

Proposed Material Alterations to the Draft Portumna Local Area Plan 2016 - 2022



Forward Planning

Galway County Council

Áras an Chontae

Prospect Hill

Galway



Comhairle Chontae na Gaillimhe
Galway County Council

Period of public display:

Wednesday the 24th of February 2016 until Wednesday the 23rd March 2016.

Proposed Material Alterations to the Draft Portumna Local Area Plan 2016-2022

The Draft Portumna Local Area Plan 2016-2022 was prepared and placed on public display for six weeks from Friday 31st July 2015 until Friday 11th of September 2015. 22 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 11th of November 2015, 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 Portumna 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 Portumna Local Area Plan 2016-2022 Proposed by Members
MA 1 Include subject lands within the plan boundary and zone Tourism as per attached map (<i>Material Alterations Proposed to the Draft Plan – Map 1A Land Use Zoning - Draft Portumna Local Area Plan</i>).
MA 2 Rezone the lands from Recreation, Amenity and Open Space to Residential-Phase 2 as per attached Map 1A.
MA 3 Rezone the lands from Recreation, Amenity and Open Space to Residential-Phase 2 as per attached Map 1A.
MA 4 Rezone the lands from Recreation, Amenity and Open Space to Tourism as per attached Map 1A.
MA 5 Retain the "Existing Residential Land Use" and remove the Constrained Land Use as per attached Map 1A.
MA 6 Rezone the lands from Residential Phase 2 to Town Centre/Mixed Use as per attached Map 1A.
MA 7 Amend the Land Use Matrix Table to "Open For Consideration" for Medical Facilities on Business and Enterprise zoned Lands
MA 8 Amend the Land Use Table Matrix to "Open For Consideration" for Guest Houses on Community Facilities zoned Lands
MA 9 Amend the Draft Portumna Local Area Plan 2016-2022 as follows: 3.7.2 Water Framework Directive

**Material Alterations to the Draft Portumna Local Area Plan 2016-2022
Proposed by Members**

Irish Water is now responsible for the **provision and** 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 published a draft of its first integrated 25 Year Water Services Strategic Plan in February 2015. The Plan sets out Irish Water's short , medium and long term**

objectives and strategies for the delivery of water services in Ireland. Irish Water's Capital Investment Plan 2014-2016 **which outlines the indicative investment priorities in water services infrastructure to the end of 2016 is currently being implemented.** ~~over the coming years. The Their~~ Capital Investment Plan **is** currently being prepared and projects and programmes requiring investment are being proposed and assessed for inclusion in the 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.~~

The investment plan must balance investment in quality, service level, environmental compliance and catering for future growth. Irish Water's investment budget is subject to approval by the Commission for Energy Regulation. The funding of additional capacity in water and wastewater networks to support population and economic growth will be subject to Irish Water's Capital Investment Plans, Connections Charging Policy and Irish Water's Policy for Network Extension and Reinforcement to Cater for Growth.

Portumna town and surrounding rural area receives its water supply from Lough Derg. The abstracted water is treated prior to consumption at the local treatment plant ~~through processes of coagulation, filtration, chlorination and fluoridation~~ which provides potable water that meets the requirements of the European Communities (Drinking Water)(No.2) Regulations 2007(S.I. No.278 of 2007). ~~the existing water treatment plant has limited capacity and requires upgrading to meet demand levels into the future.~~ There is sufficient capacity at Portumna WTP to cater for future demand to 2022 and beyond. ~~These works will necessitate the upgrading of the inlet pipe and additional final water storage provision at the plant.~~ However the treatment plant is on the EPA's Remedial Action List 2013 and is not fully functional in terms of quality of water produced. There is also a deficit in treated water storage capacity at the treatment plant. Irish Water is proposing an upgrade of the treatment plant for inclusion in its Capital Investment Plan 2017-2021.

Wastewater Disposal

Portumna Wastewater Treatment Plant receives foul and combined flows from an extensive sewer network which collects discharges from the urban town area.

**Material Alterations to the Draft Portumna Local Area Plan 2016-2022
Proposed by Members**

There are a number of pumping stations located throughout the town of Portumna which assist in delivering these flows to the Wastewater Plant for treatment. The treatment capacity is nearing capacity due to surface water infiltration, which is being analysed. Irish Water is proposing an upgrade of the plant to increase capacity 3700 p.e. It is envisaged that some upgrading works to the treatment process and the network will be required to meet future demands of the area. This upgrade is currently being assessed for inclusion in its Capital Investment Plan 2017-2022.

