

Proposed Material Alterations
To the
Draft Headford Local Area Plan
2015-2021



Forward Planning
Galway County Council
Áras an Chontae
Prospect Hill
Galway



Comhairle Chontae na Gaillimhe
Galway County Council

On Public Display: Friday the 24th of July 2015-Friday 21st August 2015

Proposed Material Alterations to the Draft Headford Local Area Plan 2015-2021

The Draft Headford Local Area Plan 2015-2021 was prepared and placed on public display for six weeks from Friday 30th January 2015 until Friday 13th of March 2015. 38 submissions were received on the draft plan and a Chief Executive's Report was prepared on the submissions received and submitted to the Members of Galway County Council for their consideration.

On the 27th of May, at the Council Meeting, the elected members considered the Draft Plan and Chief Executive's Report and proposed a number of alterations to the Draft Headford Local Area Plan, which were deemed to be material alterations. They are listed in the table hereunder and are reflected on the attached maps, as appropriate.

Material Alterations to the Draft Headford Local Area Plan 2015-2022 Proposed by Members
<p>MA 1</p> <p>Include subject lands within the plan boundary and zone Residential-Phase 2 as per attached map (<i>Material Alterations Proposed to the Draft Plan – Map 1A Land Use Zoning - Draft Headford Local Area Plan</i>).</p> <p>Constrained Land Use applicable to the developed area of these lands.</p>
<p>MA 2</p> <p>Include the subject lands within the plan boundary and zone Business & Enterprise, as per attached Map 1A.</p>
<p>MA 3</p> <p>Zone subject lands located outside of the buffer zone area as Residential Phase 2, as per attached Map 1A.</p>
<p>MA 4</p> <p>Rezone lands from Residential-Existing (with Constrained Land Use) and Recreation, Amenity & Open Space to Residential Phase 2 (Constrained Land Use applicable to the developed area of these lands).</p>
<p>MA 5</p> <p>Rezone the lands from Recreation, Amenity and Open Space to Residential-Phase 2 as per attached Map 1A.</p>
<p>MA 6</p> <p>Extend the plan boundary and zone lands as Residential-Phase 2 as per attached Map 1A.</p>
<p>MA 7</p> <p>Rezone the subject lands identified outside of the flood zone area as Residential – Phase 2, as per attached Map 1A.</p>
<p>MA 8</p> <p>Include additional lands within the plan boundary and zone same Existing</p>

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Residential and Residential-Phase 2. In addition, rezone lands within Ashthorn Avenue Estate from Residential-Phase 2 to Existing Residential, as per attached Map 1A.
MA 9 Rezone the subject lands from Existing Residential to Village Centre/Commercial as per attached Map 1A.
MA 10 Include the subject lands within the plan boundary and zone Residential – Phase 2 as per attached Map 1A.
MA 11 Include the subject lands within the plan boundary and zone the lands Business & Enterprise as per attached Map1A.
MA 12 Include the subject lands within the plan boundary and zone lands Residential-Phase 2 as per attached Map 1A.
MA 13 Rezone the subject lands from Community Facilities to Residential-Phase2 as per attached Map1A.
MA 14 Remove the subject lands which were zoned Recreation and Amenity in the Draft Headford Local Area Plan from the plan boundary as per as per attached Map 1A.
MA 15 Include subject lands in the plan boundary and zone Residential-Phase 2 as per attached Map 1A.
MA 16 Include the subject lands within the plan boundary and zone Residential- Phase 2 as per attached Map 1A.
MA 17 Delete Objective RD11 from the Specific Objectives Map, as per <i>Map 2-Specific Objectives Headford LAP</i> , as attached.
MA 18 Enlarge the denoting circle of Specific Objective TI 13 on the Specific Objectives Map of the Draft Headford Local Area Plan, to encompass a wider area, as per attached Map 2. <ul style="list-style-type: none"> • Amend text of Objective TI 13 as follows:

