

# Maigh Cuilinn Local Area Plan 2013-2019



## Forward Planning

Galway County Council  
Áras an Chontae  
Prospect Hill  
Galway



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# 1. Introduction

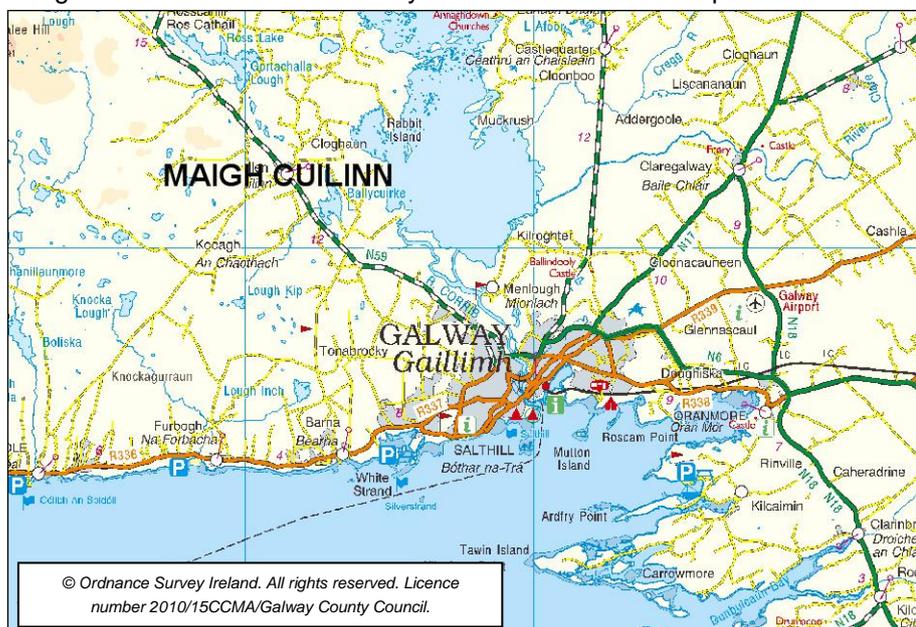
## 1.1 Preamble

This Local Area Plan is a land use plan and overall strategy for the development of Maigh Cuilinn over the period 2013-2019. This Plan shall have effect from the date of adoption by the members of Galway County Council and shall cease to have effect at the expiration of 6 years from that date, unless the timeframe is extended by resolution in accordance with Section 12 (d) to (f) of the Planning and Development (Amendment) Act 2010. The successful implementation of the plan will have a positive impact on Maigh Cuilinn ensuring it develops in a sustainable manner, and will also complement the implementation of the current Galway County Development Plan.

## 1.2 Profile of Maigh Cuilinn

Maigh Cuilinn is a small village located approximately 10 km northwest of Galway City centre, at the junction of the N59 national secondary road to Clifden and the Spiddal to Knockferry local road. The village is also located within a Gaeltacht area. Set beneath the sloping hillsides of Droma Bheag and Cruach Chill Ogula, and overlooking Lough Corrib to the east, with woodland to the north and elevated lands to the west, the village centre is characterised by a small number of dispersed vernacular buildings, with the more recent residential and mixed use developments evident along the approach roads to the village. Maigh Cuilinn hosts a number of shops, commercial premises and amenities, providing a range of local services, and facilities for those residing locally and in the surrounding hinterland.

The village has just one primary school and no post-primary school, with pupils generally travelling to Galway City for secondary education. There is a small local employment base through its retail, services and modest industrial/enterprise sectors. Given its attractive setting and proximity to Galway City, Maigh Cuilinn is a desirable location to live.



The landscape, topography and natural features of the area have influenced the pattern and form of development of the village over the years. The commercial core has been redeveloped in recent years, with the forested areas of biodiversity/ecological significance generally remaining undeveloped. New residential development has predominantly taken place in the south-western and north-eastern areas of the village.

Maigh Cuilinn forms part of the Galway Transportation and Planning Study area, which extends approximately 20km to 25km around the Galway City boundary and which has experienced significant growth in previous Census periods due to its proximity to Galway City and the concentration of strategic infrastructure and employment opportunities in the area. In this regard, the population of Maigh Cuilinn has risen steadily in recent years. According to the 2006 Census, the population of the village was 1,237, 40.1% increase from the 2002 Census figure. The Census 2011 indicates the population for the village as 1,559 persons a 26% increase on 2006 population levels. Maigh Cuilinn has also been identified as one of the Other Villages in the Core Strategy and Settlement Strategy of the current Galway County Development Plan. Other Villages are settlements that provide a more limited range of services to smaller hinterlands than service hubs, service provision often includes a

range of retail and educational services but limited financial, health and community services. In this regard, it is important that anticipated growth is plan led, so that Maigh Cuilinn can enhance its vibrancy and grow in a sustainable manner.

## **1.3 Local Area Plan**

### **1.3.1 Background to the Local Area Plan**

This Local Area Plan has been prepared by Galway County Council to provide a statutory framework for the future growth and development of Maigh Cuilinn. It is consistent with the policies and objectives contained in the current Galway County Development Plan, including the Core Strategy, and seeks to address the needs and requirements of the local community, service providers and other stakeholders. The purpose of the Local Area Plan is to guide future development within the village in a sustainable and equitable manner and to inform members of the public, the local community, stakeholders and developers, of the policies and objectives that will shape the development of the village over the next 6 years. The policies and objectives for the development of the village include provisions in relation to land use management, community facilities, amenities, transport, infrastructure, urban design, cultural heritage built heritage, natural heritage and the environment.

The plan period is for 6 years, from the date of adoption by Galway County Council, unless the timeframe is extended by resolution in accordance with Section 12(d) to (f) of the Planning and Development (Amendment) Act 2010. The plan area is comprised of the village and its immediate environs and is considered to provide an appropriate development envelope for the anticipated growth of the village for the plan period.

### **1.3.2 Statutory Process**

A Local Area Plan is prepared under the provisions of Sections 18, 19 & 20 of the Planning & Development Act 2000, as amended by the Planning & Development Act 2002, the Planning and Development (Amendment) Act 2010, the Planning & Development (Strategic Environmental Assessment) Regulations 2004 to 2011 and the Planning and Development Regulations 2001 to 2011. A Local Area Plan is statutorily required to be consistent with the objectives of the Galway County Development Plan and consists of a written statement and plans, which may include objectives for the zoning of land in accordance with the proper planning and sustainable development of the area. The legislation also requires the provision of detail on community facilities, amenities and detail on standards for the design of developments and structures.

Local Area Plans are subject to a number of environmental assessments to assess the potential impacts of the Local Area Plan on the environment; these include a Strategic Environmental Assessment and Habitats Directive Assessment. In the case of Maigh Cuilinn a Strategic Environmental Assessment Screening has been carried out, in accordance with the *EU Directive on SEA (2001/42/EC)*, the national *Strategic Environmental Assessment Regulations (SI No. 436 of 2004 and (SI No. 201 of 2011))* and the 2004 *Strategic Environmental Assessment Guidelines Implementation of the SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment* issued by the Department of Environment, Heritage and Local Government (DoEHLG) and has had regard to Circular PSSP 6/2011 '*Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment*'. The screening determined that the proposed Local Area Plan for Maigh Cuilinn is not likely to have significant environmental effects and therefore an Environmental Report is not required to be prepared.

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

amended). The Screening determined that the Local Area Plan will not, alone and/or in combination with other plans and projects, adversely affect the integrity of European sites in view of the sites conservation objectives.

A Strategic Flood Risk Assessment has been prepared for County Galway, which also considers the flood risk issues relevant to the Plan Area. The Strategic Flood Risk Assessment has been prepared in accordance with the *EU Floods Directive (2007/60/EC)*, the national *European Communities (Assessment and Management of Flood Risks) Regulations 2010 (SI No. 122 of 2010)* and *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009* issued by the Department of the Environment, Heritage and Local Government. 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 and also includes additional areas identified through the groundtruthing exercises carried out, which are also considered vulnerable to flood risk. 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.

**1.3.3 Plan Structure**

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

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

Supporting documents include the Appropriate Assessment Screening, the Strategic Environmental Assessment Screening and the Strategic Flood Risk Assessment for County Galway ‘Conclusions for Maigh Cuilinn Indicative Flood Risk Zones’ and are all available separate to the plan.

**1.4 Plan Informants & Key Considerations**

**1.4.1 Plan Informants**

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

<b>Public Consultation</b>	Issues raised by the local community and other stakeholders through the publication of the Background Issues Paper, draft public consultation and written submissions.
<b>Legislative Context</b>	All relevant Irish and European planning and environmental legislation, in particular the <i>Planning and Development Act 2000-2010</i> , the <i>Planning and Development Regulations 2001-2011</i> ; EU Directives, including the <i>Birds Directive (2009/147/EEC)</i> , <i>Habitats Directive (92/43/EEC)</i> , <i>Water Framework Directive (2000/60/EC)</i> , <i>SEA Directive (2001/42/EC)</i> and the <i>Floods Directive (2007/60/EC)</i> and relevant associated Regulations.
<b>Strategic Planning Context</b>	National and regional policy documents and guidelines, in particular: the <i>Sustainable Development Strategy for Ireland 1997</i> ; <i>Our Sustainable Future-A Framework for Sustainable Development for Ireland 2012</i> , the <i>National Development Plan 2007-2013</i> ; the <i>National Spatial Strategy 2002-2022</i> , the <i>Regional Planning Guidelines for the West Region 2010-2022</i> , <i>Ireland National Climate Change 2007-2012</i> , <i>Smarter Travel - A Sustainable Transport Future 2009-2020</i> , and a range of guidelines including the <i>SEA Guidelines 2004</i> , <i>Sustainable Residential Development in Urban Areas Guidelines 2009</i> , <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i> , <i>Implementation of SEA Directive: Assessment of the Effects of Certain Plans and Programmes on the Environment Guidelines 2004</i> , <i>Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities 2010</i> , <i>Retail Planning-Guidelines for Planning Authorities 2012</i> , <i>Spatial Planning and National Roads-Guidelines for Planning Authorities</i> , and <i>Local Area Plans-Draft Public Consultation Guidelines for Planning Authorities 2012</i> .
<b>Statutory Planning Context</b>	Statutory plans, in particular the previous Local Area Plan for the village and the need for compliance and consistency with the current <i>Galway County Development Plan</i> and the <i>Regional Planning Guidelines for the West Region 2010-2022</i> .
<b>Local Planning Context</b>	Local plans, strategies and studies, including: the <i>Gaeltacht Local Area Plan 2008-2014</i> , <i>Biodiversity Action Plan for County Galway 2008-2013</i> ; the <i>Galway County Heritage Plan 2009-2014</i> ; <i>Galway Transportation and Planning Study 2002</i> ; <i>Developing Sustainable Tourism in Galway: A Framework for Action 2003-2012</i> ; <i>Water-Based Tourism – A Strategic Vision for Galway 2002</i> ; and <i>Working Together: Shaping Our Future: Galway County Strategy for Economic, Social and Cultural Development 2002-2012</i> .
<b>Environmental Assessment</b>	Assessment of potential environmental impacts of the Local Area Plan, including a Strategic Environmental Assessment, Screening, an Appropriate Assessment Screening and a Strategic Flood Risk Assessment for County Galway.

#### **1.4.2 Plan Issues, Considerations and Challenges**

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

- **Common Vision:** A common strategic vision needs to be developed that provides a positive framework for future growth, consolidation and enhancement of the village in accordance with the principles of proper planning and sustainable development.
- **Core Strategy:** The Core Strategy in the Galway County Development Plan has identified a target population growth of up to 408 persons for Maigh Cuilinn to 2015, which results in a requirement for 11.78ha of zoned land for residential purposes (based on 50% over-zoning). A key factor in the preparation of the Plan has been the determination of the best locations for residential land uses within the village to accommodate this future growth and to ensure residential development takes place in an orderly and sequential manner.
- **Population Growth:** Maigh Cuilinn has experienced a continued increase in population over the last two Census periods. Ensuring sustainable settlement patterns, including the provision of the necessary planning framework, to accommodate educational, community, leisure and recreational facilities to satisfactorily match the level of population growth, is a key issue in planning for the future.
- **Strategic Location:** Maigh Cuilinn is located along the N59 National Primary route in close proximity to Galway City and with immediate access to the wider Connemara area. The planned By-Pass and proposals for a possible Inner Relief route if delivered would provide a strong infrastructural basis to harness Maigh Cuilinn's strategic location, as it grows into the future.
- **Infrastructure and Sustainable Transportation:** Working towards ensuring that infrastructure is developed on an ongoing basis to service future developments in order to accommodate planned population growth, whilst ensuring compliance with the statutory obligations to achieve good water quality status under the EU Water Framework Directive and associated national legislation. Whilst the opportunities for public transport are limited in Maigh Cuilinn, the provision of a By-Pass and possibly an Inner Relief route would provide a significant opportunity to focus on promoting and facilitating the use of sustainable modes of transport, such as walking and cycling, in and around the village areas including in or near the old Clifden to Galway rail track. Facilitating bus service provision and associated facilities and reducing car dependency through integrated land use and transportation and wider Smarter Travel initiatives are also key considerations in the Local Area Plan process.
- **Economic Activity & Tourism:** Ensuring the enhancement of Maigh Cuilinn's role as a centre for employment for residents of both the village and wider hinterland, through maximising the opportunity presented by its proximity to Galway City and its gateway location to the wider Connemara area. It is important to foster and maintain local and small scale businesses through protecting the vitality and vibrancy of the village centre, promoting and facilitating appropriate tourism ventures, while ensuring that Maigh Cuilinn remains an attractive place to work, live, visit and do business.
- **Heritage & Environment:** Promoting and facilitating appropriate growth of the village, while protecting the built, cultural and natural heritage of Maigh Cuilinn in accordance with applicable legislation and policy. This also includes consideration of the environmental designations adjacent to and within the plan boundary.
- **Flooding:** Potential flood issues in the plan area are an important consideration in the preparation of the new Local Area Plan, particularly in zoning lands for appropriate uses and as such, the Local Area Plan has been guided by the OPW's Preliminary Flood Risk Assessment, the Strategic Flood Risk Assessment for County Galway including the Strategic Flood Risk Assessment Conclusions for Maigh Cuilinn and *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009*.

