



Comhairle Chontae na Gaillimhe
Galway County Council

Draft Tuam Local Area Plan 2018-2024 MATERIAL ALTERATIONS

August 2018

Proposed Material Alterations to the Tuam Local Area Plan 2018-2024

Proposed Tuam Local Area Plan 2018-2024 was prepared and placed on public display for six weeks from Friday 19th January 2018 until Tuesday 8th March 2018. 36 submissions were received on the Draft Tuam Local Area Plan 2018-2024 and a Chief Executive's Report was prepared on the submissions received and submitted to the Members of Galway County Council for their consideration.

On the 23rd April 2018, at the Council Meeting, the elected members considered the Draft Tuam Local Area Plan and Chief Executive's Report and proposed a number of alterations to the Draft Plan, which were deemed to be material alterations. They are listed in the table below and are reflected on the attached map, as appropriate.

Material Alterations to the Tuam LAP 2018-2024
<p>Material Alteration No.1(MA 1)</p> <p>A) Extend the Local Area Plan Boundary to incorporate identified lands. (<i>Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning, Map 4 Archaeological Monuments, Map 6 Architectural Heritage & Map 8 Flood Risk Management</i>);</p> <p>B) Zone the subject lands as Industrial (<i>Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning</i>)</p>
<p>Material Alteration No.2(MA 2)</p> <p>Remove Openspace/ Recreation and Amenity zoning on identified lands and zone as Residential Phase 1 Lands. (<i>Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning</i>)</p>
<p>Material Alteration No.3(MA 3)</p> <p>Rezone undeveloped section of existing residential lands as Residential phase 2. (<i>Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning</i>)</p>
<p>Material Alteration No.4(MA 4)</p> <p>A) Extend Plan Boundary to incorporate subject lands. (<i>Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning</i>)</p> <p>B) Zone subject lands as Residential Phase 1. (<i>Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning</i>)</p>

Material Alteration No.5(MA 5)

A) Extend Plan Boundary to incorporate subject lands. (*Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning*)

B) Zone Identified lands as Residential Phase 1. (*Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning*)

C) Zone residential unit between the Draft Plan boundary and the Material Alteration plan boundary as "Existing Residential." (*Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning*)

Material Alteration No.6(MA 6)

A) Extend Plan Boundary to incorporate subject lands. (*Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning*)

B) Zone Identified lands as Residential Phase 1. (*Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning*)

C) Zone residential units between the draft plan boundary and the Material Alteration plan boundary as "Existing Residential." (*Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning*)

Material Alteration No.7(MA 7)

A) Remove (4.855 ha) of Residential Phase 2 zoning from identified lands. (*Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning*)

B) Zone (4.855 ha) of identified land as Residential Phase 1. (*Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning*)

Material Alteration No.8(MA 8)

Remove Residential Phase 2 Zoning from subject lands and replace with Residential Phase 1 zoning (*Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning*).

Material Alteration No.9(MA 9)

Remove agricultural zoning on identified lands and zone Residential Phase 1. (*Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning*).

Material Alteration No.10(MA 10)

Remove Business and Enterprise zoning on subject lands and zone land Residential phase 1. *(Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning).*

Material Alteration No.11(MA 11)

Extend Plan boundary to incorporate subject lands and zone Residential Phase 1. *(Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning).*

Material Alteration No.12(MA 12)

Remove Community facilities zoning on subject lands and zone Residential phase 1. *(Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning).*

Material Alteration No.13(MA 13)

Remove agricultural zoning from subject lands and zone residential phase 2. *(Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning).*

Material Alteration No.14(MA 14)

Remove Residential phase 1 zoning on subject lands and zone commercial/Mixed use. *(Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning).*

Material Alterations No.15(MA 15)

Remove agricultural zoning on subject lands and replace with Industrial zoning, include 20 metre buffer from industrial zoning to adjacent existing residential site. The buffer between industrial zoning and existing residential property to retain agricultural zoning. *(Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning).*

Material Alteration No.16(MA 16)

Remove Business and Enterprise zoning on subject lands and zone commercial/mixed use. *(Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning).*

Material Alterations No.17(MA 17)

- A) Remove identified portion of Residential phase 1 lands and rezone agricultural.
- B) Incorporate the Tuam to Claremorris indicative route corridor on zoning plan.

(Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning).