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<p>Objective TI 13 – Access Arrangement on the N84</p> <p>a) Upgrade the junction of the Mart Road and the N84 within the 50kmh speed zone to provide for coordinated access to the Business & Enterprise lands east of the N84. Such access arrangements shall be carried out in consultation and agreement with the Road Design Section of Galway County Council.</p>
<p>MA 19</p> <p>Include denoting circle of Specific Objective NH 9 on the Specific Objectives Map of the Draft Headford Local Area Plan, as per as per attached Map 2.</p>
<p>MA 20</p> <p>Update Policy TI 1 in the Draft Headford Local Area Plan 2015-2021 as follows:</p> <p>-Policy TI1 – Roads, Streets and Parking</p> <p>..... In this regard, the principles, approaches and standards set out in relevant national policy, including the <i>Spatial Planning and National Roads Guidelines</i>, the <i>Sustainable Residential Development in Urban Areas Guidelines</i> and the accompanying <i>Urban Design Manual</i>, the <i>Traffic Management Guidelines</i> (2003), the <i>Traffic and Transport Assessment Guidelines</i> (2007)(2014), the <i>Design Manual for Urban Roads and Streets</i> (2013) and the NRA Design Manual for Roads and Bridges as appropriate to the national road network outside areas subject to a reduced urban speed limit, and any forthcoming guidelines in relation to street design and cycling facilities shall be applied to new developments, as appropriate.</p>
<p>MA 21</p> <p>Amend the Draft Headford Local Area Plan 2015-2021 as follows:</p> <p>-Include specific reference to the SEA Regulations, S.I. No. 201 of 2011 on page 2 in the plan as follows:</p> <p>The Strategic Environmental Assessment Screening has been prepared in accordance with the EU Directive on SEA (2001/42/EC), the national Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004) as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (S.I. No. 201 of 2011), the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (SI No. 200 of 2011) amending the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No.435 of 2004),and the 2004 Strategic Environmental Assessment Guidelines.....</p>
<p>MA 22</p> <p>Amend the Draft Headford Local Area Plan 2015-2021 as follows:</p> <p>-Policy UI 1 – Water Supply, Wastewater and Surface Water Infrastructure</p> <p>Support Irish Water in the provision and maintenance of adequate wastewater disposal and water supply and the maintenance of the existing surface water drainage infrastructure, in accordance with EU Directives, to service the development of Headford. This will include satisfactory capacity for public wastewater and storm water sewers as appropriate, and a satisfactory quantity and quality of water supply ..and the promotion of Sustainable Drainage System approaches and techniques within the plan area shall also be supported .</p>

Material Alterations to the Draft Headford Local Area Plan 2015-2022 Proposed by Members
<p>-Objective UI 4 – Connections to the Public Sewer & Public Water Mains Development shall connect to the public sewer and public water mains, subject to a connection agreement with Irish Water, in order to protect all waters in the plan area, and also to consolidate the urban structure and to control ribbon development along approach roads into Headford.</p> <p>-Objective UI 5 – Surface Water Drainage and Sustainable Drainage Systems Maintain and enhance, as appropriate, the existing surface water drainage system throughout the plan area and ensure that new developments are adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems in new developments. Surface water runoff from development sites will be limited to pre-development levels and planning applications for new developments will be required to provide details of surface water drainage and Sustainable Drainage Systems proposals, with the developer responsible for the satisfactory disposal of surface water.</p>
<p>MA 23 Amend the Draft Headford Local Area Plan 2015-2021 as follows:</p> <p>-Section 2.2.3 Preferred Development Option Headford has an adequate provision of a number of community facilities including schools, a library and a number of sport pitches, which are predominantly located to the west of the village, allowing the opportunity for shared use of such facilities.</p> <p>-Include a new objective as follows: Objective CF 10 - Sporting Pitches & Facilities Support the development of further sports pitches and training facilities on lands zoned for such purposes.</p>
MISCELLANEOUS
<p>In addition to the above:</p> <ul style="list-style-type: none"> • Update the Local Area Plan boundary on <i>Maps 1A and 1B-Land Use Zoning, Map 2-Specific Objectives and Map 3-Flood Risk Management</i>, as necessary. • Update the table of <i>Areas of Zoned Land</i> on page 21 of the Draft Headford Local Area Plan 2015-2021 as a consequence of the Material Alterations. • Update any typos in the document.

Under Section 20 (3) (f) of the Planning & Development Act (as amended), the Chief Executive determined that a number of the proposed material alterations to the Draft Headford Local Area Plan 2015-2021 required Strategic Environmental Assessment and/or an Appropriate Assessment to be carried out, namely on Material Alterations MA 1 to MA 7 above.