## 2. Introduction

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### 2.1 Strategic Vision

The Local Area Plan is underpinned by a strategic vision, intended to guide the future growth and development of Maigh Cuilinn in a sustainable manner, achieving the overall objectives set out for the village in the Galway County Development Plan, in a way that reflects the existing character and amenity of the area, the surrounding landscape, heritage, environment and improves the quality of life of residents and the local community. The strategic vision is informed by guiding principles that will enable the overall vision to be achieved these include:

- Realising the village’s potential and role within the county and attracting the population target established in the Core Strategy up to 2015 and beyond.
- Reflecting the needs and aspirations of local communities, business and other interested and affected groups, as expressed through the public consultation process.
- Promoting sustainable land use and transport by capitalising on the opportunity presented by the delivery of the planned Maigh Cuilinn By-Pass, the possible Inner Relief route and the potential to develop walking and cycling opportunities within the village and on or in close proximity to the old Clifden to Galway rail line, so that sustainable travel such as walking, cycling and other smarter travel initiatives, along with integrated land use and transportation become central to the development of new neighbourhoods and the future development of Maigh Cuilinn.
- Maintaining and promoting a strong and vibrant village centre which sustains the ability to attract new businesses and meets the retailing and service needs of the village and its surrounding hinterland, in addition to offering a pleasant and attractive environment for shopping, business, tourism, recreation and living.
- Ensuring that there are a range of facilities, amenities and supporting services including educational, recreational, religious, social, community and civic requirements for children, youths, adults and the elderly, to serve a growing community.
- Optimising the potential of the village’s strategic location, in close proximity to Galway City and the wider Connemara area, through facilitating and fostering appropriate economic development and tourism potential, through setting a positive and flexible framework, which enhances Maigh Cuilinn as a place for employment and tourism opportunities.
- Supporting the delivery of the necessary infrastructure to facilitate the future growth and sustainable development of the village.
- Protecting the natural assets, environment, built heritage and public realm of the village, including its local character for the benefit of future generations to come.
- Promoting a strong sense of community spirit, civic pride, local identity and social inclusiveness, and promoting the status of the Irish language in Maigh Cuilinn and its contribution to the linguistic heritage of An Gaeltacht.

#### **Vision Statement**

“To promote Maigh Cuilinn as a sustainable and vibrant village, which maintains its attractive character, capitalises on its existing and future accessibility strengths, while offering a pleasant environment for a growing community, for living, shopping, for education, business, recreation and tourism, all balanced against the need to safeguard and enhance the environmental sensitivities of the area, for present and future generations to come”.

## **2.2 Development Strategy**

### **2.2.1 Core Strategy Context**

A Core Strategy is required under the Planning and Development Act 2000 (as amended) to ensure that the development objectives of Development Plans/Local Area Plans are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy 2002-2020 and with the West Regional Planning Guidelines 2010-2022. The Regional Planning Guidelines prescribe that an additional 15,760 persons will be living in the County (not including Galway City) by 2016.

Having regard to the population growth targets as set out in the West Regional Planning Guidelines, the County Core Strategy sets out the projected population growth for County Galway, the Tuam hub, key villages, other villages, and other settlements including rural areas up to 2016. Maigh Cuilinn is identified under the Other Villages category within the County Core Strategy/Settlement Strategy, which are settlements that provide a more limited range of services to smaller hinterlands such as a range of retail and educational services, but limited financial, health and community services.

A key component of the Maigh Cuilinn Local Area Plan 2013-2019 is to ensure that it aligns with the County Core Strategy/Settlement Strategy as proposed in the Galway County Development Plan. The County Core Strategy indicates that Maigh Cuilinn has been assigned a population growth target of 408 persons by 2015 with a housing land requirement of 11.78ha (including 50% over-zoning) in order to accommodate residential development over the Plan period. Under the previous *Maigh Cuilinn Local Area Plan 2005-2011*, there was approximately 100ha of undeveloped zoned residential land within the plan boundary. The Plan considers different development, zoning and phasing options in order to comply with the Core Strategy in the Galway County Development Plan and to enable suitable lands to be brought forward for development during the Plan period.

### **2.2.2 Development Options**

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

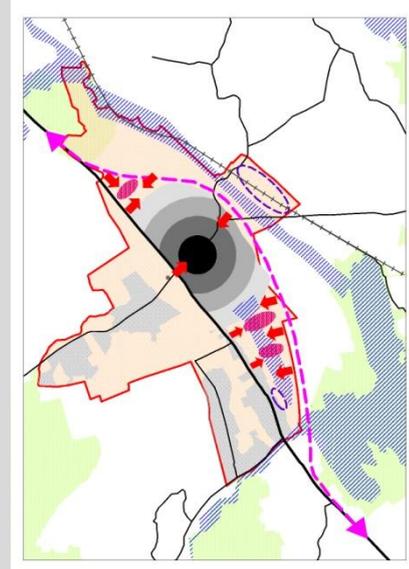
Continuing on with the previous Local Area Plan is not considered an appropriate approach as it would not take account of advances in planning guidance, best practice or recent changes to legislation or E.U. Directives. Such an approach would also conflict with the Regional Planning Guidelines and the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

A number of potential development options have been considered having regard to the Core Strategy, settlement hierarchy, the village role as envisaged in the Galway County Development Plan, the population and growth trends and potential of the village, the existing development pattern and character of the village, existing amenities and environmental sensitivities and the lands and services available for future development. These options are described and illustrated in the maps overleaf, which are indicative and for presentation purposes only. The option maps use a number of common features to aid clarity, including the plan boundary (red outline), existing main roads (black lines), proposed routes (pink dash) environmental sensitivities (green hatch) and flood risk areas (blue hatch), existing village centre (dark grey circle), growth direction (red arrows), industry/enterprise (purple dash), growth areas (pink circles), and the residual plan areas (orange).

## Development Strategy Options

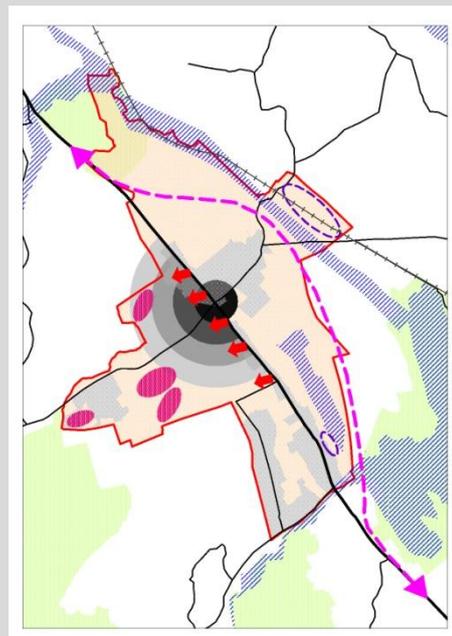
### Development Option 1 – Contain the Development of Maigh Cuilinn within the Proposed By-Pass Route and the Main Street.

**Option 1** provides for all new development to locate within the route of the proposed By-Pass and the Main Street, which would promote infill development and compact growth, improving connectivity within the village centre and the area within the two routes. This option would ensure that the strategic function of the By-Pass route as a traffic artery and national route is protected. This option would limit the expansion of the village and would not take cognisance of the existing established residential development that has taken place to the western quarter of the village or the established industrial area to the east of the proposed By-Pass route.



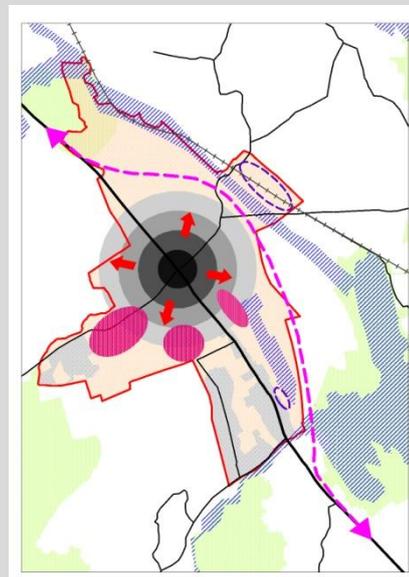
### Development Option 2 – Maintain the Village Centre and Focus All New Development Westwards.

**Option 2** provides for all new development to locate westward of the Main Street. This scenario would consolidate and align with the new development that has taken place in this area in recent years; however, this scenario would likely move growth away from the existing village centre and seek to locate new growth areas further away from the employment bases and school options within the village, making it more difficult to encourage balanced, integrated development within the village.



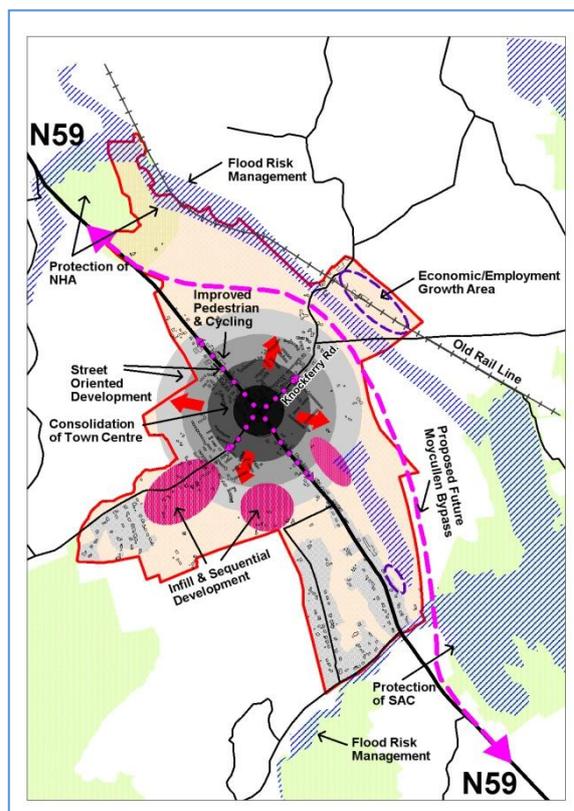
### Development Option 3 – Consolidate the Village Centre with Sequential Development Around the Core.

**Option 3** seeks to consolidate the existing village centre, promote sequential development around the village core and avoid peripheral development to the north and south. In this scenario, future residential growth would be encouraged in a sequential manner from the village centre outwards, in order to maximise a return on investment in services and to ensure the availability of optimal, residential lands to accommodate anticipated growth. This scenario would include expansion towards the southeast adjoining the village centre and also westwards. Emerging commercial centres such as the industrial lands to the north east of the village and a business and enterprise zone to the south along with focussed village centre development would be encouraged to develop, to ensure that a range of employment opportunities in the village is maintained and promoted. Refinement and amendments to the previous plan's zonings would be required to align with the Core Strategy and to support this development scenario.



#### 2.2.3 Preferred Development Option

Option 3 is considered the preferred Development Option. It supports the consolidation of the village centre to accommodate future growth, promotes the sequential development of the remainder of the urban core, including infill development and the development of vacant, brownfield and under-utilised sites in the village centre, ensuring that serviced lands close to the centre and public transport options are the primary focus for development in the short to medium term. This option also recognises the established/identified employment centres in the village and seeks to optimise the potential associated with same, which can be managed through appropriate policies and objectives within the plan. It is acknowledged that public transport options other than bus are limited in the area however, the planned infrastructural projects for the town if and when realised will provide a unique opportunity to promote sustainable transport options such as walking and cycling within and around the village centre. This approach aligns with the objectives of the Regional Planning Guidelines insofar as supporting the sustainable development of towns and villages to minimise sprawling development and to create consolidated town/village form. The preferred Development Strategy Option 3 has also been informed by the Strategic Flood Risk Assessment for County Galway and also by the statutorily required Strategic Environmental Assessment Screening and Appropriate Assessment Screening carried out and also



seeks to deliver on the Core Strategy requirements set out for Maigh Cuilinn in the County Development Plan, in a planned and sustainable manner.

## 2.2.4 Land Use Management and Zoning

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

1. Re-zoning of lands.
2. Specifying/introducing phased development on land zoned for residential uses.
3. De-zoning of lands.

The phasing of residential development is considered the most appropriate approach at this time. Residential lands have generally been phased in a sequential manner, with Phase 1 residential lands identified for short to medium term growth in suitable locations that are serviceable and accessible and which avoid significant environmental sensitivities. This includes urban infill sites, sequential extensions to the existing residential fabric and growth areas to the southwest and southeast of the Plan Area. The phasing as applied also allows for some flexibility, as detailed by the policies and objectives of the Plan, while adhering to the Core Strategy allocation for Maigh Cuilinn.

Lands at the fringes of the Plan Area that are located within the European designated environmental sites i.e. the Special Area of Conservation have been zoned for Environmental Management, while lands that are located within the proposed Natural Heritage Area - Drimcong Wood, have been zoned Open Space/Recreation and Amenity.

In general, undeveloped lands located within identified flood risk areas (in particular Flood Zone A and B) have been rezoned as Open Space in accordance with the *The Planning System and Flood Risk Management Guidelines for Planning Authorities 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, managed, as appropriate, in the development management process.

Large scale employment uses remain focussed in the east and south-eastern area of the plan on Industrial, and Business/Enterprise zonings, while the village centre area remains the primary target for the location of new retail development. The land use zoning matrix provides further guidance on appropriate uses.

Having regard to the findings of the Strategic Environmental Screening, Appropriate Assessment Screening and flood risk considerations, overall this is considered to be the most appropriate land use management and zoning approach at this time for pursuing the preferred development strategy and for securing the orderly and sequential development of Maigh Cuilinn, in the accordance with the principles of proper planning and sustainable development.

## 2.2.5 Policy and Objectives

### Development Strategy Policy

#### Policy DS 1 – Development Strategy

It is the overarching policy of Galway County Council to support and facilitate the sustainable development of the Plan Area in line with the preferred development strategy option, **Option 3 - Consolidate the Village Centre with Sequential Development Around the Core**, which allows Maigh Cuilinn 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.

## **Development Strategy Objectives**

### **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 village centre and the protection and enhancement of the existing landscape setting, character and unique identity of the village.

