 – Land Use Zoning Matrix</p> <p>The land use zoning matrix indicates the types of land uses that are Permitted in Principle (P), Open for Consideration (O) and Not Normally Permitted (N), for the land use zones designated in Section 3.1.2 above. Whilst the matrix does not provide an exhaustive list of potential uses, the uses listed in the matrix should be considered by applicants to provide a clear indication of the overall acceptability of a particular land use within a specific zoning category. Where a use is proposed that is not listed in the matrix, development proposals will be assessed on their individual merits in accordance with the general guidance provided by the matrix and having regard to the nature of existing and proposed uses, to the general policies and zoning objective/s for the area in the LAP and to the principles of proper planning and sustainable development. Where there is no perceived conflict between existing and proposed uses, favourable consideration will be given to the proposed development, subject to all other normal requirements and to the principles of the proper planning and sustainable development of the area</p>	All EPOs					
Residential Development – Policies & Objectives						
<p>Policy RD 1 – Residential Development</p> <p>It is the policy of the Galway County Council to support the creation of sustainable communities and high quality residential areas at appropriate locations, with a range of housing options and adequate support services, facilities and amenities, having regard to the guidance contained in the following policy/guidance documents or any updated/amended versions:</p> <ul style="list-style-type: none"> • Joint Galway County Council and Ballinasloe Town Council Housing Strategy 2009-2015. • <i>Sustainable Residential Developments in Urban Areas: Guidelines for Planning Authorities, 2009.</i> • <i>Urban Design Manual: A Best Practice Guide – A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009.</i> • Galway Clustered Housing Guidelines, where appropriate, in the assessment of any proposals of new multiple unit housing developments within the Oranmore Local Area Plan area. • <i>Galway County Council Traveller Accommodation Programme.</i> • <i>Smarter Travel A Sustainable Transport Future - A New Transport Policy for Ireland 2009-2020</i> including the <i>National Cycle Policy Framework 2009-2022</i> and any other related national documents. • Water Framework Directive and <i>The Planning System and Flood Risk Management, Guidelines for</i> 		Pop 1		All other EPOs		

	X	↑	↓	↕	?	-
<i>Planning Authorities 2009.</i>						
<p>Policy RD 2 – Phased Development on Residential Zoned Lands</p> <p>It is the policy of Galway County Council to encourage orderly, sequential and phased residential development in accordance with the Preferred Development Strategy and the land use management and zoning provisions set out in this Local Area Plan. This shall include a positive presumption in favour of the sequential development of suitably serviced Residential (Phase 1) lands in order to align the Local Area Plan with the Core Strategy/Settlement Strategy in the current Galway County Development Plan, subject to compliance with the policies and objectives in this Local Area Plan and the principles of proper planning and sustainable development. There will be a general presumption against residential development on lands zoned Residential (Phase 2) within the lifetime of the Local Area Plan, subject to the exceptions provided for under the Residential Development Objective RD1.</p>				All EPOs		
<p>Objective RD1 – Phased Residential Development (Refer to Map 1 A/1B Land Use Zoning)</p> <p>Support the development of lands designated as Residential (Phase 1) within the lifetime of the Local Area Plan, subject to normal planning, access and servicing requirements, and reserve the lands designated as Residential (Phase 2) for the longer term growth needs of the town. Residential (Phase 2) lands are generally not developable 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:</p> <ol style="list-style-type: none"> 1. Single house developments for family members on family owned lands. 2. Non-residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area. 3. Where it is apparent that Residential (Phase 1) lands cannot or will not be developed within the plan period, residential development may be considered in a phased manner on some Residential (Phase 2) lands. <p>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.</p>		Pop 1 Mat 7		All other EPOs		
<p>Objective RD 2 – Quality Housing Environments</p> <p>Encourage the development of sustainable residential communities through the promotion of innovative, high quality building design and appropriate layouts, that prioritise walking, cycling and public transport options and provide for a high level of permeability, accessibility and connectivity to the existing built environment, services and facilities. In this regard, future residential development proposals will be in</p>		Pop 1,2 Land 3 Mat 7		All other EPOs		

	X	↑	↓	↕	?	-
accordance with the principles set out in the DoEHLG document 'Sustainable Residential Development in Urban Areas 2009' and its companion document 'Urban Design Manual: A Best Practice Guide for Planning Authorities 2009', or any updated version of these documents published during the lifetime of this Plan.						
Objective RD 3 – Housing Options Require that a suitable variety and mix of dwelling types and sizes are provided in developments to meet different needs, having regard to demographics and social changes, social inclusion, life time changes, smaller household sizes, lower formation age, immigration, etc.		Pop 1		All other EPOs		
Objective RD 4 – Open Space in Residential Areas Ensure the provision of adequate areas of high quality, safe and overlooked open space within residential developments and support the provision of play and multi- purpose recreational areas in all new large residential developments.		Pop 1, 2 Land 3		All other EPOs		Bio 2,3 Water 1,2,3 Soil 3 CH1
Objective RD 5 – Social and Affordable Housing Require that 20% of all new eligible residential sites are set aside for the development of new social and affordable units, unless addressed through suitable alternative arrangements by agreement with the Planning Authority, in accordance with Galway County Council's <i>Housing Strategy 2009-2015</i> and Part V of the Planning and Development Act 2000 (as amended).		Pop 1				All other EPOs
Objective RD 6 – Traveller Accommodation Provide adequate accommodation facilities for the traveller community in accordance with the <i>Traveller Accommodation Programme 2009-2013</i> , or any updated version of this document.		Pop 1		All other EPOs		
Objective RD 7 – Compatible Development Facilitate the development of appropriate, compatible uses within residential areas, subject to ensuring that adequate Residential zoned lands are retained and can be developed for residential uses to meet the growth needs of the town within the plan period. Non-compatible uses include those uses that may generate large amounts of traffic, emissions, pollution, noise, odour, etc., or uses that can impact negatively on residential amenity.		Pop 1,2 AQ 1			All other EPOs	
Objective RD 8 – Other Residential Development There shall be a general presumption in favour of the development of nursing homes and retirement facilities and community/day care centres on residential zoned lands or adjacent to the established town centre or as suitable re-use for protected structures or other buildings (e.g. institutional or educational buildings) that would have limited re-development potential given their size and architectural character, subject to normal planning, access and servicing requirements.		Pop 1,2 CH1,		All other EPOs		
Objective RD 9 – Strategic Reserve Area Protect and safeguard the lands designated as the Strategic Reserve Area from any development that would prejudice their potential as the land reserve for the future strategic growth of Oranmore. The development of these lands shall be realised in a plan led manner and must be subject to master planning, prior to their development being considered.		Pop 1, 2 Mat 7		All other EPOs		

	X	↑	↓	↕	?	-
It is an objective of Galway County Council to bring forward a master plan for a new development area, centred on the proposed rail stop and any future integrated transport hub at Garraun, which will assist in realising the full long-term potential of the Ardaun/Garraun area, in a plan led manner. Any masterplan undertaken shall be subject to the requirements of the Habitats Directive, and Strategic Environmental Assessment Regulations 2004-2011 , as appropriate.						
Objective RD10 – Agricultural Zoned Lands There will be a general presumption against residential development on Agricultural (A) zoned lands, with the exception of single house developments for family members on family owned lands, which may be considered subject to compliance with the Policy RD1, as appropriate, normal planning, access and servicing requirements and the principles of proper planning and sustainable development. Developments will only be permitted where a substantiated case has been made to the satisfaction of the Planning Authority and the development will not prejudice the future use of the lands for the longer term growth needs of the town. An enurement clause will be applied in the case of any permissions for single house developments for family members on family owned lands				All EPOs		
Objective RD 11 – Neighbourhood Centre at Oranhill Ensure that a Neighbourhood Centre is provided/completed as part of the development of the lands at Oranhill		Pop 1, 2		All other EPOs		
DM Guideline RD1 – Open Access Fibre Ducting Request that all new build residential developments have open access fibre connections installed for high speed technologies, where practicable, in accordance with the Department of Communications Energy and Natural Resources document <i>Recommendations for Open Access Fibre Ducting and Interior Cabling for New Residential Buildings ‘Making Homes Fibre Ready’, 2011.</i>		Pop1		All other EPOs		
Social Inclusion & Universal Access – Policy & Objectives						
Policy SI 1 – Social Inclusion and Universal Access It is the policy of Galway County Council to support the principles of social inclusion and universal access, to ensure that all individuals have access to goods, services and buildings, in order to assist them to participate in and contribute to social and cultural life within Oranmore		Pop 1, 2			All other EPOs	
Objective SI 1 – Social Inclusion Support the implementation of the provisions of the <i>Galway County Council Social Inclusion Action Plan 2010</i> and <i>Social Inclusion Work Programme 2011</i> and any subsequent updates to these documents.		Pop 1				All other EPOs
Objective SI 2 – Universal Access Ensure that housing developments, community facilities, public spaces, public roads, public footpaths and transport services give due consideration to the needs of disabled or mobility impaired people and the requirements of the <i>Disability Act 2005</i> , the Council’s <i>Disability Action Plan 2007-2015</i> , and <i>Traffic Management Guidelines 2003</i> (and any subsequent reviews/updates to these documents).		Pop 1				All other EPOs
Community Facilities & Amenities Policy & Objectives						
Policy CF 1 – Community Facilities and Amenities		Pop 1, 2			All other	

	X	↑	↓	↕	?	-
<p>It is the policy of the Council to support the provision of an adequate level and equitable distribution of community facilities and amenities in the plan area that:</p> <ul style="list-style-type: none"> • Meets the needs of the local community as they arise and as resources permit. • Are located in appropriate, accessible locations to serve the residential population in the plan area. <p>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.</p>				EPOs		
<p>Objective CF 1 – Lands for Community/Recreation & Amenity Facilities Ensure that there are adequate lands zoned and services to cater for the establishment, improvement or expansion of educational, community, recreation and amenity facilities within the Plan Area</p>		Pop 1, 2		All other EPOs		
<p>Objective CF 2 – Educational Facilities Support the provision of adequate educational facilities for the local community including primary, post primary, third level outreach programmes, R&D facilities, and including other training facilities, in order to meet the needs of the widest range of residents within Oranmore and its environs.</p>		Pop 1, 2		All other EPOs		
<p>Objective CF 3 – Childcare Facilities Facilitate and promote the development of childcare facilities in suitable locations and in accordance with national policy and the Department of the Environment, Heritage and Local Government ‘<i>Childcare Facilities-Guidelines for Planning Authorities’ 2001</i>, (or any updated/amended version of this document).</p>		Pop 1, 2		All other EPOs		
<p>Objective CF 4 – Open Spaces Protect existing open spaces from inappropriate development, so as to maintain their attractiveness and role in enhancing the residential amenity and overall character of Oranmore and facilitate the development of open spaces and civic spaces at suitable locations within the Plan Area.</p>		Pop 1, 2 Soil 2 Land 1,				All other EPOs
<p>Objective CF 5 – Sports, Play and Recreation Facilities Support the provision of new sports, play and recreational facilities to service the needs of the local community and require the provision of play/recreation facilities in new large residential developments, and facilitate the development of same in other appropriate locations in the town, including supporting public/community initiatives to provide same.</p>		Pop 1, 2		All other EPOs		Bio 1,2,3
<p>Objective CF 6 – Community, Recreation and Amenity Facilities Retain existing facilities and lands zoned for such uses, and prevent their change of use or redevelopment, unless it can be clearly demonstrated that the facility/lands are no longer required and that the new use or development contributes to the overall community needs and recreation and amenity needs of the Oranmore area.</p>		Pop 1		All other EPOs		
<p>Objective CF 7 – Amenity Network Support the establishment of an accessible network of greenway linkages and amenities that provide safe and attractive circulation routes for pedestrians and cyclists and for the enjoyment and recreational use of the entire community.</p>		Pop 1, 2 Mat 7 Land 1 AQ2				All other EPOs
<p>Objective CF 8 – Provision of Recreation and Amenity Facilities in Oranhill Ensure the provision of recreational and amenity facilities as an integral part of any development proposals</p>		Pop 1, 2		All other EPOs		

	X	↑	↓	↕	?	-
for Oranhill.						
Objective CF 9 – Riverside Networks Encourage and support the development of riverside walkways and cycleways throughout the plan area where feasible and ensure that such proposals are considered or incorporated into the development of adjacent lands, as appropriate. Impacts on natural heritage and designated conservation areas arising from recreational activities will be considered as part of any proposal.						
Objective CF 10 – Coastal Park Encourage and support the development of a coastal park in Oranmore for the purpose of passive and active recreation, having regard to flood risk and requirements under the Habitats Directive. Such developments will be encouraged and facilitated where they will not result in likely significant effects to the integrity of Galway Bay cSAC and SPA.		Pop 1, 2 AQ1,2 Mat 7		All other EPOs		
Objective CF 11 – Coastal Walkway/Cycleway Facilitate the development of a coastal amenity walkway/cycle route and ancillary development along Galway Bay (or in close proximity to the coast) towards Galway City. This walk/cycle way will link to the town centre and other recreation/amenity/community facilities, and shall be carried out in an environmentally sensitive manner, in consultation with all relevant stakeholders. Such developments will only be facilitated where they will not result in likely significant effects to the integrity of Galway Bay SAC and SPA.		Pop 1, 2 Mat 7 AQ 1, 2 Land 1		All other EPOs		
Objective CF 12 – Social/Cultural/Youth Centre Facilitate the development/provision of a social/cultural/youth multi-purpose centre in the town centre of Oranmore, or other appropriate location, which can provide a range of facilities for the local community, including meeting rooms, youth facilities, games rooms, senior citizen facilities, and indoor sports and exercise.		Pop 1, 2				All other SEO
Economic Development Policy, Objectives & Guidelines						
Policy ED 1 – Economic Development It is the policy of Galway County Council to support economic development and employment creation in Oranmore through the identification of appropriately located and adequately serviced lands for business and technology, business and enterprise, retail, industrial, commercial and tourism developments, the promotion of investment in transportation and other support infrastructure and the creation of a high quality environment to encourage economic investment. The promotion of economic development and employment creation will be appropriately guided to ensure the protection of residential amenities, built and natural heritage, landscape/townscape/streetscape character and the vitality and viability of the town centre.		Pop 1		All other EPOs		
Objective ED 1 – Employment & Economic Development Support the Economic Development Strategy of the West Regional Authority Regional Planning Guidelines 2010-2022 and the economic development and tourism policies and objectives as set out in the current		Pop 1		All other EPOs		

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County Development Plan.						
<p>Objective ED 2 – Business & Technology Development</p> <p>Promote and encourage the establishment of Business and Technology activities, which can be developed in a campus style park, on Business and Technology zoned lands in tandem with the delivery of essential infrastructural requirements and continue to co-operate with the relevant stakeholders/other agencies for the timely delivery of same.</p>		Pop 1		All other EPOs		
<p>Objective ED 3 – Business/Enterprise & Industrial Development</p> <p>Facilitate and encourage the establishment of business/enterprise and industry uses, which are considered compatible with surrounding uses, on suitably zoned sites. Where such uses are developed adjacent to residential areas and community facilities, buffer zones shall be provided as well as adequate screening in the form of planting, and landscaping, as appropriate.</p>		Pop 1		All other EPOs		
<p>Objective ED 4 – Retail Development</p> <p>Support the development of appropriate types, scales and patterns of retail development in suitable locations within the town and with high quality designs that:</p> <ul style="list-style-type: none"> Comply with the <i>Retail Planning Guidelines 2005</i> and <i>Draft Retail Planning Guidelines 2011</i> (and any updated/superseding document), including the need for a sequential test and the forthcoming Best Practice Design Manual. Support the vitality and viability of the existing town centre and associated main streets. Protect investment in strategic roads and infrastructure and are easily accessible, particularly in terms of public transport. Contribute to the creation of a high quality retail environment. <p>The Town Centre (C1) zoning will remain the primary focus for the location of new retail development and on Commercial/Mixed Use (C2) zoning where appropriate. The Planning Authority will ensure that the location of future retail development is consistent with the key policy principles and order of priority as set out under Section 5.4 of the <i>Draft Retail Planning Guidelines 2011</i> (and any updated/superseding document) and will require Retail Impact Assessments, including details of the sequential approach and Design Statements, where appropriate, for retail developments in accordance with the Retail Planning Guidelines and DM Guideline ED1 and ED2.</p>		Pop 1 Mat 7		All other EPOs		
<p>Objective ED 5 – Tourism Development</p> <p>Encourage and assist the development of the tourism potential within Oranmore in a manner that respects the architectural, archaeological and cultural significance of the town and its environs.</p>		Pop 1 CH1,2		All other EPOs		
<p>Objective ED 6 – Quality Working Environments</p> <p>Encourage the provision of high quality designs (including variations in design and scale), layout, boundary treatment and arrival views of development within Industrial (I), Business and Enterprise (BE) Business and Technology (BT) and Commercial/Mixed Use (C2) zones, in order to positively contribute to the character and visual amenity of the area.</p>		Pop 1, 2 Land 3		All other EPOS		