Under Section 20 (3) (e) to (i) of the Planning and Development Act, 2000 (as amended), Article 14 of the Planning & Development (Strategic Environmental Assessment) Regulations, 2004 (as amended), Article 6 of the EU Habitats Directive (92/43/EEC) and the Birds Directive (79/409/EEC) as amended, Galway County Council has carried out Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA) Screenings of the proposed material alterations to the Draft Headford Local Area Plan 2015-2021. 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, a number of 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 Headford Local Area Plan 2015-2021. 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) (g) of the Planning & Development Act, 200, as amended, on the 8th of June 2015, the Chief Executive specified that 8 weeks were considered necessary to facilitate the SEA and AA of the proposed Material Alterations. Accordingly, the Chief Executive specified that the SEA and AA would be completed on or before the 31st of July 2015.

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 1-7 and the Strategic Environmental Assessment Environmental Report on Material Alterations No's 1-7. All documents should be read in conjunction with the Draft Headford Local Area Plan 2015-2021. A Strategic Flood Risk Assessment Addendum Report is also included which highlights the outcome of the review of the flood risk related material alterations. This addendum report reconfirms the flood zones as outlined under the SFRA which went on public display with the Draft Headford Local Area Plan 2015-2021.

The proposed material alterations, the SFRA Addendum Report, the SEA & AA Screening Reports and the Appropriate Assessment Natura Impact Report on Material Alterations No's 1-7 and SEA Environment Report on Material Alterations No's 1-7 are now placed on public display for a period of 4 weeks from Friday the 24th of July 2015 until Friday the 21st August 2015, during which period submissions are invited.

Written submissions or observations with respect to the proposed material alterations to the draft local area plan may be made to the planning authority within the stated 4 week 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 of the draft local area plan and the Chief Executive's Report and no later than 6 weeks after the Chief Executive's Report has been furnished to all members, they shall then make the local area plan or amend as appropriate, with all, some or none of the proposed material alterations. Where the planning authority decides to make or amend the local area plan or change the material alteration of the plan by resolution

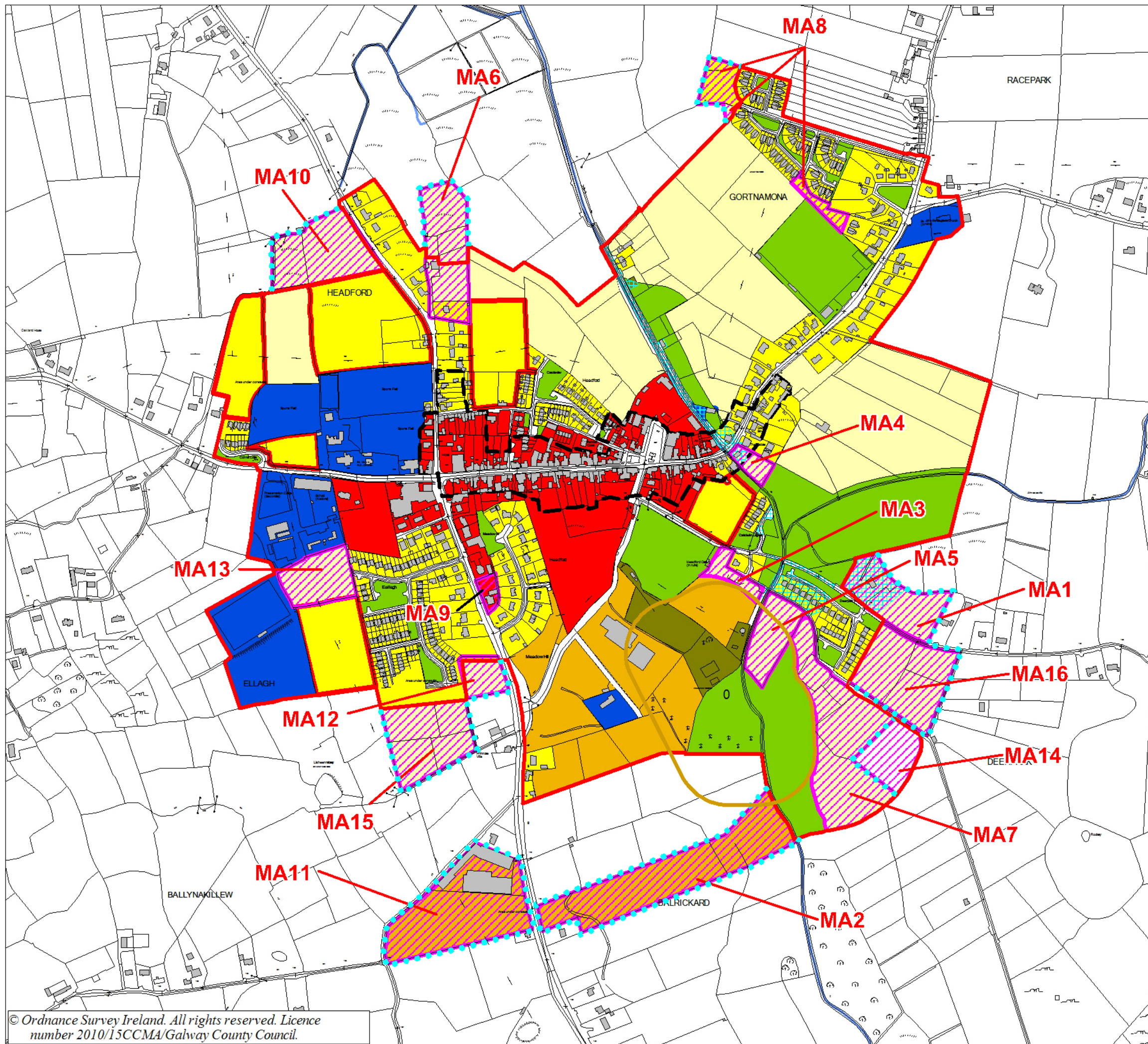
It shall be necessary for the passing of the resolution by not less than half of the members of the planning authority and this requirement is in addition to and not a substitution for any other requirements in applying to such a resolution.