### **Objective DS 2 – Consistency with Core Strategy (Refer to the Galway County Development Plan)**

Galway County Council will ensure that developments permitted within the Plan Area are consistent with the zoned land allocations in the Core Strategy and associated provisions in the Galway County Development Plan. The amount of development permitted within the lifetime of the Plan on the totality of residential zoned land shall remain within the population allocation assigned to Maigh Cuilinn in the Core Strategy of the County Development Plan and any updated version of same.

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

Protect European sites that form part of the Natura 2000 network (including Special Protection Areas and Special Areas of Conservation) in accordance with the requirements in the EU *Habitats Directive (92/43/EEC)*, EU *Birds Directive (2009/147/EC)*, the *Planning and Development (Amendment) Act 2010*, the *European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011)* (and any subsequent amendments or updated legislation) and having due regard to the guidance in the *Appropriate Assessment Guidelines 2010* (and any updated/superseding guidance). A plan or project (e.g. proposed development) within the Plan Area will only be authorised after the competent authority (Galway County Council) has ascertained, based on scientific evidence, screening for Appropriate Assessment, and a Habitats Directive Assessment where necessary, that:

1. The plan or project will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any European site (either individually or in combination with other plans or projects); or
2. The plan or project will have significant adverse effects on the integrity of any European site (that does not host a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or
3. The plan or project will have significant adverse effects on the integrity of any European site (that hosts a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000.

### **Objective DS 4 – Development Management Standards and Guidelines**

The general development management standards and guidelines set out under the current Galway County Development Plan, or any subsequent variation/review, shall apply as appropriate in the Plan Area. In addition, any specific development management guidelines set out in Section 3 of this plan shall also be applied, as appropriate, to development proposals in the Plan Area.

### **Objective DS 5 – Service Led Development**

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

### **Objective DS 6 – Residential Development Phasing**

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

**Objective DS 7 – Flood Risk Management and Assessment** (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 *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009* (or as updated) and the relevant policies and objectives of this Plan.

## 3. Development Policies, Objectives and Guidelines

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### 3.1 Land Use Management

#### 3.1.1 Context

The Core Strategy of the current Galway County Development Plan sets the context and parameters for the development of Maigh Cuilinn. Based on population projections forecast by the West Regional Authority and set out under the Core Strategy, the amount of zoned residential land required to comply with the Core Strategy is set at 11.78ha for the time period up to 2015. Lands have also been zoned in the Local Area Plan for other land uses, based on the designation of Maigh Cuilinn as an ‘Other Village’ in the Core Strategy/Settlement Strategy, existing land use patterns, projected needs derived from medium and long term population targets and the optimum utilisation of existing and planned infrastructure. The land use zones provided for in the Plan include C1- Village Centre/Commercial, R- Residential, I-Industrial, BE-Business/Enterprise, CF-Community Facilities, A-Agriculture, PU-Public Utilities, TI-Transport and Infrastructure and OS-Open Space/Recreation and Amenity.

#### 3.1.2 Policies and Objectives

##### Land Use Management Policy

###### Policy LU 1 – Land Use Management

It is the policy of Galway County Council to provide a land use zoning framework for the Plan Area, to direct the type, density and location of development in a manner that contributes to the consolidation of the village centre, that allows for the orderly and sequential development of the town, that protects and enhances the existing landscape setting, character and unique identity of the village and that complies with the statutory requirements of the Planning and Development Acts 2000 (as amended). The land use zoning framework is supported by a residential phasing scheme to ensure compliance with the Core Strategy and to promote the orderly and sequential development of the village.

##### Land Use Zoning Objectives

###### Objective LU 1 – Village Centre/Commercial (C1) (Refer to Map 1A/1B)

Promote the development of the Village 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 village. The village centre and associated main streets shall remain the primary focus for retail and service activity within Maigh Cuilinn.

###### Objective LU 2 – Residential (R) (Refer to Map 1A/1B & Objective RD1)

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.

**Objective LU 3 – Industrial (I)** (Refer to Map 1A/1B)

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 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.

**Objective LU 4 – Business & Enterprise (BE)** (Refer to Map 1A/1B)

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

**Objective LU 5 – Community Facilities (CF)** (Refer to Map 1A/1B)

Promote the development of community facilities on suitable lands, with a high level of access to the local community, including educational, community, civic, public, institutional, recreational, cultural and other complementary uses, as appropriate.

**Objective LU 6 – Open Spaces/Recreation & Amenity (OS)** (Refer to Map 1A/1B)

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

- a) Development of open spaces and recreational activities in accordance with best practice and on suitable lands with adequate access to the local community and retain existing open space and recreational facilities, unless it can be clearly demonstrated to the satisfaction of Galway County Council that these uses are no longer required by the community.
- b) Appropriate management and use of any flood risk areas within the OS Zone to avoid, reduce and/or mitigate, as appropriate, the risk and potential impact of flooding.
- c) Appropriate management and use of any areas of high biodiversity including proposed Natural Heritage Areas.

**Objective LU 7 – Agriculture (A)** (Refer to Map 1A/1B)

Protect the rural character of the area from inappropriate development and provide for agricultural uses and appropriate non-urban uses.

**Objective LU 8 – Environmental Management (EM)** (Refer to Map 1A/1B)

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 Areas of Conservation, in accordance with the conservation management objectives of these sites and the requirements of the EU Habitats Directive (92/43/EEC).

**Objective LU 9 – Public Utilities (PU)** (Refer to Map 1A/1B)

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

**Objective LU 10 – Transport Infrastructure (TI)** (Refer to Map 1A/1B)

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

**Objective LU11 – Flood Risk Areas and Land Use Zones** (Refer to Map 1A/1B & 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 *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009* and the policies and objectives of this Plan.

### Objective LU12 – Land Use Zoning Matrix

(Refer to DM Guideline LU 2)

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

## Land Use Density Objectives

### Objective LU13 – 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 village centre and adjacent to public transport facilities, where such development is compatible with built and natural 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.

### Objective LU 14 – Residential Densities

Promote a range of residential densities within the Plan Area appropriate to the prevailing development pattern, supporting infrastructure, urban character and heritage resources in accordance with the guidance in ‘*Sustainable Residential Development in Urban Areas Guidelines 2009*’ (or as updated within the lifetime of this plan). Higher residential densities should be encouraged at locations where it is appropriate to the existing context and density of the Plan Area, for example around the village centre and within convenient walking distance of public transport facilities, and where it will not unduly impact on built or natural heritage or impact adversely on the integrity of Natura 2000 sites. The density of residential developments will generally be in accordance with the guidance set out under **DM Guideline LU1**, although the Planning Authority may consider higher residential densities where this is considered appropriate to the context and necessary to secure the urban design or other objectives of the Plan. Development will only be permitted where there is capacity and/or adequate services can be made available.

## 3.1.3 Development Management Guidelines

### Development Densities

#### DM Guideline LU1 – Development Densities

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

The development density guidance in the tables below indicate the range of densities generally considered appropriate in the various land use zones and in different residential locations within the Plan Area.

Land Use Zone	Plot Area Ratio	Maximum Site Coverage	Minimum Public Open Space
Zone C1	1.00 to 1.25 PAR	80%	Site Specific
Zone R	0.10 to 0.50 PAR	50%	15%

<b>Zone I</b>	0.40 to 1.00 PAR	60%	15%
<b>Zone BE</b>	0.40 to 1.00 PAR	60%	15%
<b>Zone CF</b>	Site Specific	Site Specific	15%
<b>Zone OS</b>	Site Specific	Site Specific	Site Specific
<b>Zone A</b>	Site Specific	Site Specific	Site Specific
<b>Zone EM</b>	N/A	N/A	N/A
<b>Zone PU</b>	Site Specific	Site Specific	Site Specific
<b>Zone TI</b>	N/A	N/A	N/A

**Notes:**

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

Residential Density	Dwelling Units/Ha	Dwelling Units/Acre	Possible Appropriate Locations
<b>Medium to High</b>	35-50	14-20	Village centre or immediately adjacent to public transport hubs.
<b>Low to Medium</b>	15-35	6-14	Neighbourhood centres (typically within 400m walking distance of centre point), inner urban suburbs.
<b>Low</b>	5-15	2-6	Urban periphery, outlying lands, areas with capacity/environmental constraints.

## Land Use Zoning Matrix

### DM Guideline LU2 – Land Use Zoning Matrix

The land use zoning matrix indicates the types of land uses that are Permitted in Principle (P), Open for Consideration (O) and Not Normally Permitted (N), for the land use zones designated in Section 3.1.2 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 Local Area Plan and to the principles of proper planning and sustainable development. Where there is no perceived conflict between existing and proposed uses, favourable consideration will be given to the proposed development, subject to all other normal requirements and to the principles of the proper planning and sustainable development of the area.

Land Uses	C1	R	I	BE	CF	OS	A	EM	PU	TI
<b>Commercial and Industrial Uses</b>	<b>C1</b>	<b>R</b>	<b>I</b>	<b>BE</b>	<b>CF</b>	<b>OS</b>	<b>A</b>	<b>EM</b>	<b>PU</b>	<b>TI</b>
Amusement	O	N	N	N	N	N	N	N	N	N
ATM	P	O	O	O	O	N	N	N	N	N
Bank/Building Society	P	N	N	N	N	N	N	N	N	N
Bar/Restaurant	P	N	N	N	N	N	N	N	N	N
B&B (Bed & Breakfast) <sup>1</sup>	O	O <sup>1</sup>	N	N	N	N	O <sup>1</sup>	N	N	N
Betting Office	O	N	N	N	N	N	N	N	N	N
Boarding Kennel	N	N	N	N	N	N	O	N	N	N
Café <sup>2</sup>	P	O	O	O <sup>2</sup>	O	N	N	N	N	N
Cash & Carry	N	N	O	O	N	N	N	N	N	N
Casual Trading	O	N	N	N	N	N	N	N	N	N

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

Land Uses	C1	R	I	BE	CF	OS	A	EM	PU	TI
Golf Course	N	N	N	N	N	O	O	N	N	N
Recreational/Cultural Activities	O	O	O	O	O	O	O	N	N	N
<b>Agricultural Uses</b>	<b>C1</b>	<b>R</b>	<b>I</b>	<b>BE</b>	<b>CF</b>	<b>OS</b>	<b>A</b>	<b>EM</b>	<b>PU</b>	<b>TI</b>
Abattoir	N	N	O	N	N	N	O	N	N	N
Agricultural Building	N	O	O	O	O	O	P	N	N	N
Mart/Co-op	N	N	P	N	N	N	P	N	N	N
<b>General/Services and Infrastructure Uses</b>	<b>C1</b>	<b>R</b>	<b>I</b>	<b>BE</b>	<b>CF</b>	<b>OS</b>	<b>A</b>	<b>EM</b>	<b>PU</b>	<b>TI</b>
Advertisements – Freestanding	O	N	O	O	O	N	N	N	O	O
Car Park (Excluding Multi-Storey)	P	O	P	O	O	N	N	N	N	O
Car Park – Multi-Storey	P	N	O	O	N	N	N	N	N	N
Park & Ride Facility	O	O	P	P	P	O	O	N	N	O
Recycling/Bring Bank Facilities	N	N	O	O	O	N	O	N	O	N
Refuse Landfill	N	N	N	N	N	N	O	N	N	N
Utilities Infrastructure & Public Service Installations	O	O	O	O	O	O	O	O	P	O
Wind/Renewable Energy	O	O	O	O	O	O	O	N	O	N

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

- Residential Phasing** <sup>(1)</sup> – These uses will be considered subject to Policy RD1 and Objective RD1 or RD9, as appropriate.
- Cafe** <sup>(2)</sup> – This use will be considered where it is ancillary to an overall compatible development and serves the needs of the local area.
- Warehousing** <sup>(3)</sup> – The development or subdivision of stores into less than 700m<sup>2</sup> shall not normally be permitted in edge-of centre and out-of-centre locations, in accordance with the Retail Planning Guidelines 2012 (or any updated/superseding document).
- Data Centre** – May be defined as a facility, which has information technology equipment installed and operated, as well as storing and distributing electronic data.
- Zone R: Residential** – Phase 1 is phased for residential development within the lifetime of this Plan (total undeveloped area: 11.78ha);  
-Phase 2 is generally not developable during the lifetime of this Plan, subject to the provisions and exceptions set out under Section 3.2.2.
- Areas** – All areas noted in the above matrix are gross floor areas.

#### Notes on Land Use Classes in Land Use Zoning Matrix:

The land use classes referred to in the land use zoning matrix have been defined as follows:

- Permitted in Principle (P)** – A use that is classified as *Permitted in Principle* is one that the Local Authority accepts in theory in the relevant zone, subject to compliance with the relevant policies, objectives, standards and requirements set out in the Local Area Plan and the principles of proper planning and sustainable development.
- Open for Consideration (O)** – A use that is classified as *Open for Consideration* is one that the Local Authority may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with permitted uses and conforms to the proper planning and sustainable development of the area, including the policies and objectives set out in the Local Area Plan.
- Not Normally Permitted (N)** – A use that is classified as *Not Normally Permitted* is one that, except in exceptional circumstances, will not be permitted by the Local Authority. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies, objectives, standards and requirements contained in this Local Area Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

The land use zones referred to in the land use zoning matrix are comprised of the following:

- Zone C1** – Village Centre/Commercial
- Zone R** – Residential
- Zone I** – Industrial
- Zone BE** – Business & Enterprise
- Zone CF** – Community Facilities
- Zone OS** – Open Space/Recreation & Amenity
- Zone A** – Agriculture
- Zone EM** – Environmental Management
- Zone TI** – Transport Infrastructure
- Zone PU** – Public Utilities

**Table LU1: Areas of Land Use Zones within the Maigh Cuilinn Local Area Plan 2013-2019**

Land Use Zone	Developed Land Area (ha)	Undeveloped Land Area (ha)	Total Area (ha)
Zone C1 – Town Centre/Commercial	9.761	5.559	15.32
Zone R – Residential (Existing)	32.419	0	32.419
Zone R – Residential (Phase 1)	0	11.47	11.47
Zone R – Residential (Phase 2)	7.762	43.005	50.767
<b>Zone R – Residential (Total)</b>	<b>40.181</b>	<b>54.475</b>	<b>94.656</b>
Zone I – Industrial	1.521	9.989	11.51
Zone BE – Business & Enterprise	1.19	3.901	5.091
Zone CF – Community Facilities	1.772	18.288	20.06
Zone OS – Open Space/Recreation & Amenities	0.565	40.535	41.1
Zone A – Agriculture	24.025	71.915	95.94
Zone EM – Environmental Management	0	0.179	0.179
Zone PU – Public Utilities	0.93	0	0.93
Zone TI – Transportation Infrastructure	–	–	31.814
<b>Total Zoned Area</b>			<b>316.6</b>
<b>Total Plan Area</b>	–	–	<b>316.6</b>

Note: Above areas derived from Map 1A/1B – Land Use Zoning in GIS and are approximate.