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<p>Objective ED 7 – Non Conforming Uses Where existing uses do not conform with the land use zoning objectives or matrix of the plan the Planning Authority shall facilitate/support their relocation to more sustainable and appropriately zoned lands.</p>				All EPOs		
<p>Objective ED 8 – Proliferation of Any Individual Uses Protect and enhance the vitality and viability of the town centre by ensuring that it remains the primary retail, commercial and mixed use centre in the town and prohibiting a proliferation of any individual use which, in the opinion of the Planning Authority, does not contribute to the vitality and viability of the town centre.</p>		Pop1 ,2 Mat 7 AQ 1,2		All other EPOs		
<p>DM Guideline ED1 – Retail Impact Assessments Retail Impact Assessments will be required with planning applications for large retail developments (such as shopping centres or large food/grocery chain stores), mixed use developments with a large retail component, developments that may have a significant effect on the vitality and viability of the town centre or as otherwise considered appropriate by the Planning Authority. Retail Impact Assessments will be in accordance with the Retail Planning Guidelines, including details of the sequential test.</p>		Pop 1, 2				
<p>DM Guideline ED2 – Retail Design & Design Statements Design Statements may be required with planning applications for major retail proposals, retail proposals that are located within a sensitive area or as otherwise considered appropriate by the Planning Authority. Design Statements should address the issues raised in Section 6.4 of the <i>Draft Retail Planning Guidelines 2011</i> (and any updated/superseding document), including an appraisal of the character of the area adjoining the site and proposals for high quality design that integrate successfully with the context.</p>		Pop 1,2 Land 1,2,3				All other EPOs
<p>DM Guideline ED3 – Design Statements Design Statements may be required with planning applications for major retail proposals, retail proposals that are located within a sensitive area or as otherwise considered appropriate by the Planning Authority. Design Statements should address the issues raised in Section 6.4 of the <i>Draft Retail Planning Guidelines 2011</i> (and any updated/superseding document), including an appraisal of the character of the area adjoining the site and proposals for high quality design that integrates successfully with the context. Design Statements should also take account of the design and layout guidance set out in the forthcoming <i>Best Practice Design Manual</i>.</p>		Pop 1,2 Land 1,2,3				All other EPOs
Transport – Policy & Objectives						
<p>Policy TI 1 – Sustainable Transport, Walking and Cycling It is the policy of Galway County Council to promote the use of public transport, walking and cycling as safe, convenient and environmentally sustainable alternatives to private transport and to implement the key goals, policy guidance and relevant actions set out in the Department of Transport’s policy document <i>Smarter Travel: A Sustainable Transport Future – A New Transport Policy for Ireland 2009-2020</i> (and any subsequent amendments or updates) and to any Smarter Travel Plan(s) adopted by Galway County Council.</p>		Pop 1,2 AQ 1, 2 Mat 7		All other EPOS		
<p>Objective TI 1 – Integrated Land Use and Transport Ensure that land use planning is integrated with transportation planning and reduce the need to travel,</p>		Pop 1, 2 Mat 3		All other EPOs		

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<p>particularly by private transport, by:</p> <ul style="list-style-type: none"> Promoting the consolidation of development; Encouraging intensification and mixed use development along public transport corridors and at public transport hubs and nodes; Prioritising walking cycling and public transport within new development proposals, as appropriate; Ensuring that land use and zoning are fully integrated with the provision and development of a comprehensive, sustainable, efficient, high quality transportation network that accommodates the movement needs of residents, businesses and visitors. 		AQ 1, 2 Mat 6, 7				
<p>Objective TI 2 – Sustainable Transportation Facilitate any Smarter Travel initiatives that will improve sustainable transportation within the plan area and facilitate sustainable transportation options including public transportation, rail freight, electric vehicles, car clubs, public bike schemes, as appropriate.</p>		Pop 1, 2 AQ 1, 2 Mat 6, 7		All other EPOs		
<p>Objective TI 3 – Public Transport Promote Oranmore as an integrated transportation location, which supports the provision of improved and enhanced public transport services and facilities, including rail, bus services, the Rural Transport Initiative services, park and ride facilities and all associated ancillary requirements.</p>		Pop 1, 2 AQ 1, 2 Mat 6, 7		All other EPOs		
<p>Objective TI 4 – Walking Facilitate the improvement of the pedestrian environment and network so that it is safe and accessible to all, through the provision of the necessary infrastructure such as footpaths, lighting, pedestrian crossings etc. New development shall promote and prioritise walking, shall be permeable, adequately linked and connected to neighbouring areas, the town centre, recreational, educational, residential and employment destinations and shall adhere to the principles contained within the national policy document <i>Smarter Travel A Sustainable Transport Future 2009-2020</i>, or as updated or with any associated guidance document.</p>		Pop 1, 2 AQ 1, 2 Mat 6, 7		All other EPOs		
<p>Objective TI 5 – Cycling Facilitate the improvement of the cycling environment/network so that it is safe and accessible, through the provision of the necessary infrastructure, such as surface treatment, junction treatment, cycle track(s), cycle lane(s), lighting, road crossings etc. New development shall promote and prioritise cycling, shall be permeable, adequately linked and connected to neighbouring areas, the town centre, recreational, educational, residential and employment destinations and shall adhere to the principles contained within the national policy document <i>Smarter Travel A Sustainable Transport Future 2009-2020</i>, and the <i>National Cycle Policy Framework</i> document or updated/amended guidance document.</p>		Pop 1, 2 AQ 1, 2 Mat 6, 7		All other EPOs		
<p>Objective TI 6 – Bicycle Parking Seek to provide adequate levels of bicycle parking throughout the Plan area, in accordance with the standards as set out in the current County Development Plan, or as varied/updated, and ensure that new private developments provide safe, secure and sheltered bicycle parking facilities.</p>		Pop 1, 2 AQ 1, 2 Mat 6, 7			All other EPOs	
<p>Objective TI 7 – Walking & Cycling Strategy Support the preparation of a County Walking & Cycling Strategy and the preparation of the Galway City and</p>		Pop 1, 2 AQ 1, 2			All other EPOs	

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Environs Walking and Cycling Strategy which includes the Oranmore area, and support the implementation of any specified objectives for the town of Oranmore and its environs, as resources permit.		Mat 6, 7				
Objective TI 8 – Mobility Management Plans Require Mobility Management Plans for all medium to large scale residential, commercial, mixed use or business/enterprise/, industrial, business and technology developments, as appropriate.		Pop 1, 2 AQ 1, 2 Mat 6, 7			All other EPOs	
Objective TI 9 – Charging Points for Electric Vehicles Facilitate the provision and delivery of recharging points for electric powered vehicles within public car parks and at other appropriate locations in Oranmore for domestic, transition and end of journey type travel.					All other EPOs	
Objective TI 10 – Integrated Transport Hub Support the provision of an integrated public transportation hub and required ancillary services, in consultation with public/private transport providers and local landowners.		Pop 1			All other EPOs	
Objective TI 11 – Commuter Rail & Rail Station with Park & Ride Support the development of commuter rail between Galway City and Athenry, including dual tracking and the reservation of adequate lands within the plan area to provide for same, facilitate the opening of a Rail Station and Park and Ride facilities in Garraun, and prohibit inappropriate development that would encroach on the Strategic Reserve Area.		Pop 1, Mat 7			All other EPOs (no masterplan)	
Objective TI 12 – Improved Sustainable Transportation Linkages between the Rail Station & Oranmore & City Seek to provide safe, public access and improved sustainable transportation links such as walking and cycling between the Rail Station, Oranmore and onwards towards Galway City.		Pop 1			All other EPOS	
Objective TI 13– Pedestrian Crossings Facilitate the provision of pedestrian crossings adjacent to schools and at other appropriate locations within the Plan area, as required, and specifically a pedestrian/cycle crossing from Station Road to Carrowmoneash at the R446 Eastern Approach Road.		Pop 1, Mat 7				All other EPOs
Objective TI 14 – Linkages for Pedestrians & Cyclists at Pairc an Clochar Facilitate the creation of new linkages for pedestrians and cyclists linking Castle Road with Main Street.		Pop 1,2 Mat 7 Land 1,3 AQ1, 2		CH1		All other EPOs
Objective TI 15 – Quality Bus Corridor Co-operate with Galway City Council in facilitating the development of adequate public transport services between Oranmore and Galway City, particularly in relation to Quality Bus Corridor provision, and co-operate with transport providers and community groups in facilitating the improvement of the public transport system and the creation of a public transport network. <ul style="list-style-type: none"> Consideration shall be given, where appropriate, to the creation of additional lanes or alterations to existing lanes for Quality Bus Corridors on the R446, R338 (the Coast Road) and the N18. 		Pop 1 AQ 1,2 Mat 7		All other EPOs		
Roads, Streets and Parking – Policies & Objectives						
Policy TI 2 – Roads, Streets and Parking		Pop 1, 2			All other	

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It is the policy of Galway County Council to ensure that the road and street network is safe and convenient, that it has adequate capacity to accommodate motorised traffic and non-motorised movements, that it has a high environmental quality with appropriate adjacent development and built form, particularly in the case of urban streets and streetscapes, and that adequate parking facilities are provided to serve the needs of the town. This policy and its associated objectives will be guided by relevant national policy, including the <i>Spatial Planning and National Roads Guidelines</i> , the <i>Sustainable Residential Development in Urban Areas Guidelines</i> and accompanying <i>Urban Design Manual</i> , the <i>Traffic Management Guidelines</i> , the <i>Traffic and Transport Assessment Guidelines</i> and any forthcoming guidelines in relation to street design and cycling facilities.		Mat 7 L2, 3		EPOs		
Policy TI 3 – County Development Plan Policies, Objectives & Development Management Standards New developments including developments proposed onto and in proximity to National and Class II Controlled roads shall be assessed, as appropriate, in relation to details including the provision of a safe means of access/egress, provision of sightlines, car and bicycle parking, loading bay provision, building setbacks from routes/roads etc., in accordance with the policies, objectives and Development Management Standards set out in the current County Development Plan (or any varied or updated version).				All EPOs		
Objective TI 16– National Road Network Protect the national road network and safeguard the efficiency, safety, capacity and strategic investment in the N18 national route. Direct access from future development to this national road should be avoided outside of the speed limit zones for the town and there will be a presumption against large retail centres located adjacent or close to existing, new or planned national roads. Proposals for large scale developments will be required, where appropriate, to submit Traffic and Transport Assessments to assess the impact of the proposed development and associated traffic movements on the efficiency, safety and capacity of the national road network.				All EPOs		
Objective TI 17 – Urban Street Network Support the treatment of the route network within the built areas of the town as urban streets that prioritise the needs of pedestrians, that facilitate cyclists wherever possible and that support public and private transport movements, stopping and parking, as appropriate. Where appropriate, new developments will be required to facilitate the extension of the urban street network and/or the provision of improved connectivity and permeability, particularly for pedestrians and cyclists.		Pop 1 Ch 1 Land 3 AQ1 Mat 7		All other EPOs		
Objective TI 18 –Transport Network Facilitate improvements to the existing transportation network and the implementation of Traffic Management measures, subject to normal planning and environmental considerations,		Mat 7 Pop 1		All other EPOs		
Objective TI 19 – Road Schemes/Road Improvements Support the development of appropriately approved schemes/road improvements in and around the Plan Area.				All EPOs		
Objective TI 20 – Preservation of Routes, Road Upgrades & Infrastructure Provision. Prohibit development on lands which are reserved for the proposed road corridors and associated buffers		Mat 7 Pop 1		All other EPOs		

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and where development would affect a route, line, level or layout of any proposed new roadway.						
Objective TI 21 – Road Safety Audits, Traffic Impact Assessment Require all proposed new commercial, industrial and retail developments and & residential development greater than 4 units, or where significant changes are proposed to existing commercial, industrial or larger retail developments, to submit Road Safety Audits and Traffic Impact Assessments as part of their planning application documentation.		Pop 1,2, Mat 7		All other EPOs		
Objective TI 22 – Noise All new proposed development, within 300m of roadways with traffic volumes greater than 8220AADT, major railways which have more than 60,000 passengers per year and major airports, shall include a noise assessment and mitigation measures if necessary with the planning application documentation.		Pop 1, 2 Mat 3		All other EPOs		
Objective TI 23 – Schools Promote and facilitate greater ease of traffic movement and safe routes to schools in partnership with local schools and ensure that schools have a safe drop off/collection facilities for pedestrians, cyclists and vehicles and adequate and appropriately located staff parking.		Pop1 AQ2				All other EPOs
Objective TI 24 – Oranhill Distributor Route Provide a link, including pedestrian and cycling facilities, from the Maree Road to the existing roundabout at the N18 at Rocklands.		Pop 1,2 AQ2 Mat 7		All other EPOs		
Objective TI 25 – Oranhill Distributor Route - (Maree Road) Preserve sufficient lands to facilitate any potential future link from the Maree Road to the existing roundabout at the N18, at Rocklands.				All EPOs		
Objective TI 26 – Junction of Oranhill Distributor Route & Maree Road Provide for junction arrangements between the Oranhill Distributor Route and the Maree Road and prohibit any development that would encroach on same.				All EPOs		
Objective TI 27 – Maree Road Preserve & improve the Maree Road.				All EPOs		
Objective TI 28 – Roundabout at Deerpark Provide a roundabout to the north of the plan area as Map 2-Specific Objectives, and prohibit development which would encroach on it and its associated buffer.				All EPOs		
Objective TI 29 – Northern Route from Deerpark Roundabout Facilitate a link road from the proposed Deerpark Roundabout to the Garraun, Ardaun area. This link road should make provision for pedestrian and cyclists.				All EPOs		
Objective TI 30 – Dual Carriageway and Pedestrian/Cycling Facilities Provide for the dualling of the N18 from the Carrowmoneash roundabout to the proposed northern roundabout at Deerpark and provide for the safe passage of pedestrian and cyclists along the proposed dual carriageway including safe crossing facilities.				All EPOs		
Objective TI 31 – Upgrade of R446 and Interchange Provision Upgrade the existing regional roadway R446, and provide a new road interchange.				All EPOs		

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<p>Objective TI 32– Access Road to Rail Station Provide for a new access road with pedestrian and cycling facilities, from the R338 Coast Road to serve the rail stop, which makes provision to pass/cross the rail line and which continues north to the R446 linking to the proposed road interchange on the R446. Route considerations shall be informed by an ecological impact assessment or Habitats Directive Assessment, as appropriate.</p>		Mat7 Pop 1,2 AQ 2		All other EPOs		
<p>Objective TI 33– Developer Provision of Busways/Foothpaths/Cycleways Require that proposed developments incorporate provisions for busways, footpaths and cycleways where properties bound main arterial routes, new link routes or other routes determined by the NRA.</p>		Mat 7 AQ 2		All other EPOs		
Airport Policy						
<p>Policy TI 4 – Airport Safeguarding Area The Planning Authority shall have regard to the recommendations of the Irish Aviation Authority and will control inappropriate development in the vicinity of the Airport which may have technical or other implications for safety or the normal operation of the airport. Proposed developments, within the Safeguarding Area may be required to carry out a Safeguarding Assessment and developers/applicants may be required to consult with Galway Airport</p>		Pop 1, 2 Mat 3			All other EPOs	
Water Supply, Wastewater, Surface Water - Policies & Objectives						
<p>Policy UI 1 – Water Supply, Wastewater And Surface Water Infrastructure It is the policy of Galway County Council to support the provision and maintenance of adequate wastewater disposal, water supply and surface water drainage infrastructure, in accordance with EU Directives, to service the development of Oranmore. This will include adequate capacity for public wastewater and storm-water sewers as appropriate, an adequate quantity and quality of water supply and the promotion of Sustainable Drainage System approaches and techniques within the Plan Area.</p>		Pop 1, 2 Mat 4 Bio5		Bio 1,2,3, 4,6 Wat 1,2,3 Mat 1, 2, 3 Land 3 Soil 2 Mat 5,6		Ch1,2, L 1,2 Soil 1, 3 Mat 7
<p>Objective UI 1 – Water Supply & Water Conservation Ensure that new developments are adequately serviced with a suitable quantity and quality of drinking water supply, promote water conservation to reduce the overall level of water loss in the public supply and require that new domestic developments provide for water supply metering.</p>		Pop 1, 2 Mat 4 Bio5		Bio 1,2,3, 4,6 Wat 1,2,3 Mat 1, 2, 3 Land 3 Soil 2 Mat 5,6		Ch1,2, L 1,2 Soil 1, 3 Mat 7
<p>Objective UI 2 – Galway Main Drainage Scheme Continue to support the delivery of the Galway Main Drainage Scheme in relation to the Oranmore Local Area Plan area.</p>		Pop 1, 2 Mat 4 Bio5		Bio 1,2,3, 4,6 Wat 1,2,3 Mat 1, 2, 3 Land 3		Ch1,2, L 1,2 Soil 1, 3 Mat 7