MA 10

Amend Text of Objective UI 2 in the Draft Portumna Area Plan 2016-2022 as follows:

Policy UI 1 – Water Supply, Wastewater And Surface Water Infrastructure

Support Irish Water in the provision and maintenance of adequate wastewater disposal and water supply and the maintenance of the existing combined (sewage and surface water) surface water drainage infrastructure, in accordance with EU Directives, to service Portumna. This will include satisfactory capacity for public wastewater and a satisfactory quantity and quality of water supply. Sustainable Drainage System approaches and techniques within the plan area shall also be supported.

Objective UI 2 – Water Supply and Water Conservation

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

MA 11

Insert new policy NH2 in the Draft Portumna Area Plan 2016-2022 as follows:

Policy NH2: Green Infrastructure Strategy

The Council shall commence the preparation of a Green Infrastructure Strategy within the lifetime of the plan as resources permit.

MISCELLANEOUS

In addition to the above:

- Update the Local Area Plan boundary on *Maps 1A and 1B-Land Use Zoning, Map 2 -Specific Objectives and Map 3-Flood Risk Management*, as necessary.
- Update the table of *Areas of Zoned Land* on page 20-21 of the Draft Portumna Local Area Plan 2016-2022 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 Portumna Local Area Plan 2015-2021 required Strategic Environmental Assessment and/or an Appropriate Assessment to be carried out, namely on Material Alterations MA 1, MA3 & MA 5 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 Potumna Local Area Plan 2016-2022. 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 Portumna Local Area Plan 2016-2022. 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 18th November 2015, the Chief Executive specified that 14 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 24th February 2016.

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, 3 & 5 and the Strategic Environmental Assessment Environmental Report on Material Alterations No's 1, 3 & 5. All documents should be read in conjunction with the Draft Portumna Local Area Plan 2016-2022. A Strategic Flood Risk Assessment Addendum Report is also included which highlights the outcome of the review of the flood risk related material alterations.

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, 3 & 5 and SEA Environment Report on Material Alterations No's 1, 3 & 5 are now placed on public display for a period of 4 weeks from Wednesday 24th February to Wednesday 23rd of March 2016 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

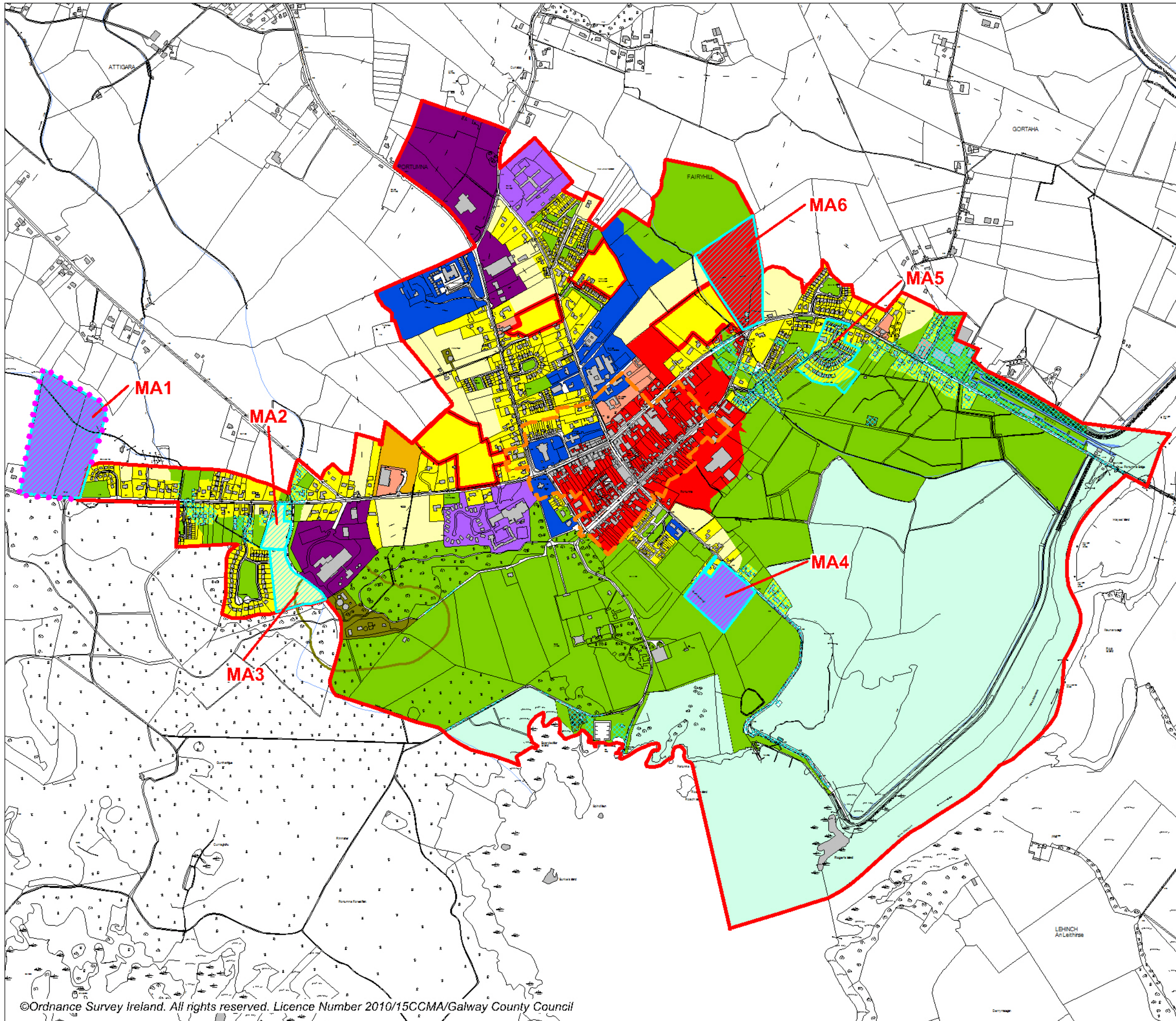
It shall be necessary for the passing of the resolution by not less than half of the members of the planning authority and this requirement is in addition to and not a substitution for any other requirements in applying to such a resolution.