## 3.2 Residential Development

### 3.2.1 Context

The principles of quality and sustainability must be foremost in future residential development in the plan area including private, social, affordable and voluntary housing proposals. The Local Area Plan provides guidance in relation to the location, types and design of new residential development, together with a phasing framework for residentially zoned lands, to ensure compliance with the Core Strategy in the Galway County Development Plan and in accordance with the guidance contained in the DOEHLG *Sustainable Residential Development in Urban Areas 2009* and the principles of proper planning and sustainable development.

### 3.2.2 Policies and Objectives

#### Residential Development Policies

##### Policy RD 1 – Residential Development

It is the policy of Galway County Council to support the creation of sustainable communities and high quality 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:

- Joint Galway County Council and Ballinasloe Village Council Housing Strategy 2009-2015.
- *Sustainable Residential Developments in Urban Areas: Guidelines for Planning Authorities, 2009.*
- *Urban Design Manual: A Best Practice Guide – A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009.*
- Galway Clustered Housing Guidelines, where appropriate, in the assessment of any proposals of new multiple unit housing developments within the Maigh Cuilinn Local Area Plan area.

- Galway County Council Traveller Accommodation Programme.
- Smarter Travel A Sustainable Transport Future - A New Transport Policy for Ireland 2009-2020 including the National Cycle Policy Framework 2009-2022 and any other related national documents.
- EU Water Framework Directive and *The Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009*.
- *Sustainable Urban Housing: Design Standards for New Apartments*, Guidelines for Planning Authorities, 2007.

### **Policy RD 2 – Phased Development on Residential Zoned Lands**

It is the policy of Galway County Council to encourage orderly, sequential and phased residential development in accordance with the Preferred Development Strategy and the land use management and zoning provisions set out in this Local Area Plan. This shall include a positive presumption in favour of the sequential development of suitably serviced 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.

## **Residential Development Objectives**

### **Objective RD1 – Phased Residential Development (Refer to Map 1A/1B Land Use Zoning)**

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 village. Residential (Phase 2) lands are generally not developable within the lifetime of this Plan, with the exception of the following developments, which may be considered by the Planning Authority within the lifetime of this Local Area Plan subject to a suitable case being made for the proposal:

1. Single house developments for family members on family owned lands.
2. Non-residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area.
3. Where it is apparent that 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.

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 village.

### **Objective RD 2 – Quality Housing Environments**

Encourage the development of sustainable residential communities through the promotion of innovative, high quality building design and appropriate layouts, that prioritise walking, cycling and public transport options and provide for a high level of permeability, accessibility and connectivity to the existing built environment, services and facilities. In this regard, future residential development proposals will be in accordance with the principles set out in the DoEHLG document '*Sustainable Residential Development in Urban Areas 2009*' and its companion document '*Urban Design Manual: A Best Practice Guide for Planning Authorities 2009*', or any updated version of these documents published during the lifetime of this Plan.

### **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.

### **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 recreational areas in all new large residential developments.

**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 *Housing Strategy 2009-2015* and Part V of the Planning and Development Act 2000 (as amended).

**Objective RD 6 – Traveller Accommodation**

Provide adequate accommodation facilities for the traveller community in accordance with the *Traveller Accommodation Programme 2009-2013*, or any updated version of this document.

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

**Objective RD 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 village 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.

**Objective RD9 – 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 village. An enurement clause will be applied in the case of any permission for single house developments for family members on family owned lands.

**Objective RD10 – Connectivity Between Phased Residential Lands (Refer to Map 2A/2B)**

Ensure that any development proposals for the R-Residential (Phase 1) lands to the east of the village centre consider and provides for both vehicular, pedestrian and cycle access, as appropriate to the R- Residential (Phase 2) lands to their south and east. Provision should also be made in development proposals for green space linkages between both the R- Residential (Phase 1) lands and the R- Residential (Phase 2) lands in this area.

**Objective RD11 – Reservation of Access Points to Residential Lands**

Reserve the access points as indicated on the Specific Objectives Map, and any other access points that may be identified for reservation by the Planning Authority during the Plan period, to ensure adequate vehicular, pedestrian and cycle access to back lands and to ensure connectivity and accessibility to lands with limited road frontage. (See Objective TI 27 & Refer to Map 2A/2B )

**Objective RD 12 – Development Setback (Refer to Map 2A/2B)**

Ensure that the building line in any development of this site is setback towards the rear of the site, in order to protect views from the An Spidéal Road over the village, lakes and distant views beyond.

Refer to *Map 2A/2B – Specific Objectives*.

### 3.2.3 Development Management Guidelines

#### Residential Development Management Guidelines

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

Request that all new build residential developments have open access fibre connections installed for

high speed technologies, where practicable, in accordance with the Department of Communications Energy and Natural Resources document *Recommendations for Open Access Fibre Ducting and Interior Cabling for New Residential Buildings 'Making Homes Fibre Ready', 2011*.

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

#### **3.3.1 Context**

##### **Social Inclusion**

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

##### **Community Facilities**

Maigh Cuilinn has number of community facilities which are important amenities to the area such as the children's playground, primary school, church and graveyard, medical facilities, Garda station, post office and a number of sporting facilities. A growing population, such as that in Maigh Cuilinn, generates increased demand for the provision of services and it is desirable that these essential facilities are provided in tandem with new development and as new communities emerge. In this regard, Galway County Council's role is to ensure the adequate provision of appropriately zoned areas, to meet future demands for community facilities within the plan area, while providing a framework for the development of such uses through the policies and objectives contained within the Local Area Plan.

#### **3.3.2 Policies and Objectives**

##### **Social Inclusion and Universal Access Policies**

###### **Policy CF 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 Maigh Cuilinn.

###### **Policy CF 2 – Community Facilities and Amenities**

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

- Meets the needs of the local community as they arise and as resources permit.
- Are located in appropriate, accessible locations to serve the residential population in the plan area.
- Are clustered or linked together wherever facilities and amenities are complementary and it is practicable to do so, to allow for shared and multi-purpose use of facilities.

Community facilities and amenities projects will be facilitated in appropriate locations following an assessment of each proposal and, where appropriate, subject to co-operation and consultation with the local community and other relevant stakeholders, including the Department of Education and Skill, and available resources.

##### **Social Inclusion and Universal Access Objectives**

###### **Objective CF 1 – Social Inclusion**

Support the implementation of the provisions of the *Galway County Council Social Inclusion Action Plan 2010* and *Social Inclusion Work Programme 2011* and any subsequent updates to these documents.

### **Objective CF 2 – Universal Access**

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

## **Community Facilities Objectives and Amenities Objectives**

### **Objective CF 3 – Lands for Community & Amenity Facilities** (Refer to Map 1A/1B)

Ensure that there are adequate lands zoned and serviced lands to cater for the establishment, improvement or expansion of educational, community, recreation and amenity facilities within the Plan Area. This will include the following:

- a) Reserve lands for existing community facilities and for the expansion and provision of additional community facilities adjacent to existing community facility lands.
- b) Reserve lands for the provision of community facilities adjacent to large blocks of residentially zoned lands to meet the needs of existing and future residents.

### **Objective CF 4 – Educational Facilities**

Support the provision of adequate educational facilities for the local community, in order to meet the needs of the widest range of residents within Maigh Cuilinn and its environs.

### **Objective CF 5 – 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 '*Childcare Facilities-Guidelines for Planning Authorities*', (or any updated/amended version of this document).

### **Objective CF 6 – Open Spaces**

(Refer to Map 2A/2B)

Protect existing open spaces from inappropriate development, so as to maintain their role in providing places for active and passive recreation, social interaction and civic activities, visual relief from the built environment and enhancing the residential amenity and overall character of Maigh Cuilinn. Facilitate the development of open spaces, including local parks, civic spaces and amenity areas, at suitable locations within the Plan Area.

### **Objective CF 7 – Sports, Play and Recreation Facilities**

Support the provision of new sports, play and recreational facilities to service the needs of the local community, require the provision of play/recreation facilities in new large residential developments, and facilitate the development of same in other appropriate locations in the village, including supporting public/community initiatives to provide such facilities.

### **Objective CF 8 – Existing Community, Recreation and Amenity Facilities & Zoned Lands**

Retain existing community, recreation and amenity facilities and lands zoned for such uses, and prevent their change of use or redevelopment, unless it can be clearly demonstrated to the satisfaction of the Planning Authority that the facility/land is no longer required and that the new use or development contributes to the overall community needs and recreation and amenity needs of the Maigh Cuilinn area. (Refer to Map 1A/1B)

### **Objective CF 9 – 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 for the enjoyment and recreational use of the entire community. This network should link together community facilities, amenities and built heritage features in the Plan Area and surrounding areas. Galway County Council will seek to promote the functioning of greenway networks as wildlife corridors and habitats to enhance the biodiversity and the natural environment.

### **Objective CF 10 – Library Site**

Identify a site for the provision of a library and facilitate and support the development of such a facility.

### **Objective CF 11 – Pedestrian and Cycle Networks**

(Refer to Map 2A/2B)

Encourage and support the development of a series of pedestrian and cycle routes in the Maigh Cuilinn area, where feasible and in a sensitive manner, incorporating the streams, rivers, lakes, woods, canal and along/near the old rail line. Impacts on natural heritage and designated conservation areas arising from such recreational activities will be duly considered and addressed as part of any proposal.

### **3.3.3 Development Management Guidelines**

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

## **3.4 Economic Development**

### **3.4.1 Context**

Maigh Cuilinn is identified as one of the 'Other Villages' and one of the 'Lower Tier Towns' in the current Galway County Development Plan. This means that it provides a limited range of services to smaller hinterlands, where service provision often includes a range of retail and educational services but limited financial, health and community services. Maigh Cuilinn also serves as a commuter village to the Galway Gateway but has the ability to become more self-sufficient by the creation of new, employment opportunities, while still accommodating small scale and start-up businesses, including the retail sector. The Local Area Plan recognises and supports this role and the potential of Maigh Cuilinn. The Plan provides a land use framework along with policies and objectives to promote the development of a range of commercial, industrial, enterprise and tourism activities, so as to encourage and sustain a diversity of employment opportunities within the Plan area.

#### **Retail and Village Centre Uses – Industrial, Business and Enterprise Development**

The Plan identifies ample industrial zoned lands (I) to cater for industrial development along with the availability of Business/Enterprise (BE) lands which can facilitate a variety of enterprise and business type uses. In addition, the Village Centre/Commercial (C1) zone provides for a range of suitable retail and service facilities throughout the village, which protect the vitality and viability of the village centre, while providing a strong base for employment opportunities. The impact of the planned bypass route in removing traffic from the village centre area will shape how the town centre and retail/commercial activity develops. The development of any future retail and non-retail services in the village needs to be carefully planned, designed and managed in order to protect and enhance the village's unique character while promoting the economic vitality of the village centre and providing a strong base for employment opportunities.

#### **Udaras Na Gaeltachta**

Maigh Cuilinn is located within the Gaeltacht area. Udaras Na Gaeltachta is the regional authority responsible for the economic, social and cultural development of the Gaeltacht. Their overall objective is to ensure that Irish remains the main communal language of the Gaeltacht, through promoting schemes of employment and development of local natural resources, skills and entrepreneurial abilities. The agency provides support for a number of projects in the vicinity of Maigh Cuilinn.

#### **Tourism**

Tourism is an important sector in the local area as a driver of the local economy as well as a mechanism for the preservation and enhancement of local heritage. Maigh Cuilinn has a significant number of tourist attractions focussing on its attractive location beside Lough Corrib and as an entry point to Connemara, which include archaeological and architectural interest together with natural heritage and water-based recreation.

### 3.4.2 Policies and Objectives

#### Economic Development Policy

##### Policy ED 1 – Economic Development

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

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

- Galway County Development Board Strategy for Economic, Social and Cultural Development entitled *Working Together, Shaping Our Future 2002-2012* (and any updated/superseding documents).
- Galway City and County Development Board Tourism Strategy entitled *Developing Sustainable Tourism in Galway: A Framework for Action 2003-2012* (and any updated/superseding documents).
- *Regional Planning Guidelines for the West Region 2010-2022*.

#### Economic Development Objectives

##### Objective ED 1 – Employment & Economic Development

Support the implementation of the Economic Development Strategy in the *Regional Planning Guidelines for the West Region 2010-2022* and the economic development and tourism policies and objectives as set out in the Galway County Development Plan (and any updated/superseding documents).

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

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

##### Objective ED 3 – Retail Development

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

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

The Village Centre (C1) zoning will remain the primary focus for the location of new retail development. The Planning Authority will ensure that the location of future retail development is consistent with the key policy principles and order of priority as set out in the *Guidelines for Planning Authorities-Retail Planning 2012* (and any updated/superseding document) and will require Retail Impact Assessments, including details of the sequential approach, and Design Statements and

Transport Impact Assessments, where appropriate, for retail developments in accordance with the Retail Planning Guidelines, the *Retail Design Manual* and **DM Guideline ED1 and ED2**.

#### **Objective ED 4 – Tourism Development**

Encourage and assist the sustainable development of the tourism potential within Maigh Cuilinn in a manner that respects, builds on, protects and enhances the cultural, built and natural heritage of the village and the local amenities within the Plan area. Key projects/initiatives that will be supported will include:

- a) Investigating the provision of a tourist information point and public toilet facilities at suitable sites within the village.
- b) Seek to develop a strategy for information signage for Maigh Cuilinn.