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				Soil 2 Mat 5,6,		
<p>Objective UI 3 – Wastewater Disposal. New developments shall only be permitted where it can be clearly demonstrated that they can be serviced and that there is adequate capacity in the wastewater disposal infrastructure in accordance with applicable requirements and standards, including urban wastewater treatment disposal standards, in order to protect the Galway Bay Complex and its qualifying interests.</p>		Pop 1, 2 Mat 4 Bio5		Bio 1,2,3, 4,6 Wat 1,2,3 Mat 1, 2, 3 Land 3 Soil 2 Mat 5,6,		Ch1,2, L 1,2 Soil 1, 3 Mat 7
<p>Objective UI 4 – Development Not Connecting to Public Sewer Restrict development that does not connect to the public sewer and discourage the proliferation of individual septic tanks and treatment plants, in order to protect groundwaters, consolidate the town structure and control ribbon development along approach roads into Oranmore.</p>		Pop 1, 2 Mat 4 Bio5 Land 1		Bio 1,2,3, 4,6 Wat 1,2,3 Mat 1, 2, 3 Land 3 Soil 2 Mat 5,6,7		Ch1,2, Land 2 Soil 1, 3
<p>Objective UI 5– Surface Water Drainage and Sustainable Drainage Systems Maintain, and enhance as appropriate, the existing surface water drainage system throughout the Plan Area and ensure that new developments are adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems in new developments. Surface water runoff from development sites will be limited to pre-development levels and planning applications for new developments will be required to provide details of surface water drainage and Sustainable Drainage Systems proposals</p>		Pop 1, 2 Mat 4,1 Bio5 Land 1 Wat 1		Bio 1,2,3, 4,6 Wat 2,3 Mat 1, 2, 3 Land 3 Soil 2 Mat 5,6,7		Ch1,2 Land 2 Soil 1, 3
<p>Objective UI 6 – Provision of Infrastructural Corridor Identify and reserve a strategic infrastructural corridor at Garraun, which will include provision for serve the future surface water disposal of the Ardaun/Garraun catchment, subject to the requirements of the Habitats Directive, as appropriate.</p>						
Water Quality – Policy & Objectives						
<p>Policy UI 2 – Water Quality It is the policy of Galway County Council to protect and improve water quality, in conjunction with other agencies and stakeholders in accordance with the EU Water Framework Directive (2006/60/EC) and to support the implementation of the Western River Basin District Management Plan and consider both when considering new development proposals.</p>		Bio 1, 2, 4,5,6 Wat 1, 2, 3 Soil 3 Pop 2		Bio 3		Soil 1,2 Pop 1 CH1, 2 Land 1, 2, 3

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		Mat 1,2,4				AQ 1,2 Mat 3, 5,6,7
<p>Objective UI 7 – Western River Basin District Management Plan and Protection of Waters Support the implementation of the relevant recommendations and measures as outlined in the Western River Basin Management Plan 2009-2015 or any other plan that may supersede same during the lifetime of this Local Area Plan. Development shall only be permitted where it can be clearly demonstrated that the proposal would not have an unacceptable impact on the water environment, including surface water, groundwater quality and quantity, river corridors and associated wetlands, estuarine waters and coastal waters.</p>		Bio 1, 2, 4,5,6 Wat 1, 2, 3 Soil 3 Pop 2 Mat 1,2,4		Bio 3		Soil 1,2 Pop 1 CH1, 2 Land 1, 2, 3 AQ1,2 Mat 3, 5,6,7
<p>Objective UI 8– Groundwater & Aquifer Support the protection of groundwater resources and dependent wildlife/habitats in accordance with the <i>Groundwater Directive 2006/118/EC</i> and the <i>European Communities Environmental Objectives (Groundwater) Regulations, 2010 (S.I. No. 9 of 2010)</i> or any updates. Protect the regionally important aquifer that under lays the Plan Area from risk of environmental pollution and have regard to any groundwater protection schemes and groundwater source protection zones where data has been made available by the Geological Survey of Ireland.</p>		Bio 1, 2,3, 4,5,6 Wat 1, 2, 3 Soil 3 Pop 2 Mat 1,2,4		All other EPOs		CH1, 2 Land 1, 2, 3 AQ 1,2 Mat 3, 5,6,7
Water Quality Development Management Guideline						
<p>DM Guideline UI2 – Waterbodies and Watercourses Require all relevant applications, which are located in close proximity to waterbodies or watercourses to submit measures to reduce and prevent pollution to the waterbody/watercourse, both during construction and after completion of the scheme.</p>		Wat 1-3 Bio 5, 6		All other EPOs		
Climate Change & Air Quality – Policy & Objectives						
<p>Policy UI 3 – Climate Change & Air Quality It is the policy of Galway County Council to support and promote, in conjunction with other agencies, local, national and international initiatives for limiting emissions of greenhouse gases and encouraging the development of renewable energy sources in accordance with The ‘National Climate Change Strategy 2007-2012’ (or any superseding document).</p>		AQ1, 2 Mat 7,6 Bio 1,2,3, 4,5,6 Pop 1,2			All other EPOs	
<p>Objective UI 9 – Climate Change & Air Quality Continue to implement Galway County Council’s <i>Energy Action Plan</i> regarding energy efficiency and conservation in existing and future buildings, in energy use and procurement activities and in raising awareness and stimulating action within local communities. Promote the preservation of best ambient air quality compatible with sustainable development throughout the Plan Area by seeking to protect and maintain the regulatory standards contained with the EPA’s <i>Air Quality in Ireland 2009 Key Indicators of Ambient Air Quality</i> (Environmental Protection Agency 2010, or any superseding document) and ensure that</p>		AQ1, 2 Mat 7,6 Pop1,2			All other SEO	

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all air emissions associated with new developments are within Environmental Quality Standards as set out in statutory regulations, namely SI 180/2011 Air Quality Standards Regulations 2011.						
Objective UI 10 – Air Purification Encourage landscaping and deciduous tree planting in an environmentally sensitive manner within the Plan Area as a means of air purification, the filtering of suspended particles and the improvement of Oranmore’s micro- climate.		AQ1, 2 Mat 6 Pop1,2 Bio 1			All other EPOs	
Objective UI 11 – Radon Galway County Council shall have regard to and implement as appropriate the specific guidance on radon prevention measures for new homes as contained within the Building Regulations.		Pop 1,2				All other EPOs
Flood – Policy & Objectives						
Policy UI4 – Flood Risk Management It is the policy of Galway County Council to support, in co-operation with the OPW, the implementation of the <i>EU Flood Risk Directive (2007/60/EC)</i> , the <i>Flood Risk Regulations (SI No. 122 of 2010)</i> and the DoEHLG/OPW publication <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (and any updated/superseding legislation or policy guidance)</i> . Galway County Council will also take account of the <i>Catchment Flood Risk Management Plans (CFRAMs)</i> , <i>Preliminary Flood Risk Assessment (PFRA)</i> and the <i>Strategic Flood Risk Assessment for County Galway 2012</i> and any recommendations and outputs arising from same that relate to or impact on the Plan Area.		Pop 1, 2 Mat 1,2 Bio5, 6 Wat 1,				All other EPOs
Objective UI 12 – Flood Risk Management and Assessment (Refer to Map 3A/3B) Ensure the implementation of the DoEHLG/OPW publication <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i> (or any updated/superseding document) in relation to flood risk management within the Plan Area. This will include the following: 1. Avoid, reduce and/or mitigate, as appropriate in accordance with <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i> , the risk of flooding within the flood risk areas indicated on Maps 3A/3B – Flood Risk Management , 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. 2. Development proposals in areas where there is an identified or potential risk of flooding or that could give rise to a risk of flooding elsewhere may be required to carry out a Site-Specific Flood Risk Assessment, and justification test where appropriate, in accordance with the provisions of <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i> , (or any superseding document). Any flood risk assessment should include an assessment of the potential impacts of climate change, such as an increase in the extent or probability of flooding, and any associated measures necessary to address these impacts. 3. Development that would be subject to an inappropriate risk of flooding or that would cause or exacerbate such a risk at other locations shall not normally be permitted.		Wat 1, 2,3 Bio 5, 6 Pop 1, 2 Mat 1, 2,				All other EPOs

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4. Where certain measures proposed to mitigate or manage the risk of flooding associated with new developments are likely to result in significant effects to the environment or Natura 2000 Sites, such measures will undergo environmental assessment and Habitats Directive Assessments, as appropriate.						
Objective UI 13— Flood Zones and Appropriate Land Use (Refer to Map 3A/3B) Protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i> (or any superseding document) and the guidance contained in DM Guidance UI1 – Flood Zones and Appropriate Land Uses . Where a development/land use is proposed that is inappropriate within the Flood Zone, then the development proposal will need to be accompanied by a Development Management Justification Test and Site-Specific Flood Risk Assessment in accordance with the criteria set out under <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i> .		Wat 1, 2,3 Bio 5, 6 Pop 1, 2 Mat 1, 2,				All other EPOs
Objective UI 14 – Coastal Flooding Ensure that any development proposals within/near areas at risk of coastal flooding, assess the implications of predicted sea level rise, and prohibit development that would be at unacceptable risk from coastal erosion or inundation, or that may result in an increased risk in coastal erosion - or inundation elsewhere. Adherence to the following will be a requirement: <ul style="list-style-type: none"> <i>The Planning System and Flood Risk Management Guidelines 2009 (or any superseding document)</i> <i>Habitats Directive</i> <i>Water Framework Directive.</i> 		Wat 1, 2,3 Bio 5, 6 Pop 1, 2 Mat 1				All other EPOs
Objective UI 15—Waterbodies and Watercourses Protect waterbodies and watercourses within the Plan Area from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include a 10 metre protection buffer from rivers within the plan area, measured from the near river bank. Promote the sustainable management and uses of waterbodies and avoid culverting or realignment of these features. Refer to Map 2- Specific Objectives		Bio 5,6 Wat 1,2,3 Soil 3 Pop 1, 2		All other EPOs		
Objective UI 16 – Lands North of Frenchfort Stream. Ensure that development proposals on lands located to the north of the Frenchfort Stream are accompanied by a Detailed Flood Risk Assessment that is carried out in accordance with <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i> . The flood risk assessment should also specifically take account of and address climate change and potential impacts, such as an increase in the extent or probability of flooding, and any associated measures necessary to address these impacts. The assessment should also address issues in relation to access to and egress from these lands through any flood risk area. The assessment would need to demonstrate that the development would not be subject to an inappropriate risk of flooding and that it would not cause or exacerbate such a risk at other locations. Any assessment should be prepared by suitably qualified expert with hydrological experience and should quantify the risks and the effects of any necessary mitigation, together with the measures needed or proposed to manage any		Bio 5,6 Wat 1,2,3 Soil 3 Pop 1, 2 Mat 1,2		All other EPOs		

	X	↑	↓	↕	?	-
residual risks.						
Flood Risk Guideline						
DM Guideline UI1 – Flood Zones and Appropriate Land Uses The table below indicates the types of land uses that are appropriate in each of the Flood Zones identified within the Plan Area, in accordance with the <i>Flood Risk Management Guidelines 2009</i> . 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 <i>Flood Risk Management Guidelines 2009</i> .		Bio 5,6 Wat 1,2,3 Soil 3 Pop 1, 2 Mat 1,2		All other EPOs		
Waste Management – Policy & Objectives						
Policy UI5 – Waste Management It is the policy of the Council to support waste reduction and sustainable waste management through prevention, reduction and recycling.		Pop 1,2 Mat 5 Soil 1				All other EPOs
Objective UI 17 – Waste Prevention, Reduction & Recycling Promote the prevention, reduction and recycling of waste in new developments, new development proposals shall be required to submit proposals demonstrating how this is to be achieved.		Mat 5				All other EPOs
Objective UI 18 – Bring Bank Facility Facilitate the installation of bring bank(s) at suitable locations within the Plan area.		Pop 1, Mat 5				All other EPOs
Energy & Communications – Policy & Objectives						
Policy UI 6 – Energy and Communications It is the policy of Galway County Council to support the provision of adequate energy and communications infrastructure to service developments including gas, electricity, broadband, and telephone services. In particular, the Council supports the increased use of renewable energy and the aims of sustainable energy use and conservation in building design and construction.		AQ 1, 2 Mat 2 Pop1				All other EPOs
Objective UI 19 – Broadband & Telecommunications Facilitate the provision of adequate telecommunication infrastructure within the Plan Area, including telephone and broadband services, to the requirements of the relevant service providers and in accordance with the principles of proper planning and sustainable development.		Pop 1, 2			All other EPOs	
Objective UI 20— Gas & Electricity Supply Facilitate the provision of an adequate supply of electricity and gas to developments in the Plan Area, to the requirements of the relevant service provider, and in accordance with the principles of proper planning and sustainable development. <i>(SEA Note: Uncertain interactions with EPOs due to infrastructural requirements not yet designed or planned)</i>		Pop 1, 2			All other EPOs Uncertain	
Objective UI 21 – Energy Conservation & Efficiency New buildings shall be sustainable in their siting, orientation, design and construction. Passive solar design techniques, high energy efficiency, low impact construction methods and the use of local building materials shall be encouraged to ensure that new developments minimise their environmental impacts and long term		Pop 1, 2 AQ 2, Mat 6 Land 3				All other EPOs

	X	↑	↓	↕	?	-
costs.						
Objective UI 22— Renewable Energy Promote and facilitate the development of renewable sources of energy within the Plan area and encourage the integration of micro-renewable energy sources into the design and construction of new developments, as appropriate.		Pop 1, 2 AQ 2,				All other EPOs
Development Management Guidelines						
DM Guideline UI3 – Energy Statements All proposals for new non-residential developments with a floor area of 1,000m ² or more and residential developments comprised of 10 or more units may be required to submit an Energy Statement outlining the methods proposed to minimise energy use in the development, such as building orientation and passive solar design, materials and insulation, renewable/alternative energy sources, etc.		AQ 1,2		All other EPOs		
Seveso Site Objective						
Objective UI 23— Seveso Site Galway County Council shall consult with the Health and Safety Authority when assessing any proposed relevant developments in or in the vicinity of sites identified under the Control of Major Accident Hazards Directive (Seveso II Directive), in order to prevent major accidents involving dangerous substances and to limit their consequences to the environment and community.		Pop 1,2 AQ1, Bio 1,2,3, 5 Wat 1,2 3 Mat 1,2		Bio 6		Bio 4 Soil 1, 2, 3 CH1,2 Land 1,2,3 AQ2 Mat3,4, 5,6,7
Urban Design & Landscape – Policy & Objectives						
Policy UD1 – Urban Design and Landscape It is the policy of Galway County Council to promote the use of sustainable urban design principles and approaches that will help to create high quality built and natural environments appropriate to the context and landscape setting of the town, having regard to the guidance contained in the <i>Sustainable Residential Development in Urban Areas Guidelines 2009</i> and the accompanying <i>Urban Design Manual 2009</i> (or any superseding guidance document). This will focus on the development of a high quality, well landscaped and appropriately scaled built environment with a strong civic and commercial core, responsive building frontages, appropriate building forms, heights, designs and materials and high quality civic, community, recreational and amenity facilities. The creation of a high quality natural environment will also be supported through the protection of the landscape sensitivities, views and prospects in the town and the promotion of the development of a green network and high quality landscaping		Pop 1, 2 Land 1, 2,3 CH1 Bio 1		All other EPOs		
Objective UD 1 – High Quality, Context Sensitive Design Ensure that new developments are responsive to their site context and in keeping with the character, amenity, heritage, environment and landscape of the area. New development proposals will be required to		Pop 1, 2 CH1,2, Land 1,2,3		All other EPOs		