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.

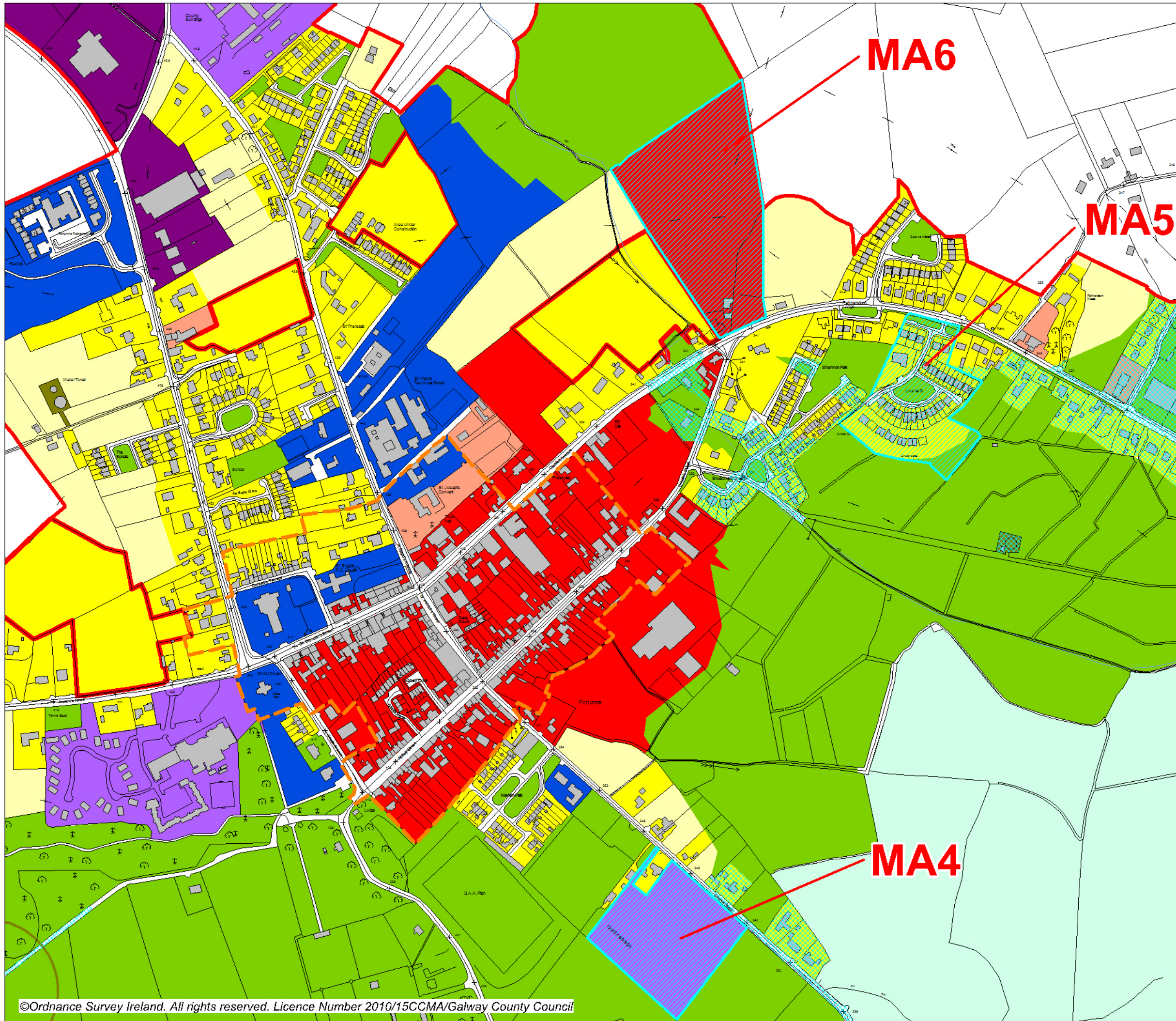
When performing their functions under this subsection, the members of the planning authority shall be restricted to the considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies and objectives for the 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 - Town Centre / Commercial.
- C2 - Commercial / Mixed Use.
- BE - Business and Enterprise.
- I - Industrial
- CF - Community Facilities
- OS - Open Space / Recreation & Amenity
- EM - Enviromental Management
- T - Tourism
- PU - Public Utilities
- Buffer Zone
- Rivers/Streams/Canal
- ACA - Architectural Conservation Area
- TI - Transport Infrastructure
- Constrained Land Use
- Material Alterations
- Material Alterations to LAP Boundary