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;

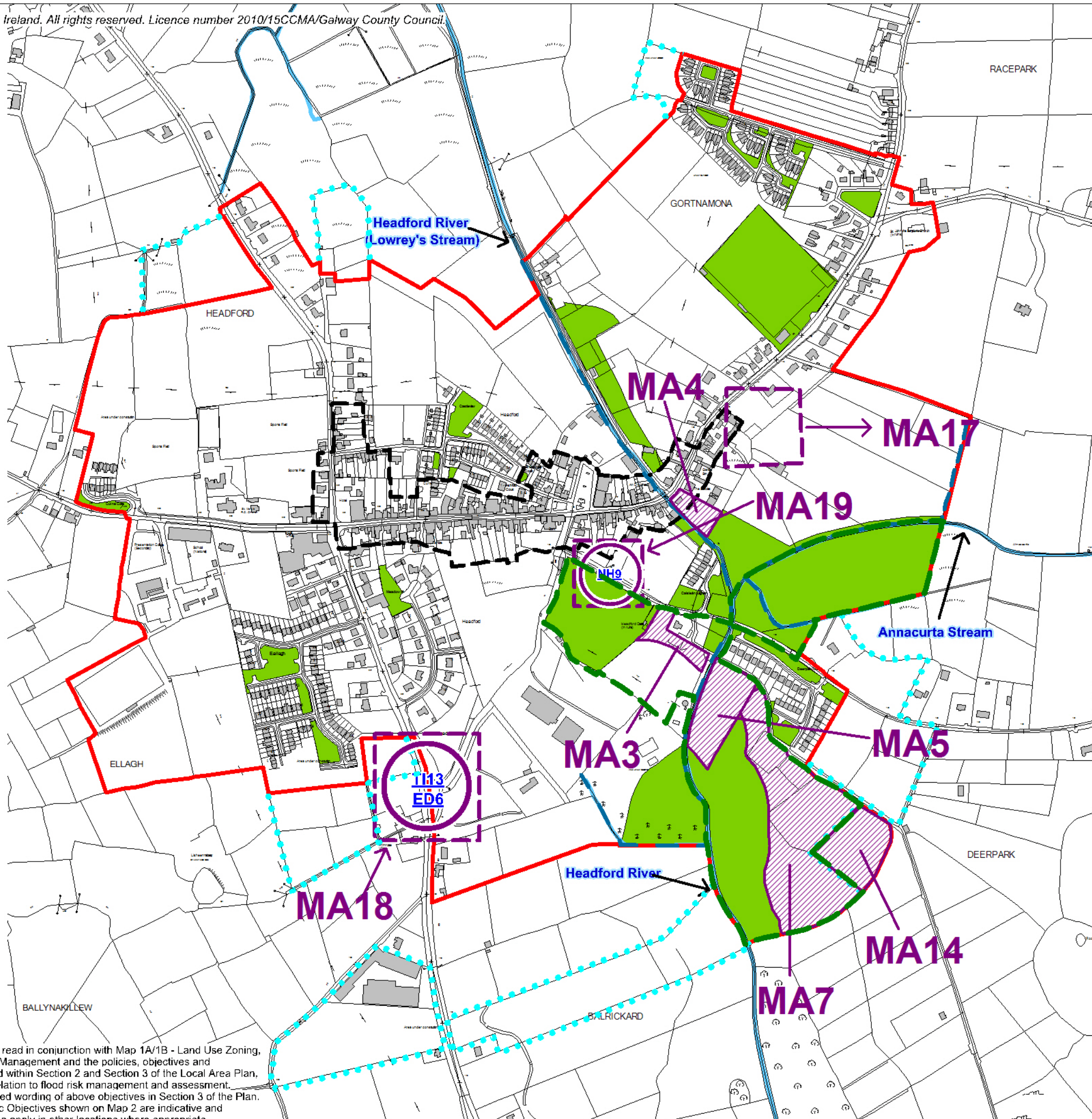
-shall not be made where it refers to an increase in the area of land zoned for any purpose or an addition or deletion to a protected structure.