	X	↑	↓	↕	?	-
complement the existing character of the town centre/area in terms of scale, height, massing, building line, urban grain and definition and through high quality design proposals for buildings/structures/shop fronts, the use of high quality, appropriate materials and the provision of appropriate signage, lighting, landscaping proposals and other such details.						
Objective UD 2 – Public Spaces and Streets Promote the development of high quality public spaces consisting of streets, squares, parks and amenities connected by a network of pedestrian and cycling routes. Public spaces should have a high standard of design and street furniture that will create a coherent character for the area. This would include appropriately designed and located park benches, bus shelters, cycle storage facilities, refuse bins, signage, street sculpture, etc. but should avoid the over-proliferation of different elements and/or cluttering of public spaces.		Pop 1, 2 CH1,2, Land 1,2,3		All other EPOs		
Objective UD 3 – Spatial Definition and Animation Ensure that new developments are designed to provide spatial definition and animation to public spaces and streets through the use of appropriate building lines and built forms, responsive building frontages and passive surveillance and high quality streetscapes and/or landscaping edges to enclose and address public spaces. Perimeter block typologies provide a useful approach in generating good spatial definition, adequate enclosure and a high quality public realm and the creation of focal points, such as landmark buildings and gateways, help to improve spatial definition and legibility and will be encouraged in appropriate locations.		Pop 1, 2 CH1,2 Land 1,2,3 AQ2		All other EPOs		
Objective UD 4 – Green Network and Landscaping Support the development of a network of amenities, open spaces and natural areas that support biodiversity, that incorporate existing landscape features such as local rivers, streams, trees, stone walls and hedgerows, that provide pedestrian and cycling linkages and active and passive recreation opportunities, that help to structure and provide relief from the built environment and that can provide areas for surface water attenuation and flood risk management.		Pop 1, 2 Bio 1, Wat 1, Soil 1 Land 1,3 AQ 1, 2 Mat 1, 7				All other EPOs
Objective UD 5 – Street-Oriented Development and Responsive Frontages Promote street-oriented development along the urban street network within the built areas of the town and along the approach routes to the town. This will include improved facilities for pedestrians, cyclists and public transport as appropriate and the promotion of high quality building or landscaping edges to these routes. Buildings and spaces should be designed to provide a human scale along street frontages with the use of appropriate building heights and responsive ground floor treatments. Intensive, fine-grained developments will generally be encouraged to provide a diversity of building forms and public spaces.		Pop 1, 2 CH1,2, Land 1,2,3 Mat 7 AQ2		All other EPOs		
Objective UD 6 – Design Statements Require design statements with all large scale or sensitively located development proposals, such as in close proximity to an Architectural Conservation Area, protected structure, natural heritage designation, significant public amenity, elevated position or visually vulnerable area, and in the case of any other		Pop 1,2 CH1, 2 Land 1, 2,3		All other EPOs		

	X	↑	↓	↕	?	-
development proposals where this is considered necessary by the planning authority. Design statements should include a site appraisal examining the location, context, landscape/townscape setting, accessibility, features and characteristics of the development site, which should be used to inform the selection of appropriate development forms and design responses and the incorporation and provision of any important landscape features in the layout and design of the development. Design statements should be succinct documents that include both text and supporting graphics demonstrating how the site context and characteristics and design principles, policies and objectives have been addressed in the design and layout of the development proposal.						
<p>Objective UD 7 Landscape Character, Values, Sensitivity and Views/ Prospects</p> <p>Protect the landscape character, values, sensitivities, focal points and views in the Plan Area, including those identified in the Galway County Development Plan and included in the Landscape and Landscape Character Assessment for County Galway 2002 and as shown on Map 2A/2B – Specific Objectives. This will include, inter alia, the following:</p> <ul style="list-style-type: none"> a) Ensure that new developments are responsive to the high and special sensitivity landscapes within the plan area, visually vulnerable area, elevated areas or locally important townscape contexts. b) Require Visual Impact Assessment for developments with the potential to impact on areas of significant landscape character, value or sensitivity, including both urban and natural features, such as the coast and historical buildings, as appropriate c) Prohibit development that will block or interfere with a significant view or prospect. Where it is considered that a development may impact on views or prospects, have regard to the significance of any such impact and any appropriate mitigation measures that should be incorporated. Where it is considered that a development may impact on views and prospects, to have regard to the significance of any such impact and any appropriate mitigation measures that should be incorporated. <p>Protect the sea views over the coastal landscape and Galway Bay from the main public spaces, roads and other areas as appropriate, and protect existing views to and from Oranmore Castle and pier and as viewed from the coast.</p>		Land 1,2,3 Pop 1,2				All other EPOs
Built Heritage & Cultural Heritage – Policies & Objectives						
<p>Policy HC 1 – Built Heritage</p> <p>It is the policy of Galway County Council to support the protection and conservation of the architectural and archaeological heritage in the Plan Area, including the Protected Structures, Architectural Conservation Area,</p>		CH 1,2 Pop 1,2 Land 1,2,3				All other EPOs

	X	↑	↓	↕	?	-
Recorded Monuments and Places and other important features of architectural or archaeological heritage. Galway County Council will ensure the implementation of the legislative, statutory and policy provisions relevant to the conservation of the built heritage including the following (and any updated/superseding documents): <ul style="list-style-type: none"> Legislative provisions in the Planning and Development Act 2000 (as amended) and National Monuments Act 1930 (as amended). Statutory provisions in the Galway County Development Plan, including the Record of Protected Structures. Policy guidance in <i>Government Policy on Architecture 2009-2015, the Architectural Heritage Protection Guidelines 2004, the Archaeology and Development: Guidelines for Good Practice for Developers.</i> 						
Policy HC 2 – Cultural Heritage It is the policy of Galway County Council to acknowledge and promote awareness of the origins, historical development and cultural heritage of the town and to generally support high quality developments that relate to local heritage and to ensure that new development respects and is responsive to same.		CH 1,2 Pop 1, 2				All other EPOs
Objective HC 1 – Architectural Heritage and Protected Structures Ensure the protection and conservation of the architectural heritage in the Plan Area, in particular by implementing the relevant legislative provisions of the <i>Planning and Development Act 2000</i> (as amended) in relation to architectural heritage and policy guidance contained within the <i>Architectural Heritage Protection Guidelines 2004</i> , (or any superseding document).		CH 1,2 Pop 1, 2 Land 1, 2, 3				All other EPOs
Objective HC 2 – Protected Structures Ensure the protection and sympathetic enhancement of structures included and proposed for inclusion in the Record of Protected Structures that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, together with the integrity of their character and setting.		CH 1,2 Pop 1, 2 L1, 2, 3				All other EPOs
Objective HC 3 – Architectural Conservation Areas Protect, conserve and enhance the essential character of the Architectural Conservation Area, through the appropriate management and control of the design, location and layout of new development, alterations or extensions to existing structures, and/or modifications to the setting of the structure and the character of the Architectural Conservation Area.		CH 1,2 Pop 1, 2 Land 1, 2, 3				All other EPOs
Objective HC 4 -Developments relating to Protected Structures and ACAs Ensure that any development, modifications, alterations, or extensions materially affecting the character a Protected Structure, or a structure adjoining a Protected Structure or structure within or adjacent to an Architectural Conservation Area, is sited and designed appropriately and is not detrimental to the character		CH 1,2 Pop 1, 2 Land 1, 2, 3 Soil 1				All other EPOs

	X	↑	↓	↕	?	-
<p>or setting of the Protected Structure or the ACA.</p> <p>This will include the following:</p> <ul style="list-style-type: none"> • Works materially affecting the character of a Protected Structure or the exterior of a building/structure within an ACA will require planning permission. • Any works/development carried out to a protected structure or the exterior of a building/structure within an ACA shall be in accordance with best conservation practice and use sustainable and appropriate materials. • Works/development within the Architectural Conservation Area shall ensure the conservation of traditional features and building elements which contribute to the character of the area. • New proposals shall have appropriate regard to scale, plot, form, mass, design, materials, and colours and function. 						
<p>Objective HC 5 – Demolition Prohibit development proposals, either in whole or in part, for the demolition of protected structures or structures within an Architectural Conservation Area, save in exceptional circumstances.</p>		CH 1,2 Pop 1, 2 Land 1, 2, 3				All other EPOs
<p>Objective HC 6 – Vernacular Architecture & Structures of Local Interest Recognise the importance of the contribution of vernacular architecture to the character of Oranmore and ensure the protection, retention, and appropriate revitalisation and use of vernacular heritage, including structures of local interest that contribute to the local distinctiveness, built heritage and/or streetscape character and resist the demolition of same.</p>		CH 1,2 Pop 1, 2 Land 1, 2, 3				All other EPOs
<p>Objective HC 7 – Archaeological Heritage Ensure the protection and sympathetic enhancement of archaeological heritage in the Plan Area, in particular by implementing the relevant provisions of the <i>Planning and Development Act 2000</i> (as amended), the <i>National Monuments Act 1930</i> (as amended), and the <i>Archaeology and Development: Guidelines for Good Practice for Developers</i>.</p>		CH 1,2 Pop 1, 2 Land1, 2, 3				All other EPOs
<p>Objective HC 8 – Monuments and Places Ensure the protection and sympathetic enhancement of the monuments and places included and proposed for inclusion in the Record of Monuments and Places, as well as any monument that may be designated as a National Monument, together with the integrity of their character and setting, by implementing the relevant provisions of the <i>Planning and Development Act 2000</i> (as amended) and the <i>National Monuments Act .1930</i> (as amended) and the <i>Archaeology and Development: Guidelines for Good Practice for Developers</i>. This will include the protection of all Monuments on the list provided by the National Monument Service, Department of Arts, Heritage and the Gaeltacht, which has statutory responsibility in this area.</p>		CH 1,2 Pop 1, 2 Land 1, 2, 3				All other EPOs
<p>Objective HC 9 – Archaeological Assessment Ensure that all planning applications for development within close proximity (30m) of Recorded Monuments</p>		CH 1,2 Pop 1, 2				All other EPOs

	X	↑	↓	↕	?	-
and Places and any monuments that may be designated as National Monuments, and within Zones of Archaeological Potential are referred to the Department of Arts, Heritage and the Gaeltacht (DAHG) and take account of the archaeological heritage of the area, any advice received from the DAHG and the need for archaeological assessments and, where appropriate, mitigation measures.		Land 1, 2, 3				
Objective HC 10 – Architectural Conservation Area Appraisal and Management Plan Prepare and publish an Architectural Conservation Area Appraisal and Management Plan for Oranmore over the lifetime of the Plan, to preserve, protect and enhance the character of this area, including the public realm and implement any recommendations arising from same.		CH 1,2 Pop 1, 2 Land 1, 2, 3				All other EPOs
Objective HC 11 – Conservation Works to Graveyard & Church Ruins Facilitate the carrying out of conservation works on the graveyards and church ruins between Main Street and Castle Road.		CH 1,2 Pop 1, 2 Land 1, 2, 3				All other EPOs
Objective HC 12 – Cultural Heritage: Local Place Names Protect local place names as an important part of the cultural heritage and unique character of the Plan Area, and support the use of appropriate names for new developments that reflect the character/heritage of the area and that contribute to the local distinctiveness of the village. New developments will be required to consult with <i>Coiste Logainmneacha Chontae na Gaillimhe</i> , Galway County Council ‘Placename Committee’, and to identify an appropriate name for new developments that reflect the local character and heritage of the area.		CH 1,2 Pop 1, 2 Land 1, 2, 3				All other EPOs
Natural Heritage & Biodiversity – Policies & Objectives						
Policy NH 1 – Natural Heritage, Landscape and Environment It is the policy of- Galway County Council, to support the conservation and enhancement of the natural heritage and biodiversity, including the protection of the integrity of Natura 2000 sites, the protection of Natural Heritage Areas and proposed Natural Heritage Areas and the promotion of the development of a green/ecological network within the Plan Area, in order to support ecological functioning and connectivity, create opportunities in suitable locations for active and passive recreation and to structure and provide visual relief from the built environment. The protection of natural heritage and biodiversity, including Natura 2000 sites, will be implemented in accordance with relevant EU environmental directives and applicable national legislation, policies, plans and guidelines, including the following (and any updated/superseding documents): <ul style="list-style-type: none"> • EU Directives, including the <i>Habitats Directive (92/43/EEC)</i>, the <i>Birds Directive (2009/147/EC</i> codified version of Directive), the <i>Environmental Impact Assessment Directive (85/337/EEC)</i>, the <i>Water Framework Directive (2000/60/EC)</i> and the <i>Strategic Environmental Assessment Directive (2001/42/EC)</i>. • National legislation, including the <i>Wildlife Act 1976</i>, the <i>European Communities (Environmental Impact Assessment) Regulations 1989</i> (SI No. 349 of 1989) (as amended), the <i>Wildlife (Amendment) Act 2000</i>, the <i>European Union (Water Policy) Regulations 2003</i> (as amended), the <i>Planning and Development (Amendment) Act 2010</i> and the <i>European Communities (Birds and Natural Habitats) Regulations 2011</i> 		Bio 1,2,3, 4,5,6 Pop 1,2 Wat 1,2,3 Soil 2,3				All other EPOs

	X	↑	↓	↕	?	-
<p>(S.I. No. 477 of 2011).</p> <ul style="list-style-type: none"> National policy guidelines, including the <i>Landscape and Landscape Assessment Draft Guidelines 2000</i>, the <i>Environmental Impact Assessment Sub-Threshold Development Guidelines 2003</i>, <i>Strategic Environmental Assessment Guidelines 2004</i> and the <i>Appropriate Assessment Guidelines 2010</i>. Catchment and water resource management plans, including the <i>Western River Basin District Management Plan 2009-2015</i>. Biodiversity plans and guidelines, including <i>Actions for Biodiversity 2011-2016: Ireland's National Biodiversity Plan</i>, the <i>Biodiversity Action Plan for County Galway 2008-2013</i> and the <i>Biodiversity Guidelines</i> produced by Galway County Council. 						
<p>Objective NH 1 – Natura 2000 Sites Protect European 2000 sites, including Special Protection Areas and Special Areas of Conservation, that form part of the Natura 2000 network, in accordance with the requirements in the EU <i>Habitats Directive (92/43/EEC)</i>, EU <i>Birds Directive 2009/147/EC</i>-codified version of Directive), the <i>Planning and Development (Amendment) Act 2010</i>, the <i>European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011)</i> (and any subsequent amendments or updated legislation) and having due regard to the guidance in the <i>Appropriate Assessment Guidelines 2010</i> (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:</p> <ol style="list-style-type: none"> The plan or project will not give rise to adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 site (either individually or in combination with other plans or projects); or The plan or project will adversely affect the integrity of any Natura 2000 site (that does not host a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or The plan or project will adversely affect the integrity of any Natura 2000 site (that hosts a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to 		Bio 1, 2, 4, Soil 3		All other EPOs		CH1, 2