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

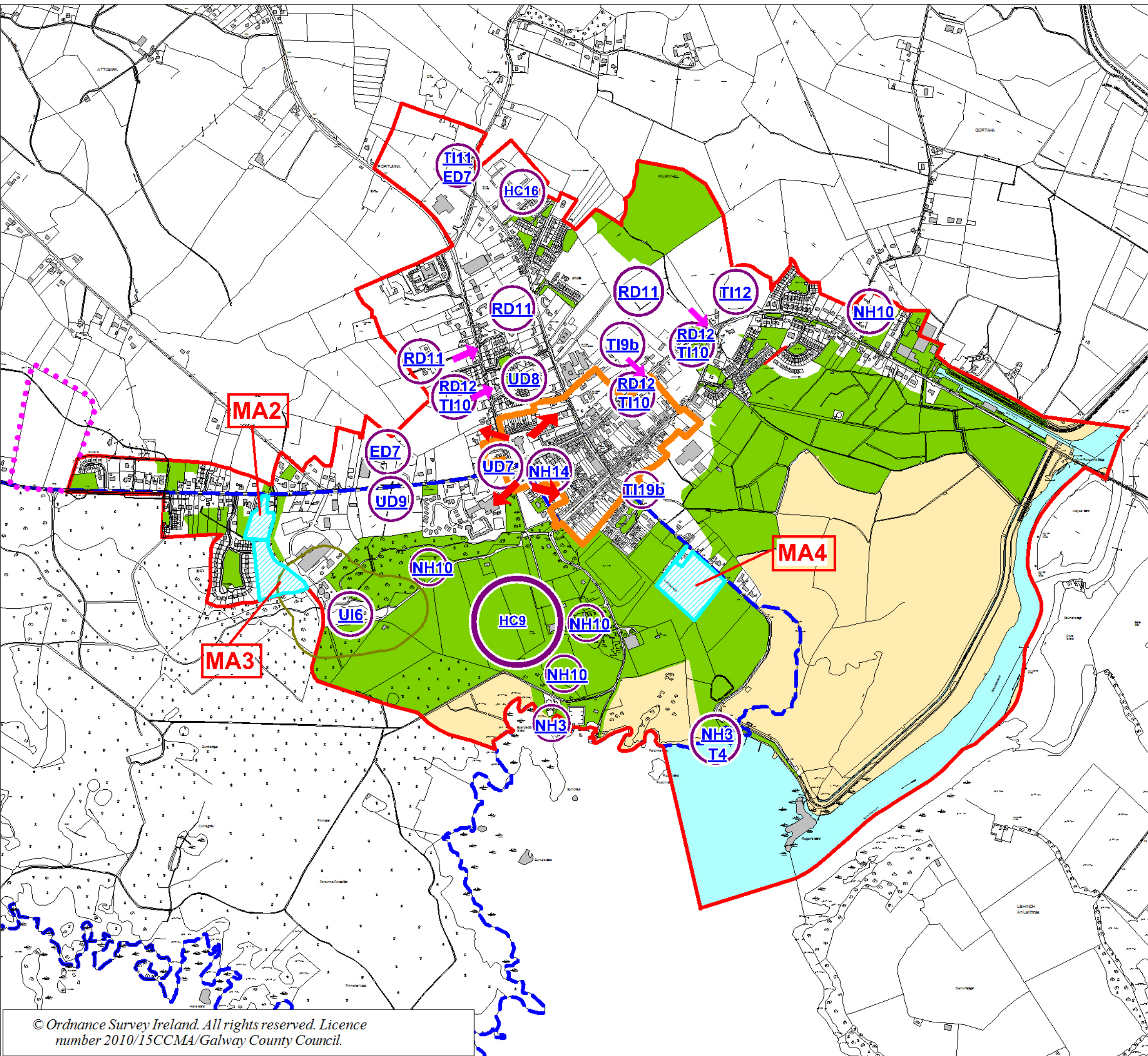
**MATERIAL ALTERATIONS
 PROPOSED TO THE DRAFT PLAN
 MAP 1A LAND USE ZONING
 PORTUMNA LAP
 (FEBRUARY 2016)**