Material Alterations No.18(MA 18)

Remove Residential phase 2 zoning on subject lands and zone Residential Phase 1. *(Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning).*

Material Alterations No.19(MA 19)

Remove community facilities zoning from subject lands and zone town centre. *(Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning).*

Material Alterations No.20(MA 20)

Realign commercial/ mixed use zoning on subject lands to reflect site boundary. *(Material Alterations Proposed to Draft Tuam Local Area Plan 2018-2024 Map 1 Land Use Zoning).*

Material Alterations No.21(MA 21)

Amend the following objective:

Objective ST10 – Charging Points for Electric Vehicles

Facilitate the provision and delivery of recharging points **for high speed/fast charging of electric vehicles electric powered vehicles** within public car parks and at other appropriate locations in Tuam for domestic, transition and end of journey type travel.

Material Alterations No.22(MA 22)

Amend the text of draft Tuam Local Area Plan written statement in relation to the land use zoning matrix as below:

DM Guideline LU2 – Land Use Zoning Matrix

The land use zoning matrix indicates the types of land uses that are Permitted in Principle (P), Open for Consideration (O) and Not Normally Permitted (N), for the land use zones designated in Section 3.1.1 above. Whilst the matrix does not provide an exhaustive list of potential uses, the uses listed in the matrix should be considered by applicants to provide a clear indication of the overall

acceptability of a particular land use within a specific zoning category. Where a use is proposed that is not listed in the matrix, development proposals will be assessed on their individual merits in accordance with the general guidance provided by the matrix and having regard to the nature of existing and proposed uses, to the general policies and zoning objective(s) for the area in the Local Area Plan and to the principles of proper planning and sustainable development. Where there is no perceived conflict between existing and proposed uses, favourable consideration will be given to the proposed development, subject to all other normal requirements and to the principles of the proper planning and sustainable development of the area. **The land Use Zoning Matrix is intended as a guide to assist users of the Local Area Plan in relation to the types of uses that may be considered under each of the land use zonings. The matrix in isolation will not prevent an appropriate development of single or multi-use and each application will be considered on its merits and in accordance with proper planning and sustainable development.**

(Please also refer to Map 1, 2 – Land Use Zoning & Map 8– Flood Risk Management)

Material Alterations No.23(MA 23)

Amend the text of draft Tuam Local Area Plan written statement as below:

National Planning Framework **Published 16th February 2018**, “Ireland 2040”, **the Department of Public Expenditure and Reform document entitled “Infrastructure and Capital Investment 2012-2016”**, the Regional Planning Guidelines for the West Region 2010-2022, **the emerging Regional Spatial and Economic Strategy** any subsequent regional planning **guidelines**, **Guidance**, the National Climate Change Strategy 2007-2012 and follow on document “National Climate Change Adaptation Framework Building Resilience to Climate Change 2012, Smarter Travel - A Sustainable Transport Future 2009-2020, and a range of guidelines including the Local Area Plan Guidelines (2013), SEA Guidelines 2004, Sustainable Residential Development in Urban Areas Guidelines 2009, Spatial Planning and National Roads-Guidelines for Planning Authorities (2012), The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 & Departmental Circular PL2/2014, Implementation of SEA Directive: Assessment of the Effects of Certain Plans and Programmes on the Environment Guidelines 2004, and the Appropriate Assessment of Plans and Projects in Ireland-Guidance for Planning Authorities, 2010.

Statutory plans, in particular the previous Local Area Plan for the Town and the need for compliance and consistency with the current Galway County Development Plan 2015-2022 and the Regional Planning Guidelines for the West Region 2010-2022 **and any subsequent emerging Regional Spatial and Economic Strategy.**

Insert Objective:

Objective DS 2 - Compliance with National Planning Framework & Regional Spatial & Economic Strategy

Policies and Objectives contained within the Tuam LAP 2018-2024 (including future reviews/variations) will be updated if required to ensure compliance with Objectives progressed under the NPF and/or future RSES (as proposed/updated).

Amend Objective:

Objective RD 4 – Housing Options

Require that a suitable variety and mix of dwelling types, tenures 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. The type, mix and tenure of new housing permitted shall be informed by a Housing Need Demand Assessment as carried out by the Local Authority (as updated/amended) in accordance with the NPF, new housing provision will includeing the provision of housing for older people, for people with disabilities and other special needs households.

Material Alterations No.24(MA 24)

1. Amend Objective TI1 as follows:

a) Protect the national road network and safeguard the efficiency, safety, capacity and strategic investment in the N84 N83 national secondary route having regard to the Spatial Planning and National Roads Guidelines for Planning Authorities (2012).

c) Transitional zones – (where national roads on the approaches to or exiting urban areas are subject to a speed limit of 60kmh before a lower 50kmh is encountered) a limited level of direct access to facilitate orderly urban development may be provided. Any such proposal must be subject to a road safety audit carried out in accordance with the NRA's TII's requirement and a proliferation of such entrances, which would lead to a diminution in the role of such zones, shall be avoided.