	X	↑	↓	↕	?	-
ensure the protection of the overall coherence of Natura 2000.						
Objective NH 2 – Protected Habitats and Species Support the protection of protected habitats and species listed in the annexes to the EU <i>Habitats Directive 1992</i> (92/43/EEC) and the <i>Birds Directive</i> (2009/147/EC-codified version of Directive)- This includes the protection of bats and their roosts, and the maintenance of woodland, hedgerows, treelines, ecological networks and corridors which serve as feeding areas, flight paths and community routes for bats.		Bio 1,2,3 Soil 3 Wat 1				All other EPOs
Objective NH 3 –Natural Heritage Areas and Proposed Natural Heritage Areas Protect Natural Heritage Areas and proposed Natural Heritage Areas in accordance with the requirements of the <i>Wildlife Act 1976</i> , the <i>Wildlife (Amendment) Act 2000</i> and the <i>Planning and Development Act 2000</i> (as amended). Where a proposed development within the Plan Area may give rise to likely significant effects on any Natural Heritage Area or proposed Natural Heritage Area an Ecological Impact Assessment or an Environmental Impact Assessment, as appropriate, may be required.		Bio 1,2,3 Soil 3 Wat 1				All other EPOs
Objective NH 4 – Impact Assessments Ensure full compliance with the requirements of the EU <i>Habitats Directive (92/43/EEC)</i> , <i>SEA Directive (2001/42/EC)</i> and <i>EIA Directive (85/337/EEC)</i> , and the associated <i>European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011)</i> , <i>European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004-2011</i> , <i>Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011</i> and the <i>European Communities (Environmental Impact Assessment) Regulations 1989-2011</i> (or any updated/superseding legislation). Planning applications for proposed developments within the Plan Area that may give rise to likely significant effects on the environment may need to be accompanied by one or more of the following: an Environmental Impact Statement, an Ecological Impact Assessment Report, a Habitats Directive Assessment Screening Report or a Natura Impact Statement, as appropriate. Ensure that Natura Impact Statements and any other environmental or ecological impact assessments submitted in support of proposals for development are carried according to best practice methodologies and contain all necessary baseline assessments.		Bio 1,2,3,5, Wat 1,2 Soil 2, 3 Pop 1,2 Land 1, 3 Mat 1				All other EPOs
Objective NH 5 – Biodiversity & Ecological Networks Support the protection of biodiversity and ecological connectivity within the Plan area including woodlands, trees, hedgerows, rivers, streams, natural springs, wetlands, stonewalls, fens, salt marshes, geological and geo-morphological systems, other landscape features and associated wildlife, where these form part of the ecological network. Seek to retain and incorporate these natural features into developments, in order to avoid ecological fragmentation and maintain ecological corridors.		Bio 1,2,3,5, Wat 1,2 Soil 2, 3 Pop 1,2 Land 1, 3 Mat 1				All other EPOs
Objective NH 6 – Water Resources Protect all water resources in the Plan Area, including rivers, streams, springs, surface waters, coastal waters, estuarine waters and groundwater quality, in accordance with the requirements and guidance in the EU <i>Water Framework Directive 2000</i> (2000/60/EC), the <i>European Union (Water Policy) Regulations 2003</i> (as amended) and the <i>Western River Basin Management Plan 2009-2015</i> (including any superseding versions of		Bio 1,2,3, 4,5,6 Wat 1,2,3 Soil 2, 3 Pop 1,2				All other EPOs

	X	↑	↓	↕	?	-
same). Support the application and implementation of a catchment planning and management approach to development and conservation, including the implementation of Sustainable Drainage System techniques for new development in the Plan Area.		Land 1, Mat 1,2,3				
Objective NH 7 – Wetlands, Springs, Rivers and Streams Seek to preserve the wetlands of Oranmore, identify and protect natural springs, streams/rivers, where possible and ensure that any plans/projects with the potential to adversely affect groundwater, springs, streams or rivers, identify the presence of these features and adequately assess the impacts to them. Protect springs identified on Ordnance Survey mapping or any springs newly identified during project development assessments so that they are not impeded.		Bio 1, 2,3, 4,5,6 Wat 1, 2, 3 Soil 3 Pop 2 Land 1 Mat 1				All other EPOs
Objective NH 8 – Frenchfort Stream Ecological Corridor Protect land for an Ecological Corridor linking two disjoint parts of the Galway Bay Complex cSpecial Area of Conservation and proposed Natural Heritage Area, along Frenchfort Stream (and require a Screening for Appropriate Assessment and/or Natura Impact Statement and an Ecological Management Plan to be produced for any new development along this area). The Ecological Management Plan will ensure no disruption to the conservation management objectives of the Natura 2000 sites and pNHAs.		Bio 1, 2,3, 4,5,6 Wat 1, 2, 3 Soil 3 Pop 2 Land 1 Mat 1				All other EPOs
Objective NH 9 – Trees and Hedgerows Protect important tree clusters and hedgerow in the plan area, including those at Bluebell Woods, and ensure that development proposals take cognisance of significant trees/tree stands and seek to retain natural boundaries including stonewall, hedgerow and tree boundaries, where possible.		Bio 1, 4,5 Wat 1, 2 Pop 1, 2 Land 1				All other EPOs
Objective NH 10 – Geological and Geomorphological Systems Protect and conserve geological and geomorphological systems, sites and features from inappropriate development that would detract from their heritage value and interpretation and ensure that any plan or project affecting karst formations are adequately assessed with regard to their potential geophysical, hydrological, hydrogeological or ecological impacts on the environment.		Bio 1-6 Wat 1,3 Soil 3				All other EPOs
Objective NH 11 – Summer Botanical Survey for Lands at Moneyduff Ensure that a Summer Botanical Survey is undertaken and submitted as part of any planning application for development of lands beside the SAC/pNHA designated site in Moneyduff.		Bio 1-6			All other EPOs	
Objective NH12 – Control of Invasive and Alien Invasive Species Seek to prevent and promote measures to prevent the spread of invasive and alien invasive species. Require a landscaping plan to be produced for developments near water bodies and ensure that such plans do not include alien invasive.		Bio 1 -6			All other EPOs	
Objective NH 13 – Consultation with Environmental Authorities Ensure that all development proposals are screened to determine whether they are likely to have a significant direct, indirect or cumulative effect on the integrity or conservation objectives of any Natura 2000 site and, where significant effects are likely or uncertain, there will be a requirement for consultation with		Bio 1 -6			All other EPOs	

	X	↑	↓	↕	?	-
the relevant environmental authorities as part of any Habitats Directive Assessment that may be required.						

Table B: Assessment of land use zonings.







The following table assesses the land use zonings proposed for the draft Oranmore LAP. ***This map shows the boundary as shown in the published Draft LAP. The SEA Statement presents the Final LAP Boundary.***




The LAP has been grouped into 7 areas, defined by the current road network and the zonings are assessed in each one. Figure Annex A shows these areas overlaid with the proposed zonings. Please note the map shows areas as Greenspace – in the new LAP, this refers to Open Space and is listed as such.




Table B: Assessment of draft Land Use Zonings




Area 1: Coast to R338	X	↑	↓	↕	?	-
Environmental Management		Bio 1-6, Wat 1-3 Soil 2,3 Pop 1,2 AQ2, Mat 1				Soil 1, CH1, 2 Land 1-3 AQ1, Mat 2,3,4,5,6,7

Open Space		Bio 1-6, Wat 1-3 Soil 2,3, Pop 1,2 AQ2,Mat 1				Soil 1, Ch1, 2 Land 1-3,AQ1 Mat 2,3,4,5,6,7
Community Facilities		Pop 1, 2 Mat 7		All other EPOs		
Existing Residential Note: all EPOs are identified as likely to be mitigated as infill sites remain within the existing residential zoning so there may be some limited infill residential development				All EPOs		
Town Centre		Pop 1, Mat 7		All other EPOs		
Residential Phase 2				All EPOs		

Area 2 Between R338 and R446	X				?	-
Strategic Reserve Area		Pop1, 2, Mat 7 AQ 1,2		All other EPOs		
Area 3 Between R338 and R446	X				?	-
Agriculture		Bio 1-6, Wat 1-3 Soil 2,3, Pop 1,2 AQ2,Mat 1				All other EPOs
Open Space		Bio 1-6, Wat 1-		All other EPOs		

		3 Soil 2,3, Pop 1,2 AQ2,Mat 1				
Existing Residential				All EPOS		
Residential Phase 1		Pop 1, 2, AQ2		All other EPOS		
Community Facilities		Pop 1, 2, Mat 7		All other EPOS		
Town Centre C1		Pop1, Pop 2, Mat 7		All other EPOs		
Area 4 R446 and West of N18	X				?	-
Industrial		Pop 1, Pop 2		All other EPOs		
Commercial C2		Pop 1, Pop 2		All other EPOs		
Agriculture		Bio 1-6, Wat 1- 3		All other EPOs		

		Soil 2,3, Pop 1,2 AQ2,Mat 1				
Area 5R446 and West of N18	X				?	-
Business and Technology		Pop 1, 2		All other EPOs		
Business and Enterprise		Pop 1,2		All other EPOs		
Open Space		Bio 1-6, Wat 1-3 Soil 2,3, Pop 1,2 AQ2,Mat 1		All other EPOs		
Environmental Management		Bio 1-6, Wat 1-3 Soil 2,3 Pop 1,2 AQ2,Mat 1				Soil 1,Ch1, 2 Land 1-3 AQ1,Mat 2,3,4,5,6,7

Area 6 West of N18 Town Centre Area	X				?	-
Town Centre C1		Pop 1,2 Mat 7, AQ 2		All other EPOs		
Open Space		Bio 1-6, Wat 1-3 Soil 2,3, Pop 1,2 Aq2,Mat 1		All other EPOs		
Residential Phase 1		Pop1, 2		All other EPOs		
Existing residential				All EPOs		
Community Facilities		Pop 1, 2, AQ2, Mat 7		All other EPOs		

Area 7 West of N18, southern part of plan area	X	↑	↓	↕	?	-
Environmental Management		Bio 1-6 Wat 1-3 Soil 2,3				All other EPOs
Open Space		Bio 1-6,Wat 1-3 Soil 2,3,Pop 1,2 Aq2,Mat 1		All other EPOs		
Agriculture		Bio 1-6, Wat 1-3 Soil 2,3, Pop 1,2				Soil 1, Ch1, 2 Land 1-3, AQ1 Mat 2,3,4,5,6,7
Residential Existing				All EPOs		

Residential Phase 1		Pop 1,2		All other EPOs		
Residential Phase 2				All EPOs		
Community Facilities		Pop 1, 2 Mat 7, AQ2		All other EPOs		

Oranmore Areas

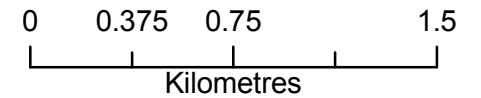
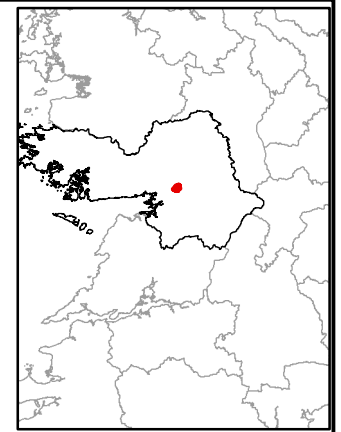
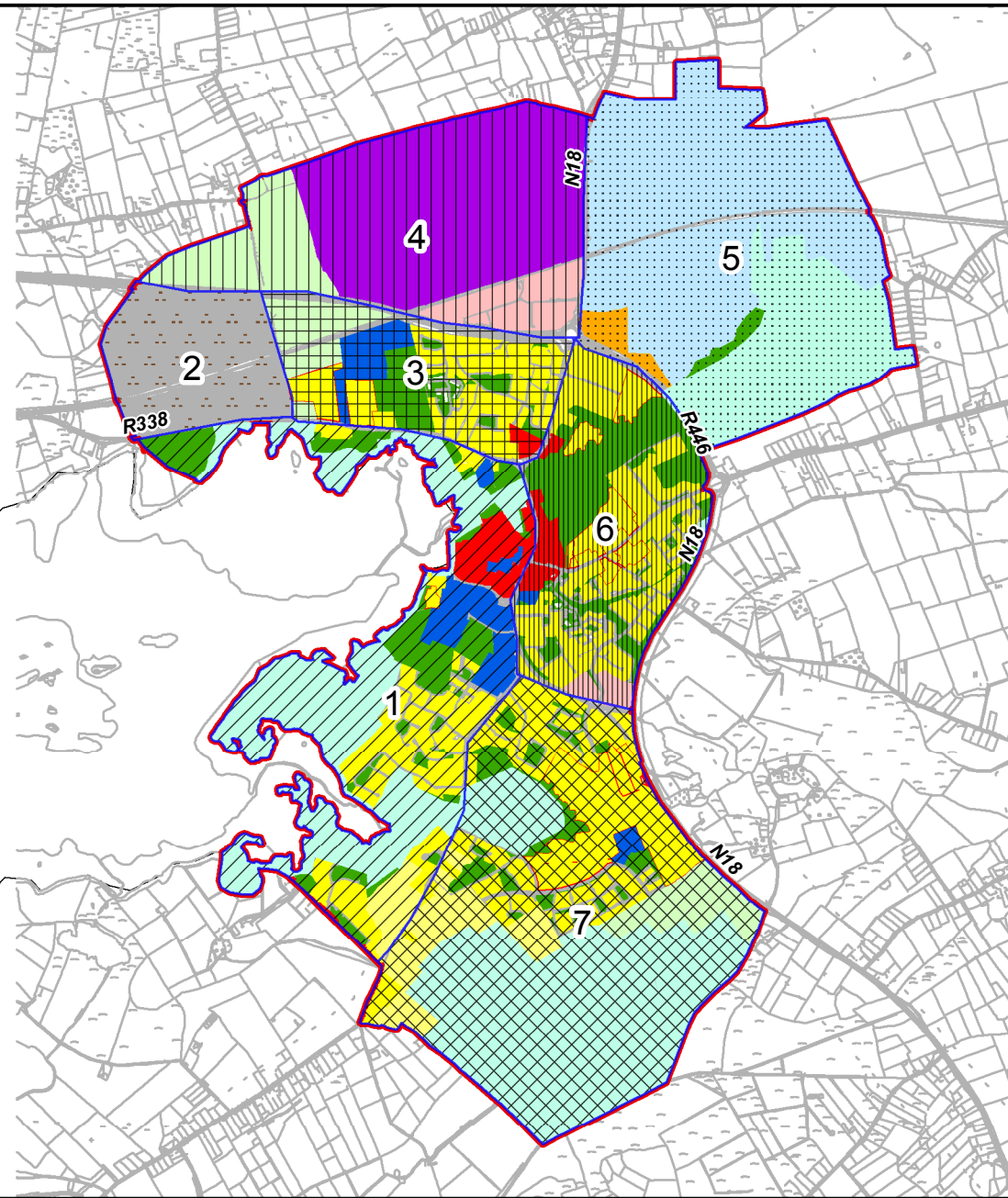
Zones

- 1
- 2
- 3
- 4
- 5
- 6
- 7

2012 Zonings

TYPE

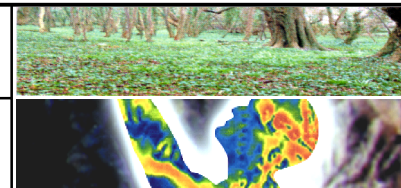
- Agriculture
- Business & Enterprise
- Business & Technology
- Commercial C2
- Community Facilities
- Environmental Management
- Existing Residential
- Industrial
- R1
- R2
- Strategic reserve area
- Town Centre C1
- greenspace
- Oranmore LAP boundary 2012



DATE: 12/3/2012	SCALE: 1:30,000
REF:	SIZE: A4
DRAWN: MFC	APPROVED: RM

Annex A

Galway County Council Oranmore Local Area Plan SEA



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Annex B

Environmental
Protection Agency
Checklist for
Environmental
Report and Non -
Technical Summary



SECTION 11 – ENVIRONMENTAL REPORT AND NON-TECHNICAL SUMMARY

Note: This section provides an overview of the compliance of the ER with the requirements of the SEA Directive and the SEA Regulations. Where non-compliance has been highlighted in previous sections of the SEA Process Checklist, actions taken to resolve non-compliance should be highlighted in the ‘Comment’ section.