- Local Area Plan Boundary
- R - Residential Existing
- R - Residential.(Phase 1)
- R - Residential.(Phase 2)
- C1 - Town Centre / Commercial.
- C2 - Commercial / Mixed Use.
- BE - Business and Enterprise.
- I - Industrial
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NOTE:
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**MATERIAL ALTERATIONS
 PROPOSED TO THE DRAFT PLAN
 MAP 1B LAND USE ZONING
 (TOWN CENTRE)
 PORTUMNA LAP
 (FEBRUARY 2016)**

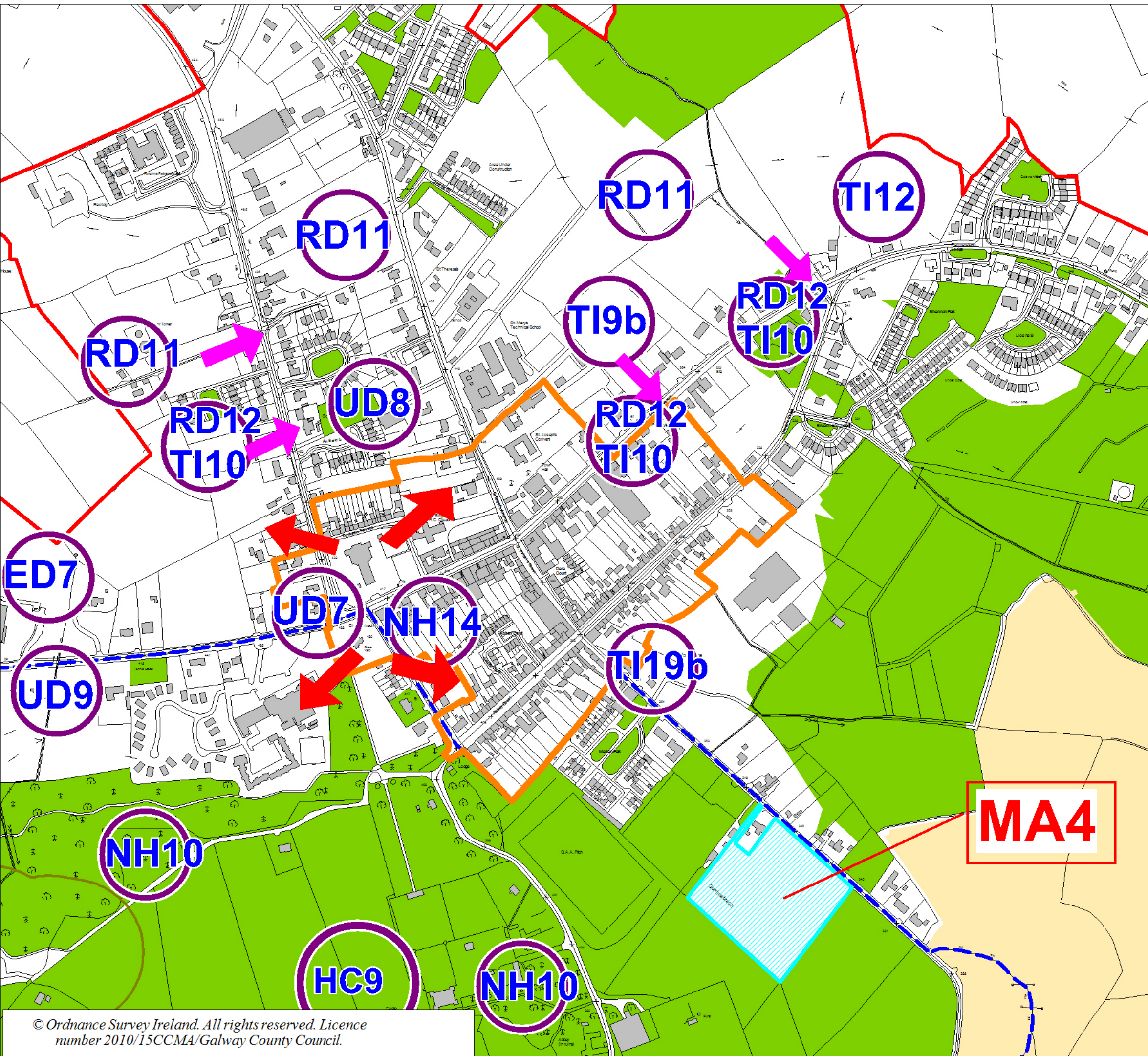


Objective Key	Objective Description
MA 2,3 & 4	OS - Open Space/Recreation & Amenity area removed
RD 11	Connectivity between phased residential lands
RD12	Reservation of Access Points to Residential & Other Lands
ED7	New Industrial and Business and Enterprise Development
T4	Enhancement of swimming facilities at Portumna Key
TI 9b	Parking Facilities
TI10	Reservation of Access Point for future Residential Development/Backlands
TI 11	Access Provision to Industrial Park
TI 12	Transport infrastructure reservation
UI6	Waste Water Treatment Plant Buffer
UD7	Landscape Character, Values, Sensitivity & Views/ Prospects
UD8	Pedestrian Connectivity and Permeability
UD9	Conservation of Stone Wall Boundary feature along St. Josephs Road
HC9	Portumna Castle & Demesne
HC16	Irish Workhouse Centre
NH3	Natural Heritage Areas and Proposed Natural Heritage Areas
NH 10	Protect important Trees, Parkland/Woodland, Stonewalls and Hedgerows
NH 14	Protection of Bats and bat habitats

LEGEND	
	LAP Boundary
	Specific Objectives Number
	OS - Open Space / Recreation & Amenity