#### **Objective ED 5 – Quality Working Environments**

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

#### **Objective ED 6 – 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.

#### **Objective ED 7 – Proliferation of Any Individual Uses**

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

### **3.4.3 Development Management Guidelines**

#### **Economic Development Management Guidelines**

##### **DM Guideline ED1 – Retail Impact Assessments**

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

##### **DM Guideline ED2 – Design Statements**

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

## **3.5 Transportation Infrastructure**

### **3.5.1 Context**

#### **Smarter Travel**

The Local Area Plan recognises and supports the importance of sustainable transport, including the integration of land use and transport and encouraging a modal shift from private transport to public transport, walking and cycling. The Plan has had due regard to applicable national legislation and policy, including *Smarter Travel: A New Transport Policy for Ireland 2009-2020*, *Spatial Planning and National Roads Guidelines for Planning Authorities 2012* and the *Traffic Management Guidelines 2003*.

#### **Public Transport**

Public transport in Maigh Cuilinn is limited to bus services, consisting predominantly of local services which play a vital role in connecting Maigh Cuilinn and its environs to both Galway City and the wider Connemara area. Public bus services are provided by Bus Éireann with a private bus operator also serving the village.

#### **Walking & Cycling**

The walking network in Maigh Cuilinn is comprised of existing footpaths adjoining public roads and a number of amenity walkways, including those in the nearby woods. There is no dedicated cycling network in Maigh Cuilinn and cycling is limited to using the existing roadway; however the village is located on a popular long distance on road cycling loop from Galway City via Maigh Cuilinn, An Spidéal and Bearna. The redevelopment of/or near the old rail line as a cycle/walk remains an objective of the plan that may be realised in the future, which would complement the proposed Clifden to Oughterard Greenway, providing a great amenity opportunity for the both the local community and as a tourist attraction.

Given the relatively compact urban form of Maigh Cuilinn there is significant potential for modal shift from the private car to walking and cycling as a mode of transport, particularly if improved linkages between the village centre and residential areas are realised and new developments focus on connectivity, legibility and permeability. The Galway County Walking and Cycling Strategy under preparation, seeks to encourage and promote the importance of walking and cycling as sustainable modes of transportation, including the promotion of a network of integrated routes. The Local Area Plan will continue to support measures to improve the walking and cycling network in Maigh Cuilinn and to encourage a modal shift from private/motorised transport to walking and cycling.

#### **Roads, Traffic Management & Parking**

The aim of Galway County Council is to support the enhancement of the urban street network, to promote the efficiency of traffic circulation and management around Maigh Cuilinn and to facilitate the appropriate provision of parking convenient to the village centre. Maigh Cuilinn is located at the convergence of the N59 national route and the An Spidéal to Knockferry Road (L-1320 & L-1313), which can generate traffic congestion, especially at this key junction in the village. When the proposed N59 Maigh Cuilinn By-Pass Scheme is realised, it should dramatically alter the traffic movement within the Plan area and its hinterland. It is also a future intention to provide an Inner Relief route to the west of the main street, which would also improve access and remove traffic from the Main Street and service future development. Reduction of through traffic in the village should increase the general quality and attractiveness of the village centre for investment and recreational purposes and present greater opportunities for sustainable transportation in and around the village and create an ease of access for all using this area.

### 3.5.2 Policies and Objectives

#### Sustainable Transportation Policies

##### 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 *Smarter Travel: A Sustainable Transport Future – A New Transport Policy for Ireland 2009-2020* and the *National Cycle Policy Framework 2009-2020* (and any subsequent amendments or updates), any forthcoming guidance in relation to street design and cycling facilities and any Smarter Travel Plan(s) that may be adopted by Galway County Council.

#### Sustainable Transportation Objectives

##### Objective TI 1 – Integrated Land Use and Transport

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

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

##### Objective 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 transport, electric vehicles, car clubs, public bike schemes, park and ride/park and stride facilities, improved pedestrian and cycling facilities, as appropriate.

##### Objective TI 3 – Public Transport

Support the provision of improved and enhanced public transport facilities and services, including bus services, stops and shelters, any Rural Transport Initiative services, park and ride/park and stride facilities and all associated ancillary requirements, in consultation with the relevant public transport providers.

##### 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 village centre, recreational, educational, residential and employment destinations and shall adhere to the principles contained within the national policy document *Smarter Travel: A Sustainable Transport Future – A New Transport Policy for Ireland 2009-2020* (and any updated/superseding documents). Galway County Council will ensure that new lighting in sensitive areas, such as close to water-bodies or stands of broadleaved trees, will be sensitively designed so as to avoid impacts on foraging bats and other nocturnal wildlife.

**Objective TI 5 – Cycling**

Facilitate the improvement of the cycling environment and network so that it is safe and accessible, through adequate traffic management and the provision of the necessary infrastructure, such as surface treatment, junction treatment, cycle track(s), cycle lane(s), lighting, road crossings etc. New development shall promote and prioritise cycling, shall be permeable, adequately linked and connected to neighbouring areas, the village centre, recreational, educational, residential and employment destinations and shall adhere to the principles contained within the national policy documents *Smarter Travel A Sustainable Transport Future 2009-2020*, and the *National Cycle Policy Framework 2009-2020* (and any updated/superseding documents). 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.

**Objective TI 6 – Bicycle Parking**

Ensure that adequate levels of bicycle parking in appropriate locations are provided as required within the Plan area, in accordance with the standards as set out in the Galway County Development Plan and ensure that new private developments provide safe, secure and sheltered bicycle parking facilities.

**Objective TI 7 – Walking & Cycling Strategy**

Support the preparation of a County Walking & Cycling Strategy and the implementation of any specified objectives for the village of Maigh Cuilinn and its environs, as resources permit.

**Objective TI 8 – Pedestrian Crossings**

Facilitate the provision of pedestrian crossings adjacent to schools and at other appropriate locations within the Plan Area as required.

**Objective TI 9 – Mobility Management Plans**

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

**Objective TI 10 – Charging Points for Electric Vehicles**

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

**Objective TI 11 – Footpath from Claidhdeach Bridge to Village Centre (Refer to Map 2A/2B)**

Facilitate the provision of a footpath from Claidhdeach Bridge to the village centre, subject to normal planning requirements and environmental considerations, including in combination effects under the EU Habitats Directive Assessment as appropriate.

**Objective TI 12 – Improvements to Claidhdeach Bridge (Refer to Map 2A/2B)**

Facilitate appropriate improvements to Claidhdeach bridge, subject to normal planning requirements and environmental considerations, including in combination effects under the EU Habitats Directive Assessment as appropriate.

**Objective TI 13 – Bus Facilities and Services (Refer to Map 2A/2B)**

Support the improvement of bus facilities and services in Maigh Cuilinn, including the following:

- a) Facilitate the upgrading of bus stops, the provision of bus shelters and Real Time Information at existing bus stops in the village centre and at any other bus stops that may be provided in the future.
- b) Consult with bus operators regarding the provision of additional bus stops serving Maigh Cuilinn.

**Objective TI 14 – Quality Bus Corridor (Refer to Map 2A/2B)**

Support the provision of a QBC between Maigh Cuilinn and Galway City.

## Roads, Streets and Parking Policies

### Policy TI 2 – Roads, Streets and Parking

It is the policy of Galway County Council to ensure that the road and street network is safe and convenient, that it has adequate capacity to accommodate motorised traffic and non-motorised movements, that it has a high environmental quality with appropriate adjacent development and built form, particularly in the case of urban streets and streetscapes, and that adequate parking facilities are provided to serve the needs of the village. This policy and its associated objectives will be guided by relevant national policy, including the *Spatial Planning and National Roads Guidelines 2012*, the *Sustainable Residential Development in Urban Areas Guidelines 2009* and accompanying *Urban Design Manual 2009*, the *Traffic Management Guidelines 2003*, the *Traffic and Transport Assessment Guidelines 2007* (and any updated/superseding documents) and the National Roads Authority's Environmental Assessment Guidelines as appropriate, and any forthcoming guidelines in relation to street design and cycling facilities.

## Roads, Streets and Parking Objectives

### Objective TI 15 – National Road Network

Protect the national road network and safeguard the efficiency, safety, capacity and strategic investment in the N59 national route and the proposed N59 Maigh Cuilinn By Pass Scheme, and have regard to the *Spatial Planning and National Roads Guidelines for Planning Authorities 2012*. New direct access from future development to these national roads should be avoided outside of the speed limit zones for the village 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.

### Objective TI 16 – Urban Street Network

Support the treatment of the route network within the built areas of the village 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.

### Objective TI 17 –Transport Network Improvements (Refer to Specific Objectives Map 2A/2B)

Support the improvement of the road and street network in and around the Plan Area, subject to normal planning requirements and environmental considerations, including in combination effects under the EU Habitats Directive Assessment as appropriate. This will include the following new routes, upgrades and any appropriately approved transport schemes/improvements to roads and streets in and around the Plan area:

- a) The proposed new N59 Maigh Cuilinn By-Pass Scheme from the south of plan area to the north of the Plan Area, eastwards of the village centre, including the reservation of the route and junctions indicated on the Specific Objectives Map, prohibiting development that would encroach on these lands and compromise the route development.
- b) A new Inner Relief Route connecting the northern approach of the N59 to the southern approach of the N59, westwards of the village centre, and the reservation of key access points along the existing N59. Any new proposals for this route shall be designed to provide adequate access points to adjacent lands, with adjacent street-oriented development and will provide opportunities for smarter travel improvements within the town.
- c) The upgrade of the L-53732 and its junction with the N59.
- d) The realignment of the Galway Approach Road to Maigh Cuilinn.
- e) Improve culverts and all roadside drainage, maintain and renew pavements, widen and improve existing roads, improve road signage and facilitate the provision of new roads/streets within Maigh Cuilinn, as the need arises and resources permit.

- f) Implement the provisions of any Traffic Management Plan that is prepared for Maigh Cuilinn.

Require proposed developments to incorporate provisions for busways, footpaths and cycleways where properties bound main arterial routes, new link routes or other routes determined by the NRA. Prohibit development on lands that are reserved for proposed road/street corridors and associated buffers and where development would affect a route, line, level or layout of any proposed new roadway or any junction required between a proposed and existing road.

**Objective TI 18 – Galway County Development Plan Policies, Objectives & Guidelines**

Ensure that new developments, including developments proposed onto and in proximity to National and Class II Controlled roads are 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 and guidelines set out in the County Development Plan.

**Objective TI 19 – Road Schemes/Road Improvements**

Support the development of appropriately approved schemes/road improvements in and around the Plan Area.

**Objective TI 20 – Road Safety Audits, Traffic Impact Assessment**

Require all proposed commercial, industrial and retail developments, (or where significant changes are proposed to existing commercial, industrial or larger retail developments) and residential development greater than 4 units, to submit **Road Safety Audits** and **Traffic Impact Assessments** as part of their planning application documentation.

**Objective TI 21 – Noise**

Require all new proposed development, within 300m of roadways with traffic volumes greater than 8220AADT or as may be required by the Planning Authority, to include a noise assessment and mitigation measures (the cost of implementing any mitigation measures shall be borne by the developer) if necessary with their planning application documentation.

**Objective TI 22 – Signage on or Visible from National Roads**

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

**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.

**Objective TI 24 – Parking Facilities (Refer to the Galway County Development Plan)**

Ensure that existing parking facilities in the village centre are managed appropriately and additional parking facilities are provided in suitable locations within the Plan Area to serve the needs of the village in accordance with applicable standards and guidelines. Provide disabled car parking facilities at appropriate locations throughout the town and ensure that all new developments have adequate car parking, disabled parking and cycling facilities. Requirements for car parking are contained in the Galway County Development Plan.

**Objective TI 25 – Traffic Safety and Access (Refer to Galway County Development Plan)**

Ensure that all new developments are properly located in terms of traffic safety and adequately address issues of traffic safety and access.

- a) Provide adequate facilities for people with special mobility needs to create a safe and accessible environment by providing parking facilities on ground floor level, tactile crossing points, audio facilities on traffic lights and ramped kerbs.
- b) Encourage new developments to use existing access junctions that enter onto major traffic routes rather than allowing a proliferation of new individual vehicular access points.
- c) Require developers to bear the cost of improvements to junctions, road widening and the

provision of footpaths in association with public lighting requirements where these will facilitate or benefit the proposed development.

- d) Require, where possible, the provision of adequate off-street parking and adequate loading/unloading facilities as part of each development to ensure that parked vehicles do not cause a traffic hazard, obstruct vehicle or pedestrian movement or create a negative visual impact. Underground car parking will be considered in the village centre C1 zone, where it would not conflict with residential amenity, geological, natural heritage or archaeological sensitivities or traffic safety.

**Objective TI 26 – Proposed N59 Maigh Cuilinn By Pass Scheme (Refer to Map 2A/2B)**

Protect and enhance the capacity and visual amenity of the N59 Maigh Cuilinn By Pass Scheme:

- a) Protect the route of the proposed N59 Maigh Cuilinn By Pass Scheme which is located within the Plan area from future inappropriate development and prohibit new accesses onto the proposed By Pass route that have not been accommodated in the By Pass design in the interest of traffic safety
- b) Ensure that new developments along the proposed By Pass respond positively to the route in terms of high quality building designs and elevation/boundary/landscaping treatments, as appropriate, facing onto the By Pass route.
- c) Ensure that new developments along and in proximity to the proposed By Pass, do not interfere with any ecological mitigation measures specified in the N59 Maigh Cuilinn By Pass Scheme and do not create a barrier to bat or mammal connectivity measures outlined as part of this road scheme.

**Objective TI 27 – Reservation of Access Points**

Reserve access points for future development and the development of backlands including those indicated on the Specific Objectives Map 2A/2B and any other access points that may be identified by the Planning Authority during the Plan period. (Refer to Map 2A/2B & Objective RD11)

### **3.5.3 Development Management Guidelines**

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

## **3.6 Utilities & Environmental Infrastructure**

### **3.6.1 Context**

The sustainable growth of Maigh Cuilinn is dependent on the satisfactory provision of utility and environmental infrastructure, including water supply, wastewater disposal, surface water drainage and energy and communication networks. There is a need to ensure that there is adequate availability and delivery of utility and environmental infrastructure to support future development in a manner that is environmentally appropriate, cost effective and efficient and that protects public health.