Minimum Requirements Question		Yes, No, Comment	Statutory Basis
11.1	Does the ER contain all of the aspects listed in Annex 1 of the SEA Directive and Schedule 2 and 2B of S.I. 435 and 436 of 2004 (as amended) ?	Yes	SEA Directive Article 5 Annex 1 S.I. Nos 435 & 436 of 2004
11.2	Does the ER include a non-technical summary?	YES	SEA Directive Article 5 Annex I (j) S.I. Nos 435 & 436 of 2004
11.3	Does the non-technical summary clearly summarise the following:		SEA Directive Article 5 Annex I (j) S.I. Nos 435 & 436 of 2004
	Y/N	Comment	
a) Contents and main objectives of the draft P/P	Y	Yes, chapter one and detailed in Annex A	
b) Current state of the environment and evolution	Y	Chaper Four	
c) Environmental characteristics of area significantly affected	Y	Chapter Four	
d) Existing environmental problems	Y	Chapter Four	
e) Environmental protection objectives	Y	Chapter Five	
f) Significant effects on the environment	Y	Chapter Seven	
g) Mitigation measures	Y	Chapter Eight	
h) Alternatives	Y	Chapter Six	
i) Monitoring	Y	Chapter Nine	

Additional Recommended Tasks

	Question	Yes, No. Comment	
11.4	Has a description been provided in the ER of the screening process and subsequent determination?	Yes Chapter Two discusses screening	
11.5	Have the responses to the scoping exercises been included in the ER? Has an explanation been given as to how these responses were considered?	Yes, Chapter Two	
11.6	Is the Non-Technical summary concise and easy to understand?	Yes	DoEHLG Guidelines S.4.41
11.7	Has a description of the outcome of all consultations (including transboundary) been documented in the ER?	Scoping Consultation described in Chapter Two	
11.8	Have relevant references, glossary of terms and scaled maps (with source identified) been included?	Yes, mainly in Chapter Four and Glossary at end of report	

Annex C Strategic
Environmental
Assessment Screening
Report on Material
Alterations to Draft
Oranmore LAP including
detailed assessment of MA
24

Addendum Screening Report on proposed Material Alterations to the draft Oranmore Local Area Plan 2012 -2018.

1.1 Introduction

In accordance with the Planning and Development (Amendment) Act 2010, notice is hereby given that Galway County Council are proposing alterations to the Draft Oranmore Local Area Plan 2012-2018. These alterations have arisen following the review of the Manager's Report on submissions received during the public display period of the Draft Oranmore Local Area Plan 2012- 2018 by the Elected Members of the Council on 13th July 2012.

The purpose of this report is to consider whether the material alterations to the Local Area Plan will have any likely significant environmental effects, and as such, would therefore require the preparation of a Strategic Environmental Assessment (SEA). The SEA process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. The key indicator that will determine if an SEA is required is if they are likely to have significant environmental effects on the environment or not. Screening is the technique applied to determine whether a particular Plan would be likely to have significant environmental effects, and would thus warrant a SEA.

In accordance with Section 14A of the Planning & Development (Strategic Environmental Assessment) Regulations 2004-2011, the Draft Oranmore Local Area Plan was 'screened' for environmental impacts in March 2012. This screening report is included as an addendum to the SEA Environmental Report.

The proposed material alterations to the Draft Local Area Plan are outlined in Section 2.1 presented in the order they appear in the Local Area Plan and should be read in conjunction with the Draft Oranmore Local Area Plan 2012-2018. The likely significant environmental effects or potential impacts of all alterations are screened and assessed in Table 2a. Please also refer to the Material alterations Map to locate the proposed rezonings.

This screening report concludes that these material alterations will not result in significant impacts on the environment, therefore the alterations to the Draft Oranmore Local Area Plan 2012-2018 would not warrant a full SEA. Please see the Annex at the end of this Screening Report for additional information on Material Alteration No 24.

2.1 Assessment in terms of Schedule 2A: Criteria for determining whether a plan is likely to have significant effects on the environment

The following assessment has been conducted in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004). The Screening of the proposed material alterations is undertaken using specified criteria for determining the likely significant environmental impacts of a variation as set out in Schedule 2a of SEA Regulations (S.I. 435 of 2004) and replicated in Section 2.1.2 below.

2.1.1 Characteristics of the Effects and of the Area Likely to be Affected

The effects have been determined having regard to:

1. The area likely to be affected,
2. The probability, duration, frequency and reversibility of effects,
3. The cumulative nature of the effects,
4. The transboundary nature of the effects,
5. The risk to human health or the environment (e.g. due to accidents),
6. The magnitude and spatial extent of the effect (geographical area and size of the population likely to be affected),
7. The value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values, and
 - intensive land use.
8. The effects on areas or landscapes, which have recognised national, European Union or international protection status.

Table 2a: Material alteration and Assessment of Environmental Effects.

Alteration	Consideration
Section 1.3.2 Statutory Process <i>Assessment of the Effects of Certain Plans and Programmes on the Environment</i> issued by the Department of Environment, Heritage and Local Government (DoEHLG) - and had regard to Circular PSSP 6/2011 'Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA). A Strategic Environmental Assessment is required to assess	This additional text references the recent Circular regarding SEA. Neutral impacts for all EPOS as this descriptive text only.

Alteration	Consideration
<p>the likely significant adverse effects on the environment of implementing the Local Area Plan, before a decision is made to adopt it. The relevant recommendations and mitigation measures from the Strategic Environmental Assessment process and Draft Environmental Report have been incorporated into this Draft Local Area Plan.</p>	
<p>Section 1.3.2. Removal of word 'Draft' for LAP, ER and NIR references.</p>	<p>Not relevant to Environmental Protection Objectives.</p>
<p>Section 1.4.2 Plan Issues, Considerations and Challenges.</p> <ul style="list-style-type: none"> • Building on Oranmore's Strategic Location: Oranmore's strategic location within the County, close to the National Gateway of Galway City and major air, rail and road transport routes, provides it with a clear and strong basis to harness the area, as it grows into the future. The town's strategic location is enhanced by its proximity to the southern reach of the Ardaun area which is identified at regional level as a new growth centre for the metropolitan area. Key investments in transport infrastructure, including the development of an integrated transport hub at Garraun, will be critical in providing both public and private transport access to the Ardaun area and to the wider commuter population of the future. and Garraun area, areas identified for future growth both at county and regional level. A rail station with a park and ride facility at Garraun is due for construction during 2012. This provides a significant opportunity to focus future development around integrated land use and public transport, and in this regard, will be a key consideration in terms of the role it will have in Oranmore into the future. • Infrastructure and Transportation: Working to ensure infrastructure keeps pace of servicing future developments, while ensuring compliance with the statutory obligations to achieve good water quality status under the EU Water Framework Directive and associated national legislation, is a priority. While the limited availability of public transport services to date has resulted in traffic congestion in the town centre, addressing the deficiencies in the existing pedestrian/cycling network, promoting walking/cycling and broader Smarter Travel initiatives, along with reducing car dependency are other key considerations in the Local Area Plan process. 	<p>This descriptive text highlights the strategic importance of the Ardaun area to both Galway City and Council. For all EPOS, impacts can be mitigated through development control, and the policies and objectives contained within the Draft LAP.</p> <p>Reference to walking/cycling and Smarter Travel initiatives results in the following positive impacts: Pop 1, AQ1, AQ 2 and Mat 7. Neutral impacts on remaining EPOs.</p>

Alteration	Consideration
<p>Section 2.2.2 Development Options. 2 New Development at Garruan This approach recognises the area as a prime development quarter in terms of integrating land use and public transportation and directs all new development to this area. However, given its strategic importance, a detailed master plan and/or Local Area Plan would be necessary to guide development to ensure that it does not progress in an ad hoc and piecemeal manner.</p> <p>Focussing on the growth of a new quarter could have the potential to shift the focus away from the established town of Oranmore, which would compromise the sustainable development of the overall area. Developing a detailed master plan and/or Local Area Plan for a new development quarter would be beyond the scope of the this Local Area Plan process and therefore this option is not considered the most suitable approach to be pursued, at this time.</p>	<p>This section highlights potential for a LAP or masterplan for Garraun that reflects its strategic importance. This option was not identified as the most appropriate from the SEA perspective and this text is descriptive only. No interaction with EPOs.</p>
<p>This option also takes cognisance of the planned railway station at Garraun. Section 2.2.2 3.... It protects the associated surrounding lands through identifying a Strategic Reserve Area subject to future master planning and/or a Local Area Plan, when high level decisions are made regarding the infrastructural investment necessary to open up the Ardaun and Garraun areas for joint Local Authority Development and so as to ensure that the opportunities associated with the development of same are planned in a sustainable and coordinated manner. In the interim, strong sustainable transportation connections between the railway station, the town centre and remainder of the town are key in establishing important connectivity between the areas, ensuring they are linked and complement each other. This approach appears to be the most sustainable and practical for the long term development of the town.</p>	<p>This additional text recognizes the joint approach towards the appropriate development at Garraun and better reflects the shared approach required to develop this area. EPOs are identified as being impacts that can be mitigated through development control, and policies/objectives within the draft LAP.</p>
<p>Section 2.2.3 Preferred Development Option Simultaneously, it maximises the potential of the imminent rail station at Garraun, through promoting the development of strong sustainable transport linkages</p>	<p>This additional text further highlights the public transport element of the Garraun and Ardaun area and reflects the submission by Galway City Council.</p>

Alteration	Consideration
<p>between the train station and the established town of Oranmore and provides the basis for an integrated transportation hub in this area. This preferred development strategy option also protects lands surrounding the rail station, so that future development associated with same can take place in a planned and timely manner, while at the same time building on the existing strengths of Oranmore town, providing for the more immediate development needs. This option would also recognise the important role that the Garraun area has in providing public transport access to the Ardaun area and in supporting the development of Ardaun which has been identified at regional level as a new growth centre for the Galway Metropolitan Area.</p>	<p>Positive impacts on Pop 1, Pop 2 and Mat 7. For other EPOs impacts can be mitigated through development control and policies/objectives in the draft LAP.</p>
<p>Section 2.2.4 Land Use Management and Zoning Lands that are located within designated environmental sites have been zoned for Environmental Management. In general, greenfield/undeveloped lands have been appropriately zoned to avoid flood risk, not included within designated sites and located within identified flood risk areas (in particular Indicative Flood Zone A and B) have generally been rezoned as Open Space in accordance with the Flood Risk Management Guidelines 2009 in order to avoid inappropriate development in high to moderate flood risk areas and to address the potential impacts of climate change. The Plan also includes policies and objectives to ensure that the sensitivities of the various environmental and flood risk areas are adequately considered, protected and managed, as appropriate, in the development management process. Large scale employment uses remain focussed in the northern area of the plan on Industry, Business/Enterprise and Business/Technology zonings. The town centre remains the primary target for the location of new retail development, with the land use zoning matrix providing further guidance on appropriate uses.</p>	<p>The purpose of this additional text is to provide greater clarity in relation to the zoning for open space and flood risk zones. This creates positive impacts for Pop 1 and Pop 2 in particular. For remaining EPOs, impacts are neutral.</p>
<p>Objective DS 7 – Strategic Reserve Area</p> <p>Protect and safeguard the lands within the designated Strategic Reserve Area from any development that would prejudice their potential as a reserve for the future, longer term strategic growth of Oranmore, the County or the Region. Ensure that any future plan or project within the Strategic Reserve that has the potential to result in likely significant effects to the environment and/or Natura 2000 Sites</p>	<p>These textual changes are on foot on a submission by the Department of Arts, Heritage and the Gaeltacht, and again provide clarity and better reflect legislative terminology in the EU Habitats Directive. Positive impacts on Bio 1, Bio 2. Neutral impacts for other EPOs.</p>

Alteration	Consideration
<p>undergo environmental and/or Habitats Directive assessments, including the evaluation of the cumulative/in combination effects. Any future plan or project within the Strategic Reserve Area will be subject to the requirements of <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i>, as appropriate.</p>	
<p>Objective LU 8 – Open Spaces/Recreation & Amenity (OS) Promote the development of open spaces and recreational activities, in accordance with best practice, on suitable lands with adequate access to the local community and retain existing open space and recreational facilities, unless it can be clearly demonstrated to the satisfaction of Galway County Council that these uses are no longer required by the community and ensure that any flood risk areas within the OS zone are appropriately managed to avoid, reduce and/or mitigate, as appropriate, the risk and potential impact of flooding.</p>	<p>The purpose of this additional text is to provide greater clarity in relation to the zoning for open space and flood risk zones. This creates positive impacts for Pop 1 and Pop 2 in particular. For remaining EPOs, impacts are neutral</p>
<p>Change to Land Use Zoning Matrix</p> <p>Under Note 6: Warehousing. Text changed to reflect 2012 Retail Planning Guidelines, and</p> <p>Residential is changed from not permissible to Open to Consideration with the following note:</p> <p>8. ▲ Consideration will only be given to an application for a dwelling house for their own use by a son or daughter of a landowner within the Strategic Reserve Area subject to meeting all Development Management requirements and subject to any such proposal not negatively impacting on the strategic development of that area.</p>	<ol style="list-style-type: none"> 1. This text updates the relevant guidelines. Neutral impacts to EPOs. 2. For all EPOs, this is identified as generating impacts that can be mitigated through development control and policies/objectives in the draft LAP.
<p>A new table showing areas of developed land, undeveloped land and total zoned land is now provided.</p>	<p>This provides greater detail on the amount of developed and undeveloped land and was sourced from the Geographic Information System. Neutral impacts on all EPOs.</p>
<p>Objective RD 9 – Strategic Reserve Area Protect and safeguard the lands designated as the Strategic Reserve Area from any development that would prejudice their potential as the land reserve for the future strategic growth of Oranmore and the wider Garraun and Ardaun area. The</p>	<p>This additional text further highlights the strategic importance of the Garraun and Ardaun area and commits to the preparation of a Masterplan to avoid piecemeal development. Positive impacts for Pop 1, Pop 2 and Mat 7. For other EPOs, impacts</p>

Alteration	Consideration
<p>development of these lands shall be realised in a plan led manner and must be subject to masterplanning, prior to their development being considered. It is an objective of Galway County Council to bring forward a mMaster pPlan and Local Area Plan for a new development area, centred on the proposed rail stop and any future integrated transport hub at Garraun, which will assist in realising the full long-term potential of the Ardaun/and Garraun area, in a plan led manner. Planning for the development of the Garraun area will commence within the lifetime of this Local Area Plan with development of these lands realised in a plan led manner, through the preparation of a Master Plan which will subsequently inform the Local Area Plan process, prior to development being considered in this area. Any masterplan Local Area Plan undertaken shall be subject to the requirements of the Habitats Directive and Strategic Environmental Assessment Regulations 2004-2011, as appropriate.</p> <p>Refer to Map 2A/2B – Specific Objectives.</p>	<p>may be mitigated against through development management and policies/objectives in the draft LAP.</p>
<p>Objective CF 12 – Social/Cultural/Youth Centre & Facilities</p> <p>Facilitate the development/provision of a social/cultural/youth multi-purpose centre in the town centre of Oranmore, or other appropriate location, which can provide a range of facilities for the local community, including meeting rooms, youth facilities, games rooms, senior citizen facilities, and indoor/outdoor sports, and exercise and recreational facilities.</p>	<p>This additional text aims to provide additional options such as outdoor sports and recreational facilities for young people in Oranmore. Positive impacts for Pop 1 and Pop 2. Other impacts may be mitigated through development control and policies/objectives in the draft LAP.</p>
<p>Policy ED 1 – Economic Development</p> <p>It is the policy of Galway County Council to support sustainable economic development and employment creation in Oranmore through the identification of appropriately located and adequately serviced lands for business and technology, business and enterprise, retail, industrial, commercial and tourism developments, the promotion of investment in transportation and other support infrastructure and the creation of a high quality environment to encourage economic investment. The promotion of economic development and employment creation will be appropriately guided to ensure the protection of residential amenities, built and natural heritage, landscape/townscape/streetscape character and the vitality and viability of the town centre.</p>	<p>The insertion of the word ‘sustainable’ should enhance all EPOs.</p>
<p>Objective ED 4 – Retail Development</p> <p>Support the development of appropriate types, scales and patterns of retail development in suitable locations within the town and with high quality designs that:</p> <ul style="list-style-type: none"> • Comply with the Retail Planning Guidelines 2005 and Draft Guidelines for 	<p>Additional text reflects the Retail Design Manual 2012 and may improve Land 3 and Mat 7 should applications arise. Other impacts identified as neutral for all other EPOs.</p>