2. Amend Objective TI 6 – Road Safety Audits, Traffic Impact Assessment

Require all significant development proposals to be accompanied by a Road Safety Audit and Traffic & Transport Assessment carried out by suitably competent consultants, which are assessed in association with their cumulative impact with neighbouring developments on the road network, in accordance with the requirements contained within the TII Publications & TII GE-STY-01204 Road Safety Audit NRA's Traffic & Transport Assessment Guidelines, having regard to Road Safety Audits in the NRA document DMRB – HD19/12 Road Safety Audit (including any updated/superseding document).

3. Amend Objective TI 9 – Signage on or Visible from National Roads

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

Material Alterations No.25(MA 25)

Amend the text of draft Tuam Local Area Plan written statement as below:

Section 3.6.1 Context, as follows:

Irish Water is now responsible for the operation of public water and wastewater services and provision of these services across Ireland. For decades, Local Authorities have provided water and wastewater services within the resources available to them. In order to maintain continuity of service, Irish Water has entered into Service Level Agreements (SLA) with Galway County Council for the operation of Irish Water's assets for the next twelve years. Irish Water's Capital Investment Plan 2014-2016 outlines the indicative investment priorities in water services infrastructure over the coming years. The Capital Investment Plan consists of a targeted programme consisting of individual projects and a range of sub-programmes, which will deliver improvements in drinking water quality, leakage, wastewater compliance, business efficiencies and customer service. Irish Water has also commenced work on a 25 Year Water Services Strategic Plan which will set out its long term strategy and objectives. The Capital Investment Plan will be adjusted as required to meet the objectives and priorities of the Water Service Strategic Plan as adopted following assessment.

From 1st January 2014, Irish Water became responsible for the operation of public water and wastewater services and provision of these services across Ireland. For decades, Local Authorities have provided water and wastewater services within the resources available to them. In order to maintain continuity of service, Irish Water entered into Service Level Arrangements (SLA) with Galway County Council for the operation of Irish Water's assets. Irish Water's current Capital Investment Plan 2017-2021 outlines the indicative investment priorities in water services infrastructure over the coming years. The capital Investment Plan consists of a targeted programme consisting of individual projects and a range of sub-programmes, which will deliver improvements in drinking water quality, leakage, wastewater compliance, business efficiencies and customer service. Irish Water also published a 25 Year Water Services Strategic Plan in 2015 which sets out its long term strategy and objectives.

Tuam benefits from a public wastewater treatment system, which was designed to cater for a population equivalent of 3,000 with provision for future expansion to 6,000 population equivalent. Treatment in the plant consists of screening followed by activated sludge treatment, using a sequencing batch reactor where aeration, settlement and decanting occur. Effluent also undergoes tertiary treatment in the form of filtration and chemical dosing for phosphate removal.

The final treated effluent discharges to Clare River/Stream, which in turn discharges to Lough Corrib, approximately 5km downstream. There are no secondary discharges from the agglomeration of Tuam. The EPA have issued a discharge license for the wastewater from the treatment plant.

Tuam benefits from a public wastewater treatment system, which was designed to cater for a population equivalent (p.e) of 24, 834. Based on current loading it is estimated there is approx. 4000p.e. capacity remaining in the plant which means there is sufficient treatment capacity to accommodate the projected increase in population for Tuam. Treatment stages comprise preliminary (screening and grit removal) followed by secondary (activated sludge process) and tertiary (sand filtration and nutrient removal). The final treated effluent to the Clare River, which in turn discharges to Lough Corrib, approximately 40 Km downstream. The wastewater network in Tuam was upgraded under the Tuam Town Main Drainage Contract, completed in 2012. Future connections to this network from development on zoned and infill lands will be assessed through Irish Water's Connection and Developer Services process.

Material Alterations No.26(MA 26)

Amend the text of draft Tuam Local Area Plan written statement as below:

Objective TI 13 – Junction Upgrade

Seek to upgrade the junction R347 Athenry Road, Dublin Road Junction the current road layout in the vicinity of the existing schools from the Frank Stockwell Road/Dublin Road junction to the Dublin Road/Athenry Road junction in the interests of pedestrian and vehicle highway safety. The junction is in the vicinity of many local schools.