#### **Water Supply**

Maigh Cuilinn receives its water supply from the Oughterard Town Supply Scheme and the Galway City Western Environs Water Supply. The existing water supply requires improvements/upgrading to meet the anticipated development needs for the lifetime of the plan and to serve the longer term growth needs of the town.

#### **Wastewater Disposal**

Maigh Cuilinn is serviced by a public wastewater treatment plant and constructed wetlands are located in Ballycuirke West. The wetlands area is located outside of the plan boundary. The final treated effluent is discharged partly to groundwater and partly to Ballycuirke Canal, then to Ballycuirke Lough and eventually to Lough Corrib. It is recognised that this outfall will likely need upgrading at a future date. The wastewater works collects and treats domestic and commercial effluent from a population equivalent of 3,337 and surface water from the combined sewerage system. Some residences/developments at the outer areas of the village are connected to individual septic tanks or proprietary wastewater treatment systems.

### Surface Water Drainage

Since the construction of a new surface water sewer in Maigh Cuilinn in 2008, some separation has taken place from the combined surface and foul sewerage system. In order to ensure that surface water is disposed of in a controlled and sustainable manner, future developments will be required to address surface water disposal through on-site systems, (depending on site characteristics), discharge to adjacent surface water (where available), or discharge to an existing surface water sewer if available.

The Local Area Plan will facilitate the upgrading of surface water infrastructure where necessary and promote the use of Sustainable Urban Drainage Systems (SuDS) in developments, such as permeable surfaces, retention ponds and rainwater harvesting, so as to restrict surface water runoff in new developments to green field levels and to minimise flood risks and potential impacts. Proposals for SuDs shall be in accordance with the recommendations as contained within the EPA document entitled 'Guidance on Authorisation of Discharges to Groundwater 2011' (or any updated version of this document).

### Flood Risk Management and Assessment

The Department of the Environment Heritage and Local Government and the Office of Public Works (OPW) published national flood risk management guidelines in 2009 entitled *The Planning System and Flood Risk Management: Guidelines for Planning Authorities 2009*. These Guidelines require Planning Authorities to ensure that, where relevant, flood risk is a key consideration in preparing development plans, local area plans and the assessment of planning applications. The aim of the Guidelines is to avoid flood risk where possible, substitute less vulnerable uses when avoidance is not possible and mitigate and manage the risk where avoidance and substitution are not possible.

The Guidelines provide guidance on identifying areas where the probability of flood risk is high (Flood Zone A), moderate (Flood Zone B) and low (Flood Zone C) and identifies the types of land use that are appropriate within each Flood Zone. The Guidelines also highlight the need to assess the potential impacts of climate change as part of a Strategic Flood Risk Assessment for a plan. The Guidelines suggest that where mathematical models are not available, climate change flood extents can be assessed by using the Flood Zone B outline as a surrogate for Flood Zone A with allowance for the possible impacts of climate change.

The OPW has produced flood maps as part of the Preliminary Flood Risk Assessment (PFRA) that identify areas at risk of flooding, including fluvial, coastal, pluvial and groundwater flooding, for the entire country. Galway County Council has also carried out a Strategic Flood Risk Assessment (SFRA) for County Galway, including a specific assessment for the Maigh Cuilinn Plan Area. As part of the SFRA, the historic flood risk areas have been identified and a number of local level assessments have also been carried out, including local knowledge of flood extents and site walkovers. The SFRA generally confirms the flood extents identified in the OPW Preliminary Flood Risk Assessment mapping for Maigh Cuilinn and has also provided additional detail for some areas such as for pluvial flooding in Ballycuirke West.

The Local Area Plan takes due consideration of *The Planning System and Flood Risk Management: Guidelines for Planning Authorities 2009*, the flood risk mapping available from the PFRA and the recommendations emanating from the Strategic Flood Risk Assessment for County Galway. The Local Area Plan identifies Flood Zones in accordance with the Guidelines using data from the PFRA and SFRA (shown on **Map 3A/3B – Flood Risk Management**), designates land use zones (see **Map 1A/1B – Land Use Zoning**) considered appropriate to each Flood Zone and includes policies and objectives dealing with flood risk assessment and management (see also **Map 2A/2B – Specific Objectives**). The Flood Zones identified are:

Flood Zone	Probability of Flooding	Flood Risk Areas Included
Flood Zone A	High	> 1:100 for river flooding (Includes SFRA flood risk areas)
Flood Zone B	Moderate	1:100 to 1:1000 for river flooding
Flood Zone C	Low	< 1:1000 for river flooding

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

### **Water Quality**

The E.U. Water Framework Directive 2000/60/EC requires member states to ensure that all their waters (including surface and groundwater) achieve at least 'good status' by 2015 and to ensure that the current status does not deteriorate in any waters. In accordance with the requirement of the Water Framework Directive, there is a Water Framework Directive Register of Protected Areas which consists of an inventory of protected area sites representing area categories to include waters used for the abstraction of drinking water, areas designated to protect economically significant aquatic species, recreational waters, nutrient sensitive areas and areas designated for the protection of habitat and species. Maigh Cuilinn is located in the Corrib Water Management Unit in the Western River Basin District (WRBD) and the *Western River Basin Management Plan 2009-2015* (WRMBP) recognises the need to integrate water protection measures with land use planning at regional and local level, as responsibility for taking measures within the plan lies with all public bodies whose activities impact on water quality or who regulate such activities.

The key surface waters in or near the Plan area have a mix of status under the Western River Basin Management Plan. The River Kip to the south of the Plan area has good quality status; however Ballycuike Lough Stream/Ballycuike Canal has poor quality status and Ballycuike Lake just outside the Plan area has moderate status.

According to the Groundwater Protection Scheme Maigh Cuilinn to the east of the N59 is underlain by limestone which is classified as a regionally important karst aquifer, and to the west of the N59 is underlain by granite, classified as poorly productive bedrock aquifer. The Groundwater Protection scheme identifies the majority of the plan area as having a vulnerability rating of extreme with some pockets of high vulnerability. It is, therefore, essential that this resource is sufficiently protected in line with the Groundwater Directive & the Water Framework Directive.

### **Waste Management**

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

### **Energy Infrastructure & Telecommunications**

Developments require adequate power, energy and telecommunications services, including electricity, gas supply, telephone services and broadband, which are provided by a number of different service providers. The development of sustainable energy and high speed broadband been identifies as key factors for economic development and inward investment. Galway County Council will continue to implement the Council's *Energy Action Plan* regarding energy efficiency and conservation in existing and future residential, commercial and industrial buildings within Maigh Cuilinn.

### **Climate Change**

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

The *National Strategy on Climate Change 2007-2012* sets out the cross-sectoral measures necessary to achieve Ireland's Kyoto Protocol commitments. The national target under the Kyoto Protocol is to limit greenhouse gas emissions for 2008-2012 to 13% above the 1990 level as part of its commitment to the overall EU target.

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

### **Air Quality and Radon Gas**

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

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

## **3.6.2 Policies and Objectives**

### **Water Supply, Wastewater, Surface Water Policies**

#### **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, national legislation and applicable standards. This will include the provision of adequate capacity in the public wastewater, wastewater treatment plant and storm-water sewer network, an adequate quantity and quality of water supply and the promotion of Sustainable Drainage System approaches and techniques for developments within the Plan Area.

### **Water, Wastewater, Surface Water Objectives**

#### **Objective UI 1 – Water Services Infrastructure**

**(Refer to Map 2A/2B)**

Support the maintenance, improvement and monitoring of the public water supply, wastewater disposal and surface water drainage infrastructure as necessary to address any deficiencies in infrastructure capacity and/or service the development needs of the town. This will include the following and any other projects approved during the period of the plan:

- a) Progress and facilitate the delivery of the Galway City Western Environs Water Supply Scheme network upgrade under the Water Services Investment Programme that relates to the Plan Area.
- b) Any appropriately approved necessary upgrades to the treatment plant.
- c) Facilitate and provide a surface water drainage network.
- d) Facilitate the provision of trunk water mains from which a distribution mains can be developed.
- e) Ensure that all new developments served by the public sewer are constructed with separate surface and foul water sewers in order to assist and optimise the use of the existing collection system and wastewater sewage system.
- f) Monitor the capacity of the wastewater treatment plant as development takes place.
- g) Improve and maintain an adequate surface water drainage system throughout the Plan.
- h) Ensure that trade effluent from new development is managed properly and discharged in accordance with the relevant discharge licences.

### **Objective UI 2 – Water Services for New Developments**

Require all new developments to be adequately serviced with water supply, wastewater disposal and surface water drainage in accordance with applicable legislation, standards and guidelines and to submit the necessary documentation with their planning applications to confirm same. Encourage only as much development, both in terms of quantity and type of development that can be provided for based on the utility services available and prohibit any proposed development that cannot be adequately serviced, that would lead to significant environmental effects or that would pose an unacceptable threat to the capacity of water, wastewater or surface water infrastructure in the Plan area.

### **Objective UI 3 – Water Supply & Water Conservation**

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

### **Objective UI 4 – Wastewater Disposal.**

New developments shall only be permitted where it can be clearly demonstrated that they can be serviced and that there is adequate capacity in the wastewater disposal infrastructure in accordance with applicable requirements and standards, including urban wastewater treatment disposal standards, in order to protect Lough Corrib Special Area of Conservation, other nearby European sites and their respective qualifying interests.

### **Objective UI 5 – 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 ground waters, consolidate the village structure and control ribbon development along approach roads into Maigh Cuilinn.

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

**(Refer to Map 2A/2B)**

Provide and protect a 100 metre buffer around the wastewater treatment plant site and protect buffer zones around other treatment plants in the Plan area, as appropriate.

### **Objective UI 7 – 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.

## **Flood Policy**

### **Policy UI 2 – Flood Risk Management**

It is the policy of Galway County Council to support, in co-operation with the OPW, the implementation of the EU Flood Risk Directive (2007/60/EC), the Flood Risk Regulations (SI No. 122 of 2010) and the DoEHLG/OPW publication *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009* (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.

## **Flood & Flood Related Objectives**

### **Objective UI 8 – 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 9 – 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*. In Flood Zone C, where the probability of flooding is low (less than 0.1%, Flood Zone C), the developer should satisfy him or herself that the probability of flooding is appropriate to the development being proposed.

#### **Objective UI 10 – Water Bodies and Watercourses**

**(Refer to Map 2A/2B and to Maps 3A/3B)**

Protect water bodies and watercourses within the Plan Area from inappropriate development, including lakes, rivers, canals, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include a 10 metre protection buffer from rivers/canal within the Plan Area or adjacent to the Plan Area, as appropriate, measured from the near river/canal bank. Promote the sustainable management and uses of water bodies and avoid culverting or realignment of these features.

#### **Objective UI 11 – Specific Flood Risk Locations**

**(Refer to Map 3A/3B)**

Planning applications on lands identified within pluvial PFRA areas outside of Indicative Flood Zone A on Map 3A/3B, shall be accompanied by a Site Specific Flood Risk Assessment that corresponds with that outlined under Chapter 5 'Flooding and Development Management' of *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009*). Such assessments shall be prepared by suitably qualified experts with hydrological experience and shall quantify the risks and effects of any necessary mitigation, together with the measures needed or proposed to manage residual risks.

#### **Objective UI 12 – Lands Transected by Flood Zones**

In the case of lands transected by the outer boundary of Indicative Flood Zone A or B, where it can be demonstrated to the satisfaction of the Planning Authority that the outer boundary does not reflect local topographical and/or flood path conditions, the Planning Authority may consider the extension of a zone that outside of the indicative flood zone area into this area, to an extent that is generally less than the existing area, subject to the submission of a Site Specific Flood Risk Assessment and Justification Test as appropriate and the developer satisfying the Planning Authority and him or herself that the probability of flooding is appropriate to the development being proposed and will not increase flood risk elsewhere.

## Water Quality Policy

### Policy UI 3 – 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), EU Groundwater Directive (2006/118/EC) and other relevant EU Directives, including associated national legislation and policy guidance, (including any superseding versions of same), and to support the implementation of the Western River Basin District Management Plan, including the actions and measures that form part of the Corrib Water Management Unit Action Plan. Galway County Council will take account of the above requirements to protect and improve water quality when considering new development proposals.

## Water Quality Objectives

### Objective UI 12 (b) – Western River Basin District Management Plan and Protection of Waters

Support the protection of water quality in accordance with the EU Water Framework Directive (2006/60/EC) and the European Communities (Water Policy) Regulations 2003 (SI No. 722 of 2003) and as amended (or any updated legislation), including the implementation of the relevant recommendations and measures as outlined in the Western River Basin District Management Plan 2009-2015, including the Corrib Water Management Unit Action Plan (and any updated/or superseding documents). Development will 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. Galway County Council is statutorily obliged to protect existing good quality status of waters.

### Objective UI 13 – Groundwater & Aquifer

Support the protection of groundwater resources and dependent wildlife/habitats in accordance with the *Groundwater Directive 2006/118/EC* and the *European Communities Environmental Objectives (Groundwater) Regulations, 2010 (S.I. No. 9 of 2010)* or any updated legislation. Protect the regionally important aquifer to the east of the N59 and the poor aquifer to the west of the N59 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.

## Waste Management Policy

### Policy UI 4 – Waste Management

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

## Waste Management Objectives

### Objective UI 14 – 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 with their planning applications.

### Objective UI 15 – Bring Bank Facility

Facilitate the installation of bring bank(s) at suitable locations within the Plan area and where they will not adversely affect residential amenities.

## Energy & Communications Policy

### Policy UI 5 – 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, Galway County Council supports the increased development and use of renewable energy and the aims of sustainable energy use and conservation in building design and construction.

## **Energy & Communications Objectives**

### **Objective UI 16– Gas & Electricity Supply**

Facilitate the provision of an adequate supply of electricity (and gas, should it becomes available to the area) to developments in the Plan Area, to the requirements of the relevant service provider, and in accordance with the principles of proper planning and sustainable development.