Alteration	Consideration
<p>Planning Authorities Retail Planning 2012 Retail Planning Guidelines 2011 (and any updated/superseding document), including the need for a sequential test and the forthcoming Best Practice Design Manual Retail Design Manual – A Good Practice Guide Companion Document to the Guidelines for Planning Authorities.</p> <ul style="list-style-type: none"> • Support the vitality and viability of the existing town centre and associated main streets. • Protect investment in strategic roads and infrastructure and that are easily accessible, particularly in terms of public transport. • Contribute to the creation of a high quality retail environment. <p>The Town Centre (C1) zoning will remain the primary focus for the location of new retail development and on Commercial/Mixed Use (C2) zoning where appropriate. The Planning Authority will ensure that the location of future retail development is consistent with the key policy principles and order of priority as set out under Section 54.4 to 4.6 of the Draft Retail Planning Guidelines 2011 Guidelines for Planning Authorities Retail Planning 2012 (and any updated/superseding document) and will require Retail Impact Assessments, including details of the sequential approach and Design Statements, where appropriate, for retail developments in accordance with the Retail Planning Guidelines and DM Guideline ED1 and ED</p>	
<p>Objective ED 5 – Tourism Development Encourage and assist the development of the sustainable tourism potential within Oranmore in a manner that respects the architectural, archaeological and cultural significance of the town and its environs.</p>	<p>The insertion of the word ‘sustainable’ should enhance all EPOs in particular CH 1, CH 2 and Land 2.</p>
<p>Deletion of text for ED2 and replacement as follows: DM Guideline ED2 – Design Statements Design Statements may be required with planning applications for major retail proposals, retail proposals that are located within a sensitive area or as otherwise considered appropriate by the Planning Authority. Design Statements should address the issues raised in Section 6.4 5.3 of the Draft Retail Planning Guidelines 2011 Guidelines for Planning Authorities Retail Planning 2012 (and any updated/superseding document), including an appraisal of the character of the area adjoining the site and proposals for high quality design that integrates successfully</p>	<p>Additional text reflects the Retail Design Manual 2012 and may improve Land 3 and Mat 7 should applications arise. Other impacts identified as being mitigated through development control and policies/objectives in the draft LAP for all other EPOs.</p>

Alteration	Consideration
<p>with the context. Design Statements should also take account of the design and layout guidance set out in the forthcoming Best Practice Design Manual- Retail Design Manual-A Good Practice Guide Companion Document to the Guidelines for Planning Authorities.</p>	
<p>Section 3.5.1 Context The integrated transport hub at Garraun is designed to complement the public transport facilities for the identified growth area at Ardaun, serving both the local and wider commuter catchment. Bus links to and through Oranmore remain strong and are predominantly interregional with some specific local services continuing to play a vital role in connecting Oranmore and its environs to Galway City, as well as to other important national and local destinations.</p> <p>Walking & Cycling Given the relatively compact urban form of Oranmore there is significant potential for modal shift from the private car to walking and cycling as a mode of transport, particularly if improved linkages between the rail stop, town centre and residential areas are realised and new developments focus on connectivity, legibility and permeability. The joint bid prepared with the City Council for the Smarter Travel Areas Competition promotes a number of integrated walking and cycling routes within the area and the Galway City & Environs Walking and Cycling Strategy and the Galway County Walking and Cycling Strategy seek to encourage and promote the importance of these walking and cycling as sustainable modes of transportation, including the promotion of a network of integrated routes.</p>	<p>This descriptive text aims to provide further information on the role and relationship between Garraun, Ardaun and Oranmore and highlights sustainable travel promotions as part of the Smarter Travel Areas competition. Positive impacts for Pop 1, AQ 1, AQ 2 and Mat 7. Neutral impacts for remaining EPOs.</p>
<p>Objective TI 3 – Public Transport Promote Oranmore as an integrated transportation location, which supports the provision of improved and enhanced public transport services and facilities, including rail, bus services, the Rural Transport Initiative services, park and ride facilities and all associated ancillary requirements- that serve both the local and wider commuter catchment.</p>	<p>Positive impacts for Pop 1, Pop 2, AQ 1, AQ2, Mat 6 and Mat 7. For other EPOS impacts are likely to be mitigated.</p>
<p>Objective TI 5 – Cycling Facilitate the improvement of the cycling environment/network so that it is safe and accessible, through the provision of the necessary infrastructure, such as surface</p>	<p>As above.</p>

Alteration	Consideration
<p>treatment, junction treatment, cycle track(s), cycle lane(s), lighting, road crossings etc. New development shall promote and prioritise cycling, shall be permeable, adequately linked and connected to neighbouring areas, the town centre, recreational, educational, residential and employment destinations and shall adhere to the principles contained within the national policy document <i>Smarter Travel A Sustainable Transport Future 2009-2020</i>, and the <i>National Cycle Policy Framework</i> document or updated/amended guidance document. The Local Area Plan shall also facilitate the implementation/delivery of the National Cycle Routes identified in the National Cycle Network Scoping Document August 2010 (or any superseding version), which relate to the Plan area, having regard to the necessary environmental considerations.</p> <p>See Specific Objectives TI 12, TI 13, TI 14, TI 30 & Refer to Map 2A/2B - Specific Objectives</p>	
<p>Objective TI 16– National Road Network Protect the national road network and safeguard the efficiency, safety, capacity and strategic investment in the N18 national route having regard to the Spatial Planning and National Roads Guidelines for Planning Authorities 2012. Direct access from future development to this national road should be avoided outside of the speed limit zones for the town and there will be a presumption against large retail centres located adjacent or close to existing, new or planned national roads. Proposals for large scale developments will be required, where appropriate, to submit Traffic and Transport Assessments to assess the impact of the proposed development and associated traffic movements on the efficiency, safety and capacity of the national road network</p>	<p>The recent Spatial Planning and National Roads Guidelines for Planning Authorities 2012 should enhance and strengthen spatial planning and road infrastructure. Positive Impacts for Pop 1, Mat 7 in particular. Remaining impacts can be mitigated through development managements and policies/objectives in the draft LAP.</p>

Alteration	Consideration
<p>3.6.1 Context The sustainable growth of Oranmore is dependent on the satisfactory provision of service infrastructure, utilities, energy, and communication networks, requiring a need to plan for all of these elements so as to ensure that there is adequate availability to support future development, in a manner that is environmentally appropriate, cost effective, efficient and protects public health. In accordance with the requirement of the Water Framework Directive, there is a Water Framework Directive Register of Protected Areas which consists of an inventory of protected area sites representing area categories to include waters used for the abstraction of drinking water, areas designated to protect economically significant aquatic species, recreational waters, nutrient sensitive areas, and areas designated for the protection of habitat and species.</p>	<p>Positive impacts for Wat 1, Wat 2, Wat 3, Bio 5, Bio 6, Pop 1 in particular. Neutral impacts on remaining EPOs.</p>
<p>Policy UI 2 – Water Quality It is the policy of Galway County Council to protect and improve water quality in all waters, in conjunction with other agencies and stakeholders in accordance with the EU Water Framework Directive (2006/60/EC), and other relevant EU Directives, including associated national legislation and policy guidance, (including any superseding versions of same), and to support the implementation of the Western River Basin District Management Plan and consider both the above when considering assessing new development proposals.</p>	<p>This results in positive impacts on Bio 5, Bio 6, Wat 1, Wat 2, Wat 3, Pop 1 and Pop 2 in particular.</p>
<p>3.9.1 Context European Directives, the Natura 2000 Network and Environmental Assessments At European level, the Habitats Directive (92/43/EEC) and the Birds Directive (2009/147/EC) mandate the identification and protection of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which together create a network of protected wildlife areas, known as Natura 2000 network, across the European Union. The designation of these sites forms part of a range of measures aimed at conserving important or threatened habitats and species. The Water Framework Directive Register of Protected Areas as required under the Directive also contains an inventory of protected area sites representing area categories to include areas designated for the protection of habitat and species.</p> <p>Natural Heritage Areas and Associated Legislation</p>	<p>Positive impacts for Wat 1, Wat 2, Wat 3, Bio 5, Bio 6, Pop 1 in particular. Neutral impacts on remaining EPOs.</p> <p>This text updates and reflects legislative changes. Neutral impacts for</p>

Alteration	Consideration
<p>The national designation for wildlife is are Natural Heritage Areas (NHA), and designated Natural Heritage Areas and proposed Natural Heritage Areas (pNHA) which are protected under the Wildlife (Alteration) Act 2000. These areas are considered important for the habitats present or hold species of plants and animals whose habitat needs protection under national legislation. Oranmore also has a number of proposed natural heritage areas forming part of the Galway Bay Complex and Creganna Marsh</p>	<p>EPOs.</p>
<p>Objective NH 2 – Protected Habitats and Species Support the protection of protected habitats and species listed in the annexes to the EU <i>Habitats Directive 1992 (92/43/EEC)</i> and the <i>Birds Directive (2009/147/EC)</i>- and regularly occurring-migratory birds and their habitats, and species protected under the Wildlife Acts. This includes the protection of bats and their roosts, and the maintenance of woodland, hedgerows, treelines, ecological networks and corridors which serve as feeding areas, flight paths and community routes for bats.</p>	<p>These textual provide greater information and highlight importance of migratory bird species within the plan area. . Positive impacts are identified for Bio 1, Bio 2, Bio 3 in particular. Neutral impacts for remaining EPOs.</p>
<p>Objective NH 4 – Impact Assessments Ensure full compliance with the requirements of the EU <i>Habitats Directive (92/43/EEC)</i>, <i>SEA Directive (2001/42/EC)</i> and <i>EIA Directive (85/337/EEC)</i> 2011/92/EU and associated legislation/regulations, including and the associated <i>European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011)</i>, <i>European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004-2011, Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 and the European Communities (Environmental Impact Assessment) Regulations 1989-2011 (or any updated/superseding legislation)</i>. Planning applications for proposed developments within the Plan Area that may give rise to likely significant effects on the environment may be need to be accompanied by one or more of the following: an Environmental Impact Statement, an Ecological Impact Assessment Report, a Habitats Directive Assessment Screening Report or a Natura Impact Statement, as appropriate. Ensure that Natura Impact Statements and any other environmental or ecological impact assessments submitted in support of proposals for development are carried out according to best practice methodologies and contain all necessary baseline assessments.</p>	<p>This text will provide additional clarity and better reflect recent legislation. Positive impacts are identified for Bio 1, Bio 2, Bio 3 in particular. Neutral impacts for remaining EPOs.</p>
<p>Objective NH 6 – Water Resources</p>	<p>Additional clarity provided by reference to all relevant EU Directives</p>

Alteration	Consideration
<p>Protect all water resources in the Plan Area, including rivers, streams, springs, surface waters, coastal waters, designated shellfish waters, estuarine waters and groundwater quality, in accordance with the requirements and guidance in the EU <i>Water Framework Directive 2000 (2000/60/EC)</i>, the <i>European Union (Water Policy) Regulations 2003 (as amended)</i>, and the Western River Basin Management Plan 2009-2015, and other relevant EU Directives, including associated national legislation and policy guidance (including any superseding versions of same). Support the application and implementation of a catchment planning and management approach to development and conservation, including the implementation of Sustainable Drainage System techniques for new development in the Plan Area.</p>	<p>and inclusion of designated shellfish waters is on foot of a submission by the EPA. Positive impacts on Wat 1, Wat 2, Wat 3 Bio 5 in particular. For most other EPOs, impacts can be mitigated against or neutral impacts are identified.</p>
Land Use Zoning Changes	Consideration.
<p>MA 2 Zoning change from Transport and Infrastructure to Open Space/Recreation and Amenity</p>	<p>This confirms the existing landuse on site ie: small area of amenity grassland within an established residential area. No interaction with EPOs in this instance as it confirms existing land use.</p>
<p>MA 21 Zoning change from Agriculture to Existing Residential and partly to Open Space/Recreation and Amenity</p>	<p>The rezoning of part of these lands to existing residential confirms the current land use and is identified as having neutral impacts on most EPOs. The rezoning of part of these lands to Open Space/Recreation and Amenity supports the integration of the SFRA findings into the LAP and has positive impacts for Pop2 and Mat 1 in particular. For other EPOs the impacts are identified as likely to be mitigated through development management.</p>
<p>MA 23 On foot of submission No.23 the Members decided not to accept the Manager's Recommendation but to alter the Local Area Plan boundary to eliminate the parcel of land subject of the submission. This alteration is reflected in all of the maps i.e zoning, flood risk management, specific objectives and the designated sites map. This has also reduced the total plan area to 704.9ha.</p>	<p>This land adjoins the Inner Galway Bay European Site and is partly located within a flood risk zone. The decision to remove these lands from the LAP boundary means they are outside the zoning framework for Oranmore LAP and revert to the rural area as covered by the County Galway Development Plan 2009-215. This reduces potential intensive land use activities and as it is outside the plan area is likely to result in no interactions with EPOS.</p>
<p>MA 24 The Members decided not to accept the Manager's Recommendation and to alter the zoning of the subject lands from CF and OS to C1-this land was zoned OS given its partial location within Indicative Flood Zone A & B and to accord with Flood Risk Guidelines.</p>	<p>Submission no. 24 concerns a small area of land within the established town centre. The proposed re-zoning from OS to Town Centre/Commercial (C1) is not generally in accordance the provisions of the Flood Risk Guidelines as it introduces a vulnerable land use onto</p>

Alteration	Consideration
	<p>lands which have clearly been indicated in the PFRA as being partially in Flood zones A and B.</p> <p>Therefore, at a strategic level the SEA does not recommend or advice the rezoning for the following reasons:</p> <ul style="list-style-type: none"> • It is not in line with the methodology and approach to Flood Risk Management as undertaken by Galway County Council in the compliance with the Flood Risk Management Guidelines, preparation of the LAP, SEA and HDA. • The proposed zoning and infilling of these lands would also set an undesirable precedent for the zoning of lands for inappropriate uses and the infilling of lands at risk of flooding, which is not advocated by the Flood Risk Management Guidelines. • As can be seen in the Annex to this report, and concurred by the SFRA consultants, the rezoning fails the plan justification test and should not be considered at plan making stage. • The Planning System and Flood Risk Management Guidelines (Section 2.3) highlight the uncertainties associated with climate change and recommend the application of the precautionary principle and approach in relation to flood risk assessment. • Please also note that forthcoming guidance is due from the Environmental Protection Agency reaffirming the need to fully consider and adhere to recommendations with the SEA and is as important as the Habitats Directive Assessment Process <p>Please see the Annex to this MA Screening Report for more detail on the Plan Justification Test and assessment against Schedule 2a Criteria and Environmental Protection Objectives.</p> <p>The SEA does not recommend this rezoning but a finding of no likely significant effects is determined due to the mitigatory policies, objectives and Development Management Guidelines contained within the draft Oranmore LAP.</p>

Alteration	Consideration
MA 30 The Members decided not to accept the Manager's Recommendation and to alter the zoning matrix for Strategic Reserve lands under 'Residential' from 'Not Normally Permissible' to 'Open For Consideration' subject to the included foot note for consideration only to be given to an application for a dwelling house for their own use by a son or daughter of a landowner within the Strategic Reserve Area subject to meeting all Development Management requirements and subject to any such proposal not negatively impacting on the strategic development of that area.	The test for dwelling house is quite strict in relation to the Strategic Reserve Zone and the inclusion of note 8 in the Land Use Matrix as assessed above. Impacts are identified for all EPOs as being mitigated against through development management, and policies/objectives within the draft LAP.

2.2 Screening Decision

The Draft Oranmore Local Area Plan 2012-2018 and the proposed alterations have been assessed in the context of environmental criteria set out in Schedule 2(A) of the 2004 Regulations. It is concluded that the Draft Plan and the associated material alterations will not result in significant environmental impacts. It is concluded that Strategic Environmental Assessment is not necessary for the material alterations proposed for the draft Oranmore Local Area Plan 2012- 2018.

Annex: Material Alternation no.24 Rezoning from CF and OS to C1.

Submission no. 24 concerns an undeveloped wedge of land approximately 0.1ha within Oranmore town centre, adjacent to the existing town library (former church) and dental surgery.

The SFRA undertaken for Oranmore and integrated into the SEA identified a small area at the rear of the site as being Indicative Flood Zone A and B; hence the proposed zoning of this area as Open Space/Recreation and Amenity in the Draft LAP.

It is proposed by elected members to rezone the lands in their entirety to Town Centre/Commercial inclusive of the area identified as Flood Zone A and B. This proposed re-zoning from OS to Town Centre/Commercial (C1) is not generally in accordance the provisions of the Flood Risk Guidelines as it introduces a vulnerable land use onto lands which have clearly been indicated in the SFRA as being partially in Flood Zones A and B.