Material Alterations No.27(MA 27)

Amend the text of draft Tuam Local Area Plan written statement as below:

A) Policy CF 1 – Community Facilities, Amenities and Greenspace

It is the policy of the Council to support the provision, maintenance and retention of an appropriate provision and equitable distribution of community facilities, amenities and greenspace in the plan area:

- To meet the needs of the local community and as resources permit.
- To provide opportunities for sport & recreation, targeting community clubs and organisations with existing high levels of participation that lack appropriate facilities.
- 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.

B) Objective CF 7- Sports, Play and Recreation facilities

- Support the provision, maintenance and upgrading of existing sports, play and recreation facilities to service the needs of the local community.
- Support local sports and community groups in the development of new facilities in appropriate locations.
- Encourage the shared use of different facilities by multiple groups, teams and clubs as a means of maximising the usage and value of the facilities to the local residents.

C) Objective CF10- Athletics facilities

Support the provision of an athletics track in the town with associated recreational facilities, changing rooms and amenities as part of an integrated mixed use sports development in an appropriate and sustainable location that is convenient to the town, the road network and public transport.

Following on from the Screenings carried out, it was considered that one or more of the proposed material alterations would be contrary to *The Planning System and Flood Risk Management Guidelines for Planning Authorities* (2009) and *Circular PL2/14* recently issued by the Department of the Environment, Heritage & Local Government. In this regard, some land use zonings proposed under the material alterations are susceptible to flooding as outlined in the Stage 2 Strategic Flood Risk Assessment, carried out as part of the preparation of the Draft Tuam Local Area Plan 2018-2024. In addition to the above, it was considered that one or more of the proposed Material Alterations had the potential to impact negatively on the environment and the potential to

indirectly impact on a European Site. It was also considered that the cumulative impact on the local environment required further assessment, hence the requirement for a Strategic Environmental Assessment and Appropriate Assessment on one or more of the Material Alterations proposed.

Under Section 20 (3) (h) of the Planning & Development Act, 2000 as amended, on the 3rd May 2018, the Chief Executive specified that 14 weeks was considered necessary to facilitate the SEA and AA Screenings of the proposed Material Alterations. Accordingly, the Chief Executive specified that the SEA and AA would be completed and the proposed Material Alterations to Proposed Draft Tuam Local Area Plan 2018-2024 will be placed on public display on or before the 9th August 2018.

The SEA and AA Screenings of the proposed material alterations supplements this document, in addition to the Appropriate Assessment Natura Impact Report on Material Alterations No's 1-16 and the Strategic Environmental Assessment Environmental Report on Material Alterations No's 1-16. All documents should be read in conjunction with the environmental reports published as part of the Draft Tuam Local Area Plan 2018-2024. A Strategic Flood Risk Assessment Report was prepared in support of the Draft Plan which identifies areas of flood risk, the should be read in conjunction with the Environmental Reports.

The proposed Material Alterations, the SEA & AA Screening Reports and the Appropriate Assessment Natura Impact Report on Material Alterations No's 1-16 and SEA Environment Report on Material Alterations No's 1-16 are now placed on public display for a period of 4 weeks from Friday the 3rd August 2018 until Friday 31st August 2018, during which period submissions are invited.

Written submissions or observations with respect to the proposed material alterations to the Tuam Local Area Plan 2018-2024 may be made to the planning authority within the stated 4 weeks display period and shall be taken into consideration before the making of any material alterations.

The Chief Executive shall prepare a report on any submissions or observations received during the display period and shall submit their report to the members of the authority for their consideration. The report shall list the person who made the submission/observation, summarise the issue(s) raised, contain the opinion of the Chief Executive in relation to the issue raised and his recommendation in relation to the proposed material alteration to the draft local area plan, including any change to the proposed material alteration he considers appropriate, taking account of the proper planning and sustainable development of the area, statutory obligations of any local authority in the area and relevant policies or objectives for the time being of the Government or of any Minister of the Government.

The Members shall then consider the proposed material alterations to the Draft Tuam Local Area Plan 2018-2024 and the Chief Executive's Report.