### **Objective UI 17 – Energy Conservation & Efficiency**

Continue to implement Galway County Council's *Energy Action Plan* regarding energy efficiency and conservation in existing and future residential, commercial and industrial buildings within Maigh Cuilinn. Ensure that new buildings are 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, recycled aggregates and local craftsmanship shall be encouraged to ensure that new developments minimise their environmental impacts and long term costs.

### **Objective UI 18 – Broadband & Telecommunications**

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

### **Objective UI 19 – Renewable Energy**

Promote and facilitate the development and use of renewable energy sources and associated infrastructure within the Plan Area and encourage the integration of micro-renewable energy sources into the design and construction of new developments, as appropriate.

## **Climate Change and Air Quality**

### **Policy UI 6 – 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/reducing emissions of greenhouse gases and encouraging the development of renewable energy in accordance with The '*National Climate Change Strategy 2007-2012*' the EU Ambient Air Quality and Cleaner Air for Europe (CAFÉ) Directive (2008/50/EC) and the Air Quality Standards Regulations 2011 (SI No. 180 of 2011) (or any updated/superseding documents).

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

### **Objective UI 20 – Climate Change**

Support the implementation of the National Climate Change Strategy 2007-2012 (or any updated/superseding document) and continue to implement Galway County Council's Energy Action Plan 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.

### **Objective UI 21 – Air Quality**

Promote the preservation of best ambient air quality compatible with sustainable development throughout the Plan Area in accordance with the *EU Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC)* by seeking to protect and maintain the regulatory standards contained within the EPA's *Air Quality in Ireland 2009:Key Indicators of Ambient Air Quality 2010*, (or any superseding document) and by ensuring that all air emissions associated with new developments are within Environmental Quality Standards as set out in the *Air Quality Standards Regulations 2011* (SI 180 of 2011) (or any updated/superseding documents).

### **Objective UI 22 – 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 Maigh Cuilinn’s micro- climate.

**Objective UI 23 – Radon**

In accordance with their statutory role under the Building Control Act 2007, Galway County Council shall have regard to the specific guidance on radon prevention measures for new homes as contained within the Building Regulations.

**3.6.3 Development Management Guidelines**

**Flood Risk Management Guideline**

**DM Guideline UI 1 – Flood Zones and Appropriate Land Uses**

The table below indicates the types of land uses that are appropriate in each of the Flood Zones identified within the Plan Area, in accordance with *The Planning System and Flood Risk Management Guidelines for Planning Authorities (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 Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)*.

Land Uses	Flood Zone A	Flood Zone B	Flood Zone C
<b>HVD – Highly Vulnerable Development</b>	Inappropriate (if proposed then Justification Test & detailed FRA required)	Inappropriate (if proposed then Justification Test & detailed FRA required)	Appropriate (screen for flood risk)
<b>LVD – Less Vulnerable Development</b>	Inappropriate (if proposed then Justification Test & detailed FRA required)	Inappropriate due to climate change (if proposed then Justification Test & detailed FRA required)	Appropriate (screen for flood risk)
<b>WCD – Water-Compatible Development</b>	Appropriate (detailed FRA may be required)	Appropriate (detailed FRA may be required)	Appropriate (screen for flood risk)

**Notes (Refer to *The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)* for additional detail):**

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

Refer to separate supporting document ‘*Conclusions for Maigh Cuilinn Indicative Flood Risk Zones*’, which forms part of the *Strategic Flood Risk Assessment for County Galway 2012*.

**Water Quality Development Management Guideline**

**DM Guideline UI 2 – Water Bodies and Watercourses**

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

**Surface Water Network Development Management Guideline**

**DM Guideline UI 3 – Surface Water Network**

Require all relevant applications to provide for separate surface and foul water sewers to assist and optimise the use of the existing collection system and the wastewater sewage system.

**Energy and Communications Development Management Guideline**

**DM Guideline UI 4 – Energy Statements**

All proposals for new non-residential developments with a floor area of 1,000m<sup>2</sup> or more and residential developments comprised of 10 or more units may be required to submit an Energy Statement outlining the methods proposed to minimise energy use in the development, such as building orientation and passive solar design, materials and insulation, renewable/alternative energy sources, etc.

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

## **3.7 Urban Design and Landscape**

### **3.7.1 Context**

#### **Urban Design and Place-making**

Urban design refers to the theory and practice of creating urban places and involves buildings but focuses particularly on the spaces between buildings, including the streets, frontages, civic spaces and overall place-making, such as building types and arrangements, urban block types and patterns, mix of uses and activities, etc. Successful urban design is essential in the creation of attractive and sustainable living and working environments and the establishment of a unique identity and sense of place for the village.

It is important to protect the distinctive character of the village and to enhance the quality of the built environment so as to enable people to continue living in attractive and safe surroundings, and to ensure a similar standard for future generations. This can be achieved through promoting new development, places and spaces that are of high quality, which promote sustainable lifestyles, are appropriately scaled, are responsive to their contextual surroundings, amenity, heritage, environment and landscape of the village and contribute to the future potential of the area.

#### **Landscape, Villagescape and Visual Amenity**

In terms of landscape sensitivity, the Galway County Development Plan classifies landscapes in the Plan Area ranging from Class 1 to 5. Class 1 - Low Sensitivity, Class 2 – Moderate Sensitivity, Class 3 – High Sensitivity, Class 4 – Special and Class 5 - Unique. The Plan area predominantly falls within Class 3 sensitivity with the northern area at Drimcong Wood located in Class 4. There are two protected Focal Points within the plan area which protect views of Lough Corrib and of Loch Bhain Ui Chnoic. The villagescape of Maigh Cuilinn is also an important part of the areas visual amenity and the protection and enhancement of the villagescape and streetscape needs to be considered with respect to the future conservation and development of the village.

### **3.7.2 Policies and Objectives**

#### **Urban Design and Landscape Policy**

##### **Policy UD 1 – Urban Design and Landscape**

It is the policy of Galway County Council to promote the use of sustainable urban design principles and approaches that will help to create high quality built and natural environments appropriate to the context and landscape setting of the village, having regard to the guidance contained in the *Sustainable Residential Development in Urban Areas Guidelines 2009* and the accompanying *Urban Design Manual 2009* (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 village and the promotion of the development of a green network and high quality landscaping.

## **Urban Design and Place-Making Objectives**

### **Objective UD 1 – High Quality, Context Sensitive Design**

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

### **Objective UD 2 – Public Spaces and Streets**

Promote the development of high quality public spaces consisting of streets, squares, parks and amenities connected by a network of pedestrian and cycling routes. Public spaces should have a high standard of design and street furniture that will create a coherent character for the area. This would include appropriately designed and located park benches, bus shelters, cycle storage facilities, refuse bins, signage, street sculpture, etc. but should avoid the over-proliferation of different elements and/or cluttering of public spaces.

### **Objective UD 3 – Spatial Definition and Animation**

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

### **Objective UD 4 – Green Network and Landscaping**

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

### **Objective UD 5 – Street-Oriented Development and Responsive Frontages**

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

### **Objective UD 6 – Design Statements**

Require design statements with all large scale or sensitively located development proposals, such as in close proximity to a protected structure, natural heritage designation, significant public amenity, elevated position or visually vulnerable area, and in the case of any other development proposals where this is considered necessary by the planning authority. Design statements should include a site appraisal examining the location, context, landscape/villagescape setting, accessibility, features and characteristics of the development site, which should be used to inform the selection of appropriate development forms and design responses and the incorporation and provision of any important landscape features in the layout and design of the development. Design statements should be succinct documents that include both text and supporting graphics demonstrating how the site context and characteristics and design principles, policies and objectives have been addressed in the design and layout of the development proposal.

### **Objective UD 7 – Landscape, Villagescape, Views and Prospects**

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*. Ensure that new developments are responsive to the high and special sensitivity landscapes within the Plan Area, visually vulnerable

areas, elevated areas or locally important villagescape contexts.

- a) Require Visual Impact Assessment for developments with potential to impact on areas of significant landscape character, value or sensitivity, including both urban and natural features, significant villagescapes and historic buildings, as appropriate.
- b) Prohibit development that will block or interfere with a significant focal point or view. Where it is considered that a development may impact on focal points or views, have regard to the significance of any such impact and any appropriate mitigation measures that should be incorporated.

(Refer to Galway County Development Plan)

### 3.7.3 Development Management Guidelines

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

## 3.8 Built Heritage & Cultural Heritage

### 3.8.1 Context

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

#### Architectural Heritage

The compact village of Maigh Cuilinn is characterised by a crossroads on the Main Street with a unique character that is derived from the combination of buildings of simple vernacular architecture and contemporary design. Galway County Council recognises the value that the built heritage contributes to the character and vitality of Maigh Cuilinn. The Council is committed to the protection and enhancement of this heritage through the measures contained in planning legislation, through the implementation of appropriate conservation led policies, as well as sensitive land use objectives, urban design principles and development standards, which will significantly enhance the architectural setting within Maigh Cuilinn. The key elements of the architectural heritage in Maigh Cuilinn include a number of Protected Structures which form part of the **Record of Protected Structures (RPS)** in the Galway County Development Plan and structures of local interest. Refer to the Record of Protected Structures in the Galway County Development Plan in relation to protected structures.

The **RPS** lists the structures that are considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social, technical interest or value. A statutory framework for protecting, managing and enhancing historic villages is set out in the Planning and Development Act 2000 (as amended). Structures that form part of the RPS are afforded protection under the Galway County Development Plan, but this does not preclude appropriate use or development. There are a number of protected structures located within the Maigh Cuilinn Plan area; an example includes the Co Op Building on the Main Street.

Structures of local interest are buildings of local significance that retain traditional features and that also contribute to local distinctiveness and identity. Galway County Council recognises the importance of structures of local interest and the heritage

#### Archaeological Heritage

Maigh Cuilinn also has a rich archaeological heritage, providing evidence of early settlement in the area. The *National Monuments Acts 1930-2004* provide for the protection of archaeological heritage, including the establishment of a **Record of Monuments and Places**, which is a national inventory of archaeological sites and monuments, under Section 12 of the *National Monuments (Amendment) Act 1994*. Some archaeological sites and monuments may also be of significant architectural heritage

value and may be afforded dual protection as a Recorded/National Monument under the National Monuments Acts and as Protected Structure under the Planning and Development Acts.

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

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

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

### **Cultural Heritage & An Ghaeltacht**

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

Maigh Cuilinn is located within the County Galway Gaeltacht which is the single largest Gaeltacht in the country. It is seen by many as a Gaeltacht area under threat as an Ghaeilge is no longer the community language. Maigh Cuilinn needs a range of support mechanisms to help protect and promote the use of Irish as a living language. One such mechanism is through the planning process. The protection of the Irish language is a national aim enshrined in the Planning and Development Act 2000, as amended. The County Development Plan contains policies and objectives for the protection of the linguistic and cultural heritage of the Gaeltacht including the promotion of Irish as the community language and the provision of services through the medium of Irish is encouraged. The Galway County Development Plan states that the Gaeltacht Local Area Plan 2008-2014 (as updated) are the principal documents for the purposes of guiding and controlling development within the Gaeltacht and the land use objectives set out in the Gaeltacht Local Area Plan (as updated) shall be deemed to be the land use objectives of the County Development Plan.

The Official Languages Act 2003 provides a statutory framework for the delivery of services through the Irish language. The primary objective of the Act is to ensure better availability and a higher standard of public services through Irish. This will be principally achieved by placing a statutory obligation on Departments of State and public services. Having regard to the legislation and as the village of Maigh Cuilinn is located within the County Galway Gaeltacht area; Galway County Council shall make the Local Area Plan for Maigh Cuilinn available through Irish (as Gaeilge).

## **3.8.2 Policies and Objectives**

### **Built Heritage & Cultural Heritage Policies**

#### **Policy HC 1 – Built Heritage**

It is the policy of Galway County Council to support the conservation of architectural and

archaeological heritage, including Protected Structures, Recorded Monuments and Places and other important features of architectural or archaeological heritage in the Plan Area. Galway County Council will ensure the implementation of the legislative, statutory and policy provisions relevant to the conservation of the built heritage including the following (and any updated/superseding documents):

- Legislative provisions in the Planning and Development Act 2000 (as amended) and National Monuments Act 1930 (as amended).
- Statutory provisions in the Galway County Development Plan, including the Record of Protected Structures.
- Policy guidance in *Government Policy on Architecture 2009-2015*, the *Architectural Heritage Protection Guidelines 2004*, the *Archaeology and Development: Guidelines for Good Practice for Developers*.

#### **Policy HC 2 – Cultural Heritage**

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

#### **Policy HC 3 – An Ghaeltacht**

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

### **Built Heritage & Cultural Heritage Objectives**

#### **Objective HC 1 – Architectural Heritage and Protected Structures**

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

#### **Objective HC 2 – Protected Structures (Refer to Galway County Development Plan)**

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

#### **Objective HC 3 – Development/Works Relating to Protected Structures**

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

- Works materially affecting the character of a Protected Structure will require planning permission.
- Any works/development carried out to a protected structure shall be in accordance with best conservation practice and use sustainable and appropriate materials.
- New proposals shall have appropriate regard to scale, plot, form, mass, design, materials, colours and function.

#### **Objective HC 4 – Demolition**

Prohibit development proposals, either in whole or in part, for the demolition of protected structures, save in exceptional circumstances.

#### **Objective HC 5 – Vernacular Architecture & Structures of Local Interest**

Recognise the importance of the contribution of vernacular architecture to the character of Maigh

Cuilinn 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 of Maigh Cuilinn and resist the demolition of these vernacular structures.

#### **Objective HC 6 – Archaeological Heritage**

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

#### **Objective HC 7 – Monuments and Places**

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

#### **Objective HC 8 – Archaeological Assessment**

Ensure that all planning applications for development within close proximity (30m) of Recorded Monuments and Places and any monuments that may be designated as National Monuments, and within Zones of Archaeological Potential are referred to the Department of Arts, Heritage and the Gaeltacht (DAHG) and take account of the archaeological heritage of the area, any advice received from the DAHG and the need for archaeological assessments and, where appropriate, mitigation measures.