Within the Town Centre/Commercial (C1) land use zoning matrix, the following land uses, classified as Highly Vulnerable in Table 3.1 of the Flood Risk Management Guidelines are open for consideration:

- residential
- retirement home, and
- utilities infrastructure and public service installations .

Therefore, at a strategic level the SEA does not recommend or advise the rezoning for the following reasons:

- It is not in line with the methodology and approach to Flood Risk Management as undertaken by Galway County Council in the compliance with the Flood Risk Management Guidelines, preparation of the LAP, SEA and HDA.
- The proposed zoning and infilling of these lands would also set an undesirable precedent for the zoning of lands for inappropriate uses and the infilling of lands at risk of flooding, which is not advocated by the Flood Risk Management Guidelines.
- As can be seen below and concurred by the SFRA consultants, the rezoning fails the plan justification test and should not be considered at plan making stage.
- The Planning System and Flood Risk Management Guidelines (Section 2.3) highlight the uncertainties associated with climate change and recommend the application of the precautionary principle and approach in relation to flood risk assessment.
- Please also note that forthcoming guidance is due from the Environmental Protection Agency reaffirming the need to fully consider and adhere to recommendations with the SEA and is as important as the Habitats Directive Assessment Process

2 Plan Justification Test and Strategic Environmental Assessment

Therefore whilst the SEA advises against this rezoning in light of the above reasons, the rezoning itself has been screened in more detail against and, based on available information, been subject to the Plan Level Justification Test as detailed in Box 4.1 of the Flood Risk Management Guidelines. The justification test and response to same is presented in the following Table A below.

Table A: Plan Justification Test

Plan Justification Test	Response
<p>1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.</p>	<p>Oranmore is identified as a key town in the County Core Strategy/Settlement Strategy Regional Planning guidelines. Oranmore is also partly located within the Galway Metropolitan Area in the West RPGS 2010-2020. Therefore it is considered that the material alteration is compliant with this criterion.</p>
<p>2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:</p>	<p>The central location of the lands within the established town centre, adjoining the library and dental surgery is not in dispute. The site has previously been subject to planning applications although these were refused on visual impact and design grounds rather than any known flood risk. However given its scale it is not clear that the zoning for Town Centre use is required to achieve the proper planning and sustainable development of the urban settlement. Therefore it is considered that the material alteration fails on this criterion.</p>
<ul style="list-style-type: none"> • Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement 	<p>Given the size of the lands, it is not considered essential for regeneration nor would it be essential to the expansion of the urban settlement. Notwithstanding this, the central location and site within the established town centre does confer a central location hence its partial zoning as a Community Facility (CF) in the draft LAP. As it is not considered essential that this site be zoned Town Centre in its entirety for the regeneration or expansion of the centre of the urban settlement, the material alteration would fail this criterion of the plan Justification Test.</p>
<ul style="list-style-type: none"> • Comprises significant previously developed and/or under-utilised lands 	<p>The site is under-utilised considering its central location however it is not considered to be significant due to the size being only 0.1ha. Again it is considered that it would fail the plan Justification Test on this</p>

	<p>criterion.</p>
<ul style="list-style-type: none"> Is within or adjoining the core of an established or designated urban settlement 	<p>These lands are within the established urban settlement. Therefore the material alteration would pass this criterion of the plan Justification Test.</p>
<ul style="list-style-type: none"> Will be essential in achieving compact and sustainable urban growth; and 	<p>Appropriate development on the site may contribute to compact and sustainable urban growth; however, considering the small size of the site it is not clear that the material alteration is essential in achieving compact and sustainable urban growth. Therefore the material alteration would fail this criterion of the plan Justification test.</p>
<ul style="list-style-type: none"> There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement 	<p>As Map 3b of the Draft Oranmore LAP shows, significant parts of the town area are identified as flood risk zone A or B; in this instance the area to the east of the proposed site is identified as an extensive Flood Zone Area. Within the draft LAP, a total of 11.77ha of lands are zoned as Town Centre with 6.25 ha developed and a further 5.52 undeveloped.</p> <p>Therefore it is considered that there are sufficient lands zoned C1 within the town centre to facilitate such zoning and the material alteration would fail this criterion of the plan Justification Test.</p>
<p>3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.</p>	<p>A Strategic Flood Risk Assessment has been prepared for County Galway, which also considers the flood risk issues relevant to the Plan Area. The Strategic Flood Risk Assessment has been prepared in accordance with the <i>EU Floods Directive (2007/60/EC)</i>, the national <i>European Communities (Assessment and Management of Flood Risks) Regulations 2010 (SI No. 122 of 2010)</i> and the <i>Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i> issued by the DoEHLG. The Strategic Flood Risk Assessment has examined and confirmed the flood risk areas identified as part of the Preliminary Flood Risk Assessment mapping published by the Office of Public Works. The relevant flood risk data, recommendations and mitigation measures from the Strategic Flood Risk Assessment and Preliminary Flood Risk Assessment have been incorporated into the Local Area Plan.</p> <p>The flood information presented on the flood risk maps (Maps 3a and</p>

	<p>3b) are based on the OPW Preliminary Flood Risk Assessment, research carried out for Galway County Council on Strategic Flood Risk Assessment and tested against knowledge of Flood Risk in the area.</p> <p>The SEA and PFRA and SFRA have been integrated into the development plan process at the appropriate level of detail. This is why the approach to date by Galway County Council has been to zone areas identified as Flood Zone A or B as open space/recreation and amenity. Whilst part of the lands under consideration are Flood Zone C and are considered likely to support development, the proposed rezoning of areas identified as Flood Zone A/B are not in compliance with the above approach.</p>
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As can be seen from the above comments, whilst meeting some of the criteria of the plan justification test, the material alteration fails a significant number of criteria of the plan Justification Test. Section 3.6 of the Planning System and Flood Risk Management Guidelines state that:

‘Inappropriate development that does not meet the criteria of the Justification Test should not be considered at the plan-making stage or approved within the development management process.’

3 Strategic Environmental Assessment

As shown in Table A this material alteration from open space/recreation and amenity in areas identified as Flood Zone A/B and community facilities to Town Centre in its entirety is not in compliance with the Planning System and Flood Risk Guidelines, fails the Plan Justification Test and should not be considered at the plan-making stage or approved within the development management process for same. Vulnerable land uses are open for consideration within the town centre zoning and would set an undesirable precedent for other Flood Zone areas identified within the Oranmore LAP.

The purpose of this section is to assess the proposed Material Alteration as per the criteria set out in Schedule 2A of the Planning and Development (Strategic Environmental Assessment) 2004 and (Amendment) Regulations 2011. The criteria and assessment is included below.

3.1 Assessment of the environmental effects of the material alteration

Characteristics of the effects and of the area likely to be affected. The effects have been determined having regard to:

Table B: Assessment of the environmental effects of the material alteration.

The area likely to be affected
<p>The area under consideration is a 0.1ha site located in the centre of Oranmore. It has a hollow area in the middle and part of the site was identified as Indicative Flood Zone A and B. A review of ortho-photography for 2010 shows this small parcel of land to be located within urban built land habitats. It is bounded to the west by a road, to the south by existing residential developments and to the north and east by amenity grassland/disturbed ground. It is not connected to European Sites via any surface hydrological link and does not support habitats likely to be used by qualifying species of the Galway Bay European Sites. It is situated on limestone/karst bedrock and therefore the possibility of groundwater links to the Galway Bay European Sites exists. However provided the mitigatory measures of the Plan are adhered and specifically those measures concerning the avoidance of impacts to groundwater, the proposed change in zoning will not have the potential to result in likely significant effects to the status of European Sites.</p>
The probability, duration, frequency and reversibility of effects
<p>Should the site be rezoned as Town Centre in its entirety potential vulnerable land uses could be applied for (for example residential). However the Flood Risk Assessment and Management Guidelines in the draft LAP would apply as would other objectives, for example Objective UI 8 Groundwater and Aquifer and Objective NH 4 Impact Assessments.</p>
The cumulative nature of the effects
<p>As the NIR Screening states, potential groundwater impacts could arise as the site is located on a limestone/karst bedrock and hydrological connections may arise in relation to developments on this site and European Sites. However the NIR concurs that subject to the application of relevant policies and objectives contained within the draft LAP, significant impacts on European Sites would be avoided.</p> <p>Cumulative effects are considered unlikely to arise in relation to this rezoning as any application would be assessed through development management and LAP objectives and policies. The SFRA is a broad, strategic flood risk assessment so any applications would require detailed site investigation including the range of impacts as listed in Objective NH 4, as appropriate.</p>
The transboundary nature of the effects
<p>It is not considered that transboundary effects would arise in relation to this material alteration due to the distance of Oranmore from neighbouring counties.</p>
The risk to human health or the environment (e.g. due to accidents)

<p>The main risk to human health or the environment relate to the probability of flooding on site and how this may impact on other areas within the plan area. Again, it is noted the SEA advises against this material alteration as outlined in Section 1 of this report and further demonstrated in the Plan Justification Test. Therefore the application of objectives and policies in the plan will be critical to ensure that any applications do not increase overall flood risk.</p>
<p>The magnitude and spatial extent of the effect (geographical area and size of the population likely to be affected),</p>
<p>It is considered unlikely that large areas or populations would be effected by the material alteration again due to the small size of the site and the adherence to all relevant policies and objectives within the draft LAP.</p>
<p>The value and vulnerability of the area likely to be affected due to:</p>
<ul style="list-style-type: none"> • special natural characteristics or cultural heritage, the site itself is undeveloped and located on karst/limestone bedrock. The adjoining structure, the former church is a protected structure
<ul style="list-style-type: none"> • exceeded environmental quality standards or limit values, there are no known exceeded environmental quality standards or limit values pertinent to this site. For a description of the baseline environment of Oranmore please see Chapter Four of the SEA Environmental Report
<ul style="list-style-type: none"> • intensive land use, the site is bounded by built habitats and some amenity grassland at the east. The site itself is not intensively used.
<p>The effects on areas or landscapes, which have recognised national, European Union or international protection status.</p>
<p>The NIR Screening states that provided the mitigatory measures of the Plan are adhered and specifically those measures concerning the avoidance of impacts to groundwater, the proposed change in zoning will not have the potential to result in likely significant effects to the status of European Sites within and close to the plan area</p>

Assessing this proposed rezoning against the Environmental Protection Objectives of the SEA, the town centre zoning is found to have positive direct impacts on the following EPOs

- Pop 1: Protect, enhance and improve people’s quality of life based on high quality residential, community, working and recreational environments and on sustainable travel patterns.
- Soil1 : Give preference to the use of derelict, disused and infill sites, rather than Greenfield sites.
- AQ 1: Seek to avoid all forms of air pollution and maintain/improve ambient air quality, and indirect positive impacts on

- Mat 7: Maximise sustainable modes of transport and provide for ease of movement for all road users and to promote development patterns that protect and enhance road safety.

For the remaining EPOS (Please see Chapter Five of the SEA ER for all EPOs), impacts are identified as potential conflict with EPOs likely to be mitigated. However, Mat 1: Reduce risk of flooding through avoidance of inappropriate development in flood plains or in areas at risk of flooding is also identified as potential conflict likely to be mitigated due to the relevant policies, objectives and DM guidelines contained within the draft LAP. The following table assesses the material alteration against the EPOs and the symbols used are shown below also.

No likely interaction with EPOs	X	Potential conflict with EPOs – likely to be mitigated	⇅
Likely to improve status of EPOs	↑	Uncertain interactions with EPOs	?
Probable conflict with EPOs – unlikely to be mitigated	↓	Neutral Impacts with EPOs	-

Table C: Assessment of impacts of material alteration against EPOs.

	X	↑	↓	⇅	?	-
Area 3						
Town Centre C1		Pop1, Soil 1, AQ 1, Mat 7		All other EPOs		

Therefore should the material alteration be adopted by the elected members, the following mitigatory policies and objectives within the draft LAP will apply. In particular, the following objectives and policies are of key relevance:

Table D: Mitigatory Policies and Objectives contained within draft Oranmore LAP 2012- 2018.

Flood Risk Management and Assessment Policies and Objectives in the draft Oranmore LAP.
<p>Objective DS 8 – Flood Risk Management and Assessment (Refer to Map 3A and 3B) Ensure that proposals for new developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i> (or as updated) and the relevant policies and objectives of this Plan.</p>
<p>Objective LU13 – Flood Risk Areas and Land Use Zones (Refer to Map 1A/1B and 3A/3B) Ensure that any proposed development that may be compatible with the land use zoning objectives/matrix but which includes a use that is not appropriate to the Flood Zone (as indicated on Map 3A/3B – Flood Risk Management) and/or that may be vulnerable to flooding is subject to flood risk assessment, in accordance with <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i> and the policies and objectives of this Plan</p>
<p>Flood Policy</p>
<p>Policy UI4 – Flood Risk Management It is the policy of Galway County Council to support, in co-operation with the OPW, the implementation of the EU Flood Risk Directive (2007/60/EC), the Flood Risk Regulations (SI No. 122 of 2010) and the DoEHLG/OPW publication <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i> (or any updated/superseding legislation or policy guidance). Galway County Council will also take account of the OPW Catchment Flood Risk Management Plans (CFRAMs), Preliminary Flood Risk Assessment (PFRA) and the Strategic Flood Risk Assessment for County Galway 2012 and any recommendations and outputs arising from same that relate to or impact on the Plan Area.</p>

Flood & Flood Related Objectives

Objective UI 12— Flood Risk Management and Assessment

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

1. Avoid, reduce and/or mitigate, as appropriate in accordance with *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009*, the risk of flooding within the flood risk areas indicated on **Map 3A/3B – Flood Risk Management**, 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.
2. Development proposals in areas where there is an identified or potential risk of flooding or that could give rise to a risk of flooding elsewhere may be required to carry out a Site-Specific Flood Risk Assessment, and justification test where appropriate, in accordance with the provisions of *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009*, (or any superseding document). Any flood risk assessment should include an assessment of the potential impacts of climate change, such as an increase in the extent or probability of flooding, and any associated measures necessary to address these impacts.
3. Development that would be subject to an inappropriate risk of flooding or that would cause or exacerbate such a risk at other locations shall not normally be permitted.
4. Where certain measures proposed to mitigate or manage the risk of flooding associated with new developments are likely to result in significant effects to the environment or Natura 2000 sites downstream, such measures will undergo environmental assessment and Habitats Directive Assessment, as appropriate.

Objective UI 13— Flood Zones and Appropriate Land Uses (Refer to Map 3A/3B)

Protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any superseding document)* and the guidance contained in **DM Guidance UI 1- Flood Zones and Appropriate Land Uses**. Where a development/land use is proposed that is inappropriate within the Flood Zone, then the development proposal will need to be accompanied by a Development Management Justification Test and Site-Specific Flood Risk Assessment in accordance with the criteria set out under with *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009*.

Objective UI 14 – Coastal Flooding

Ensure that any development proposals within/near areas at risk of coastal flooding assess the implications of predicted sea level rise, and prohibit development that would be at unacceptable risk from coastal erosion or inundation, or that may result in an increased risk in coastal erosion or inundation elsewhere.

Adherence to the following will be a requirement:

- *The Planning System and Flood Risk Management Guidelines 2009 (or any superseding document)*
- *Habitats Directive*
- *Water Framework Directive*.

Flood Risk Management Guideline

DM Guideline UI1 – Flood Zones and Appropriate Land Uses

The table below indicates the types of land uses that are appropriate in each of the Flood Zones identified within the Plan Area, in accordance with the *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*.

Objective NH 4 – Impact Assessments

Ensure full compliance with the requirements of the EU *Habitats Directive (92/43/EEC)*, *SEA Directive (2001/42/EC)* and *EIA 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, 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 may be need to be accompanied by one or more of the following: an Environmental Impact Statement, an Ecological Impact Assessment Report, a Habitats Directive Assessment Screening Report or a Natura Impact Statement, as appropriate. Ensure that Natura Impact Statements and any other environmental or ecological impact assessments submitted in support of proposals for development are carried out according to best practice methodologies and contain all necessary baseline assessments

A finding of no likely significant environmental effect is determined at SEA level. This is due to the above policies, objectives and DM guidelines ensuring that development applications arising in relation to this site are subject to the full adherence and application of the above and this will ensure vulnerable or inappropriate development activities on the site are avoided.