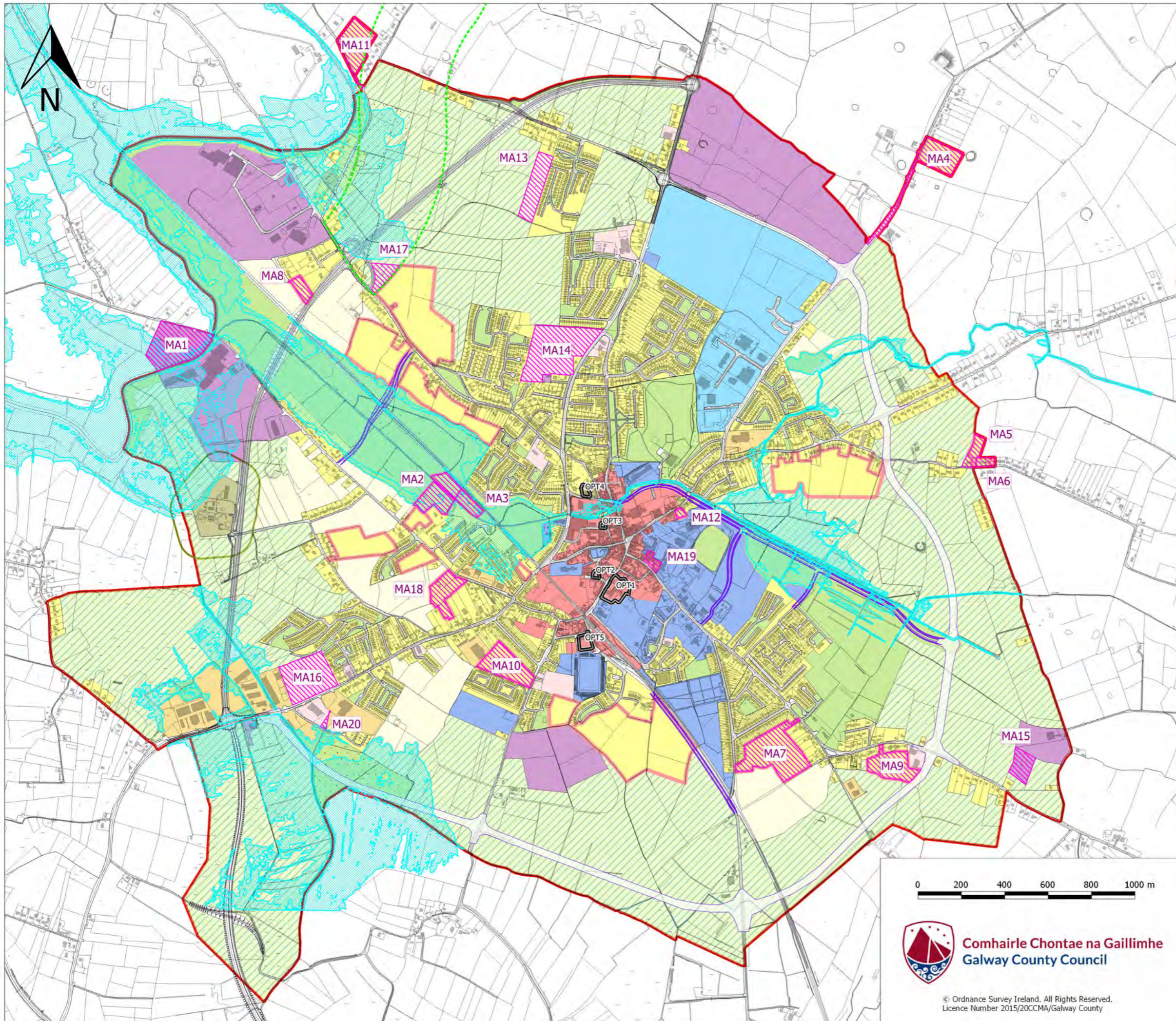
A further modification to the material alteration

- may be made where it is minor in nature and therefore not likely to have any significant effects on the environment or adversely or adversely affect a European site;

-shall not be made where it refers to an increase of the area of land zoned for any purpose or an addition or deletion to a protected structure.

When performing their functions under this subsection, the members of the planning authority shall be restricted to the considering the proper planning and sustainable development of the area, the

statutory obligations of any local authority in the area and any relevant policies and objectives for the time being of the Minister or any Minister of the Government.



- Plan Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- C1 - Town Centre/Commercial
- C2 - Commercial/Mixed Use
- BE - Business & Enterprise
- I - Industrial
- BT - Business and Technology Park
- CF - Community Facilities
- PU - Public Utility
- 100m Buffer
- OS - Open Space/Recreation & Amenity
- A - Agriculture
- TI - Transport Infrastructure
- Rivers & Streams
- Inner Relief Roads/Inner Relief Streets
- Constrained Land Use
- Opportunity Site
- Indicative Route Corridor, subject to change and detailed corridor and route selection processes (see Objective TI 4)
- Material Alterations



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Draft Tuam Local Area Plan 2018-2024

**Material Alterations Proposed to the
Draft Land Use Zoning Map**

April 2018