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.



- Local Area Plan Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- C1 - Village Centre / Commercial
- OS - Open Space / Recreation & Amenity
- BE - Business and Enterprise
- CF - Community Facilities
- PU - Public Utilities
- Buffer Zone
- CL - Constrained Land Use
- Rivers/Streams
- TI - Transport Infrastructure
- ACA - Architectural Conservation Area
- Material Alterations
- Material Alterations to LAP Boundary

NOTE:
 This Map should be read in conjunction with Maps 2 Specific Objectives, Maps 3 Indicative Flood Risk Management Areas and the policies, objectives and guidelines outlined in Section 2 and Section 3 of the plan, including those in relation to land use management, zoning and flood risk.



Material Alteration	Description of Material Alteration
MA3 & MA4	OS - Open Space/Recreation & Amenity area removed
MA5	OS - Open Space/Recreation & Amenity area removed
MA7	OS - Open Space/Recreation & Amenity Area removed
MA14	Area removed from LAP. LAP Boundary reduced. Demesne Boundary reduced.
MA17	Delete Objective RD11 & remove Blue Arrow.
MA18	TI13/ED6 circle enlarged to more accurately reflect location.
MA19	Specific Objective NH9 added to map.

NOTE:
This map reflects the Material Alterations proposed at the council meeting on the 27th May 2015