#### **Objective HC 9 – Cultural Heritage & Linguistic Heritage: Naming of Developments**

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. Naming of developments shall be in Irish only and will be required to consult with **Coiste Logainmneacha Chontae na Gaillimhe**, Galway County Council 'Placename Committee' to identify an appropriate name for new developments that reflect the local character and heritage of the area.

#### **Objective HC 10 – Implementation of the Gaeltacht Local Area Plan and Galway County Development (or as updated)**

Galway County Council is committed to the provisions, policies and objectives set out in the Gaeltacht Local Area Plan 2008-2014 and in the Galway County Development Plan relating to the Gaeltacht, (or as updated) and to implementing the measures, policies and objectives contained therein in so far as they relate to the Maigh Cuilinn Plan Area, to protecting and encouraging the social, cultural and linguistic heritage of the Gaeltacht, whilst seeking to realise the economic and development potential of the Gaeltacht in a balanced and sustainable manner over the lifetime of the Plan.

#### **Objective HC 11 – Language Impact Statements**

Require a language impact statement (LIS) with applications for two or more houses or where an applicant applies for more than one house in an area, in accordance with Section 8.3.4 of the Galway County Development Plan (or as updated). A LIS will also be required for all large commercial and mixed use applications for development in the area or those that may have a potential impact on the Irish language in Maigh Cuilinn.

#### **Objective HC 12 – Working with Statutory Development Agencies**

Galway County Council is committed to working closely with all the statutory development agencies, especially Udarás na Gaeltachta, to achieve sustainable development in the Galway Gaeltacht while protecting and promoting the Irish language as the first community language of the area and to actively co-operating with Udarás na Gaeltachta and the local community in the provision of facilities for naionraí and naiolanne (Gaelic nurseries, playschools and crèches).

**Objective HC 13 – Contractors**

Ensure that all contractors employed by Galway County Council will have regard to the culture in which they work.

**Objective HC 14 – Signage**

Signage shall be in Irish only with internationally recognised symbols.

**3.8.3 Development Management Guidelines**

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

**3.9 Natural Heritage & Biodiversity****3.9.1 Context**

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

**European Directives, Natura 2000 and Environmental Assessments**

At European level, the Habitats Directive (92/43/EEC) and the Birds Directive (2009/147/EC) mandate the identification and protection of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which together create a network of protected wildlife areas, known as the Natura 2000 network, across the European Union. The designation of these sites forms part of a range of measures aimed at conserving important or threatened habitats and species.

There is a legal requirement that all land use plans comply with the Birds and Habitats Directives, in particular through the preparation of a Habitats Directive Assessment. The Strategic Environmental Assessment Directive (2001/42/EC) also requires that all land-use plans legally comply with the Strategic Environmental Assessment Directive, including the undertaking of a Strategic Environmental Assessment, where necessary. Further details regarding the Habitats Directive Assessment and the Strategic Environmental Assessment are available separately as supporting documents to this Plan. Maigh Cuilinn has part of a designated site within the Plan area which forms part of the Lough Corrib Special Area of Conservation and is located in proximity to a number of other Special Areas of Conservation and Special Protection Areas.

**Natural Heritage Areas and Associated Legislation**

The national designation for wildlife is the Natural Heritage Area (NHA), and designated Natural Heritage Areas are protected under the Wildlife Acts 1976-2000. These areas are considered important for the habitats present or hold species of plants and animals whose habitat needs protection under national legislation. Drimcong Wood is a proposed Natural Heritage Area in the Maigh Cuilinn Plan area and Moycullen Bog Natural Heritage Area adjoins the plan area to the south.

**Ecological Networks**

Ecological networks are supported at EU level through the *European Spatial Development Perspective* and *Natura 2000* and underpin the *Pan-European Biological and Landscape Diversity Strategy*, which has been ratified by Ireland. The various habitats within Maigh Cuilinn and surrounding areas form part of an “ecological network” that facilitates the movement of species between areas and ensures the effective functioning and survival of the diverse range of habitats and species. Inland and coastal waterways, which include lakes, rivers, and streams, are living systems of high local biodiversity value due to the habitats associated with them, and function as ecological

corridors that connect related habitats/designated sites, enabling species to move between them. The various streams/rivers and canal in the Plan Area perform such an ecological network function before they drain into a designated site – the Lough Corrib SAC, SPA and pNHA. Trees and hedgerows are also of high local biodiversity value and contribute to ecological connectivity. Features that contribute to the creation of an ecological network should be retained and included in the design plans for development proposals.

### **Invasive Alien Species**

Invasive Alien species are non-native species that as a result of human activity, have been transported further than they could naturally travel and have subsequently disrupted their new newly colonised environments. Alien species can belong to any group of organisms including birds, mammals, reptiles, amphibians, micro-organisms and invertebrates. Invasive alien species negatively impact Irish biodiversity through competition, herbivory, predation, habitat alteration, the introduction of parasites or pathogens and dilution of gene pools. The Third Schedule of the European Communities (Birds and Natural Habitats) Regulations 2011 list restricted non native species and Regulation No.49 and No.50 specifically relate to non-native species.

## **3.9.2 Policies and Objectives**

### **Natural Heritage & Biodiversity Policies**

#### **Policy NH 1 – Natural Heritage, Landscape and Environment**

It is the policy of Galway County Council, to support the conservation and enhancement of natural heritage and biodiversity, including the protection of the integrity of Natura 2000 sites, the protection of Natural Heritage Areas and proposed Natural Heritage Areas and the promotion of the development of a green/ecological network within the Plan Area, in order to support ecological functioning and connectivity, create opportunities in suitable locations for active and passive recreation and to structure and provide visual relief from the built environment. The protection of natural heritage and biodiversity, including European sites that form part of the Natura 2000 network, will be implemented in accordance with relevant EU environmental directives and applicable national legislation, policies, plans and guidelines, including the following (and any updated/superseding documents):

- EU Directives, including the *Habitats Directive* (92/43/EEC), the *Birds Directive* (2009/147/EC), the *Environmental Impact Assessment Directive* (85/337/EEC), the *Water Framework Directive* (2000/60/EC) and the *Strategic Environmental Assessment Directive* (2001/42/EC).
- National legislation, including the *Wildlife Act 1976*, the *European Communities (Environmental Impact Assessment) Regulations 1989* (SI No. 349 of 1989) (as amended), the *Wildlife (Amendment) Act 2000*, the *European Union (Water Policy) Regulations 2003* (as amended), the *Planning and Development Act 2000*, (as amended) and the *European Communities (Birds and Natural Habitats) Regulations 2011* (S.I. No. 477 of 2011).
- National policy guidelines, including the *Landscape and Landscape Assessment Draft Guidelines 2000*, the *Environmental Impact Assessment Sub-Threshold Development Guidelines 2003*, *Strategic Environmental Assessment Guidelines 2004* and the *Appropriate Assessment Guidelines 2010*.
- Catchment and water resource management plans, including the *Western River Basin District Management Plan 2009-2015*.
- Biodiversity plans and guidelines, including *Actions for Biodiversity 2011-2016: Ireland's National Biodiversity Plan*, the *Biodiversity Action Plan for County Galway 2008-2013* and the *Biodiversity Guidelines* produced by Galway County Council.

### **Natural Heritage & Biodiversity Objectives**

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

Protect European sites that form part of the Natura 2000 network (including Special Protection Areas and Special Areas of Conservation) in accordance with the requirements in the EU Habitats Directive (92/43/EEC), EU Birds Directive (2009/147/EC), the Planning and Development (Amendment) Act

2010, the European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011) (and any subsequent amendments or updated legislation) and having due regard to the guidance in the Appropriate Assessment Guidelines 2010 (and any updated/superseding guidance). A plan or project (e.g. proposed development) within the Plan Area will only be authorised after the competent authority (Galway County Council) has ascertained, based on scientific evidence and a Habitats Directive Assessment where necessary, that:

1. The plan or project will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any European site (either individually or in combination with other plans or projects); or
2. The plan or project will have significant adverse effects on the integrity of any European site (that does not host a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or
3. The plan or project will have significant adverse effects on the integrity of any European site (that hosts a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000.

#### **Objective NH 2 – Protected Habitats and Species**

Support the protection of protected habitats and species listed in the annexes to the EU *Habitats Directive 1992* (92/43/EEC), the *Birds Directive* (2009/147/EC) and regularly occurring-migratory birds and their habitats, and species that are protected under the Wildlife Acts 1976-2000. This includes the protection of bats and their roosts, and the maintenance of woodland, hedgerows, tree lines, ecological networks and corridors that serve as feeding areas, flight paths and commuting routes for bats.

#### **Objective NH 3 – Natural Heritage Areas and Proposed Natural Heritage Areas**

Protect Natural Heritage Areas and proposed Natural Heritage Areas in accordance with the requirements of the *Wildlife Act 1976*, the *Wildlife (Amendment) Act 2000* and the *Planning and Development Act 2000* (as amended). Where a proposed development within the Plan Area may give rise to likely significant effects on any Natural Heritage Area or proposed Natural Heritage Area an Ecological Impact Assessment or an Environmental Impact Assessment, as appropriate, may be required. **(Refer to Map 2A/2B)**

#### **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 associated legislation/regulations, including the *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 and/or any designated site 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 in accordance with best practice methodologies and contain all necessary baseline assessments.

**Objective NH 5 – Biodiversity & Ecological Networks****(Refer to Map 2A/2B)**

Support the protection of biodiversity and ecological connectivity within the Plan area including woodlands, trees, hedgerows, rivers, streams, canals, natural springs, wetlands, stone walls, fens, blanket bog, heath, rock outcrops, geological and geo-morphological systems, other landscape features and associated wildlife, where these form part of the ecological network.

- a) Seek to retain and/or incorporate these natural features into developments, in order to avoid ecological fragmentation and maintain ecological corridors and stepping stones.
- b) Protect and enhance water quality and ecology of the Ballycurke Canal and the area of River Kip in the Plan area and their function of ecological corridors, by maintaining the existing banks and channels and ensuring that new developments in the Plan area are set back a minimum of 10 metres from the top bank of the watercourses.
- c) Ensure greater biodiversity through the appropriate planting of native trees, shrubs and hedgerows indigenous to the Maigh Cuilinn area and of Irish provenance in public and private areas and new developments.

**Objective NH 6 – Water Resources**

Protect the water resources in the Plan Area, including Ballycurke Canal and the River Kip that falls within the Plan area, tributaries and downstream water bodies, other rivers, streams, springs, surface waters, and groundwater quality, in accordance with the requirements and guidance in the EU *Water Framework Directive 2000 (2000/60/EC)*, the *European Union (Water Policy) Regulations 2003 (as amended)* and the *Western River Basin Management Plan 2009-2015 (including any superseding versions of same)* and other relevant EU Directives including associated national legislation and policy guidance. Support the application and implementation of a catchment planning and management approach to development and conservation, including the implementation of Sustainable Drainage System techniques for new development in the Plan Area.

**Objective NH 7 – Environmental Management Area****(Refer to Map 2A/2B)**

Ensure that new development proposals on or near the Environmental Management Area that may impact on the Lough Corrib SAC are adequately assessed, undergo environmental and/or Habitats Directive Assessments, including the evaluation of cumulative/in combination effects, and any impacts identified can be avoided, reduced and/or mitigated, as appropriate, in accordance with applicable environmental legislation and policy prior to any consent being given.

**Objective NH 8 – Trees, Parkland/Woodland and Hedgerows**

Protect important tree clusters and hedgerow in the plan area, including those identified on the Specific Objectives Map 2A/2B, and ensure that development proposals take cognisance of significant trees/tree stands and seek to retain natural boundaries including stone wall, hedgerow and tree boundaries, where possible and replace with a boundary type similar to the existing boundary where removal is unavoidable.

**(See Objective NH13 and also Refer to Map 2A/2B)****Objective NH 9 – 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, hydro-geological or ecological impacts on the environment.

**Objective NH 10 – Control of Invasive and Alien Species**

Seek to promote measures to prevent the spread of invasive and alien species.

Require a landscaping plan to be produced for developments near water bodies and ensure that such plans do not include invasive species. Where the potential for spread of invasive species are identified as part of a development proposal the developer will be required to submit an invasive species management plan.

**Objective NH 11 – Screening for Appropriate Assessment**

Ensure that all development proposals in the Plan area are subject to an Appropriate Assessment Screening to determine whether they are likely to have a significant direct, indirect or cumulative effect on any European Site in view of its conservation objectives. Where significant effects are likely or uncertain, the Planning Authority may request such information from the applicant as it considers necessary to enable it to carry out 'Screening for Appropriate Assessment' and/or Appropriate Assessment as the case may be. See *'Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities 2000'* (or any superseding document) for guidance on the type of

information that may be requested.

**Objective NH 12 – Consultation with Environmental Authorities**

Developers considering development in or adjacent to a European Site should consult with the National Parks and Wildlife (NPWS) and any other expert environmental special interest group of particular relevance (e.g. Inland Fisheries Ireland, Bat Conservation Ireland, Bird Watch Ireland).

**Objective NH 13 – Protection of Bats and Bat Habitats**

Ensure that development proposals in areas recognised as potentially important for bats, including areas of woodland and hedgerows, including those areas identified on **Map 2A/2B Specific Objectives**, shall be subject to suitable assessment for potential impacts on bats. This will include an assessment of the cumulative loss of habitat or the impact on bat populations and activity in the area and may include a specific bat survey. Any assessment shall be carried out by a suitably qualified professional and where development is likely to result in significant adverse effects on bat populations or activity in the area, development will be prohibited or require mitigation and/or compensatory measures, as appropriate.

**(See Objective NH 8 and also Refer to Map 2A/2B)**

**3.9.3 Development Management Guidelines**

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

## **4. Local Area Plan Maps**

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The following maps form part of the Local Area Plan:

- Map 1A – Land Use Zoning
- Map 1B – Land Use Zoning (Village Centre)
  
- Map 2A – Specific Objectives
- Map 2B – Specific Objectives (Village Centre)
  
- Map 3A – Flood Risk Assessment
- Map 3B – Flood Risk Assessment (Village Centre)