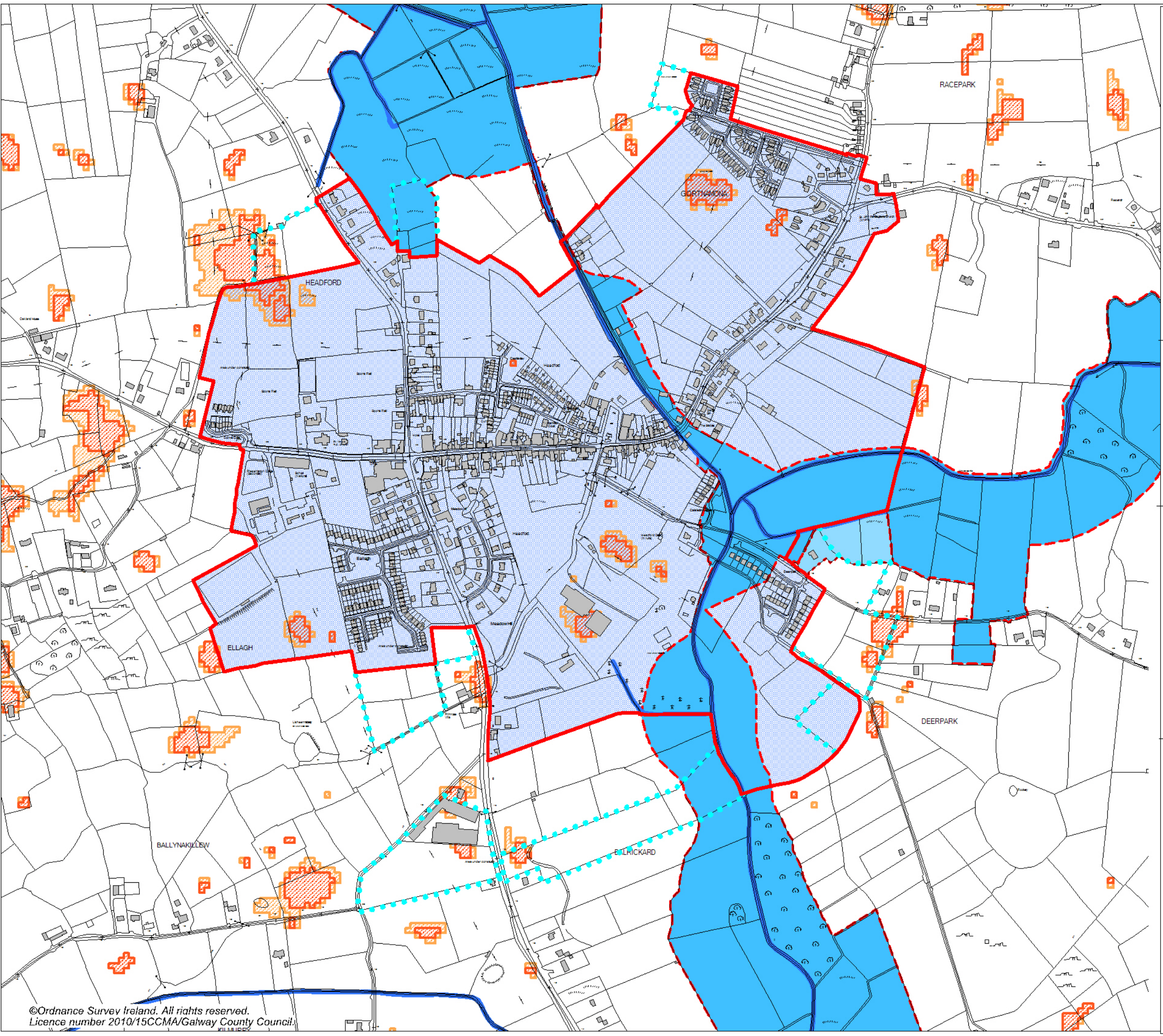
LEGEND

- Draft LAP Boundary
- Specific Objectives Number
- OS - Open Space / Recreation & Amenity
- ACA - Architectural Conservation Area (HC 3)
- Designed Landscape "Headford Demesne" (HC 9) within the proposed plan boundary
- Corrib Headford Arterial Drainage Scheme (FL 10)
- Rivers/Streams
- Proposed Material Alterations
- Proposed Material Alteration to LAP Boundary

NOTE:
This map should be read in conjunction with Map 1A/1B - Land Use Zoning, Map 3 - Flood Risk Management and the policies, objectives and guidelines contained within Section 2 and Section 3 of the Local Area Plan, including those in relation to flood risk management and assessment. Refer to more detailed wording of above objectives in Section 3 of the Plan. Locations of Specific Objectives shown on Map 2 are indicative and objectives would also apply in other locations where appropriate.

**MATERIAL ALTERATIONS
PROPOSED TO THE DRAFT PLAN
MAP 2 SPECIFIC OBJECTIVES
HEADFORD LAP (JULY 2015)**





- Draft Local Area Plan Boundary
- Indicative Flood Zone A
(Local knowledge, photography, site walkovers and published data sources indicative of flood risk)
- Indicative Flood Zone B
(Local knowledge, photography, site walkovers and published data sources indicative of flood risk)
- Indicative Flood Zone C
(Areas not covered by Flood Zones A or B)
- Pluvial Indicative
(From OPWPFRA Layers)
- Pluvial Extreme
(From OPWPFRA Layers)
- Rivers / Streams
- Material Alterations to Plan Boundary

Important User Note:

The indicative Flood Risk Zones were produced as part of the Strategic Flood Risk Assessment (SFRA), the findings of which accompany the plan. The delineation of Indicative Flood Risk Zones has taken into account various factors including local knowledge, photography, site walkovers and published data sources indicative of flood risk. The Zones indicate broadly areas that may be prone to flooding and have informed the Plan. They zones are indicative and should not be relied upon solely for site-specific flood risk assessments. The zones may be updated in the future to take account of new information.

**MATERIAL ALTERATIONS TO
THE DRAFT PLAN
LAND USE ZONING MAP
DRAFT HEADFORD LAP (JULY 2015)**



NOTE:

This map should be read in conjunction with Maps 1A/1B Land Use Zoning; Maps 2, Specific Objectives and the policies, objectives and guidelines outlined with Section 2 and Section 3 of the plan, including those in relation to flood risk management and assessment.