	ACA - Architectural Conservation Area
	Designed Landscape "Portumna Castle & Demesne"
	River Shannon/Canal
	Designated Land within Plan to Include A) SAC Shannon Callows (CODE: IE0000216) B) SAC Lough Derg, North-East Shore (IE0002241) C) SPA Shannon Lough Derg (CODE: 004058) D) SPA Middle Shannon Callows (CODE: 004096) E) pNHA Lough Derg (CODE: 000011) F) pNHA River Shannon Callows (CODE: 000216)
	Protected Views
	Reserve Access
	Buffer Zone
	Proposed Material Alterations
	Proposed Material Alteration to LAP Boundary

NOTE:
 This Map should be read in conjunction with Maps 1A/1B Land Use Zoning, Maps 3A/3B Indicative Flood Risk Management and the policies, objectives and guidelines outlined with Section 2 and Section 3 of the LAP, including those in relation to flood risk management and assessment. Refer to more detailed wording of above objectives in section 3 of the plan.
 Location of Specific Objectives shown on Map 2 are indicative and objectives would also apply in other locations where appropriate





Objective Key	Objective Description
MA 2,3 & 4	OS - Open Space/Recreation & Amenity area removed
RD 11	Connectivity between phased residential lands
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UD9	Conservation of Stone Wall Boundary feature along St. Josephs Road
HC9	Portumna Castle & Demesne
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NH3	Natural Heritage Areas and Proposed Natural Heritage Areas
NH 10	Protect important Trees, Parkland/Woodland, Stonewalls and Hedgerows
NH 14	Protection of Bats and bat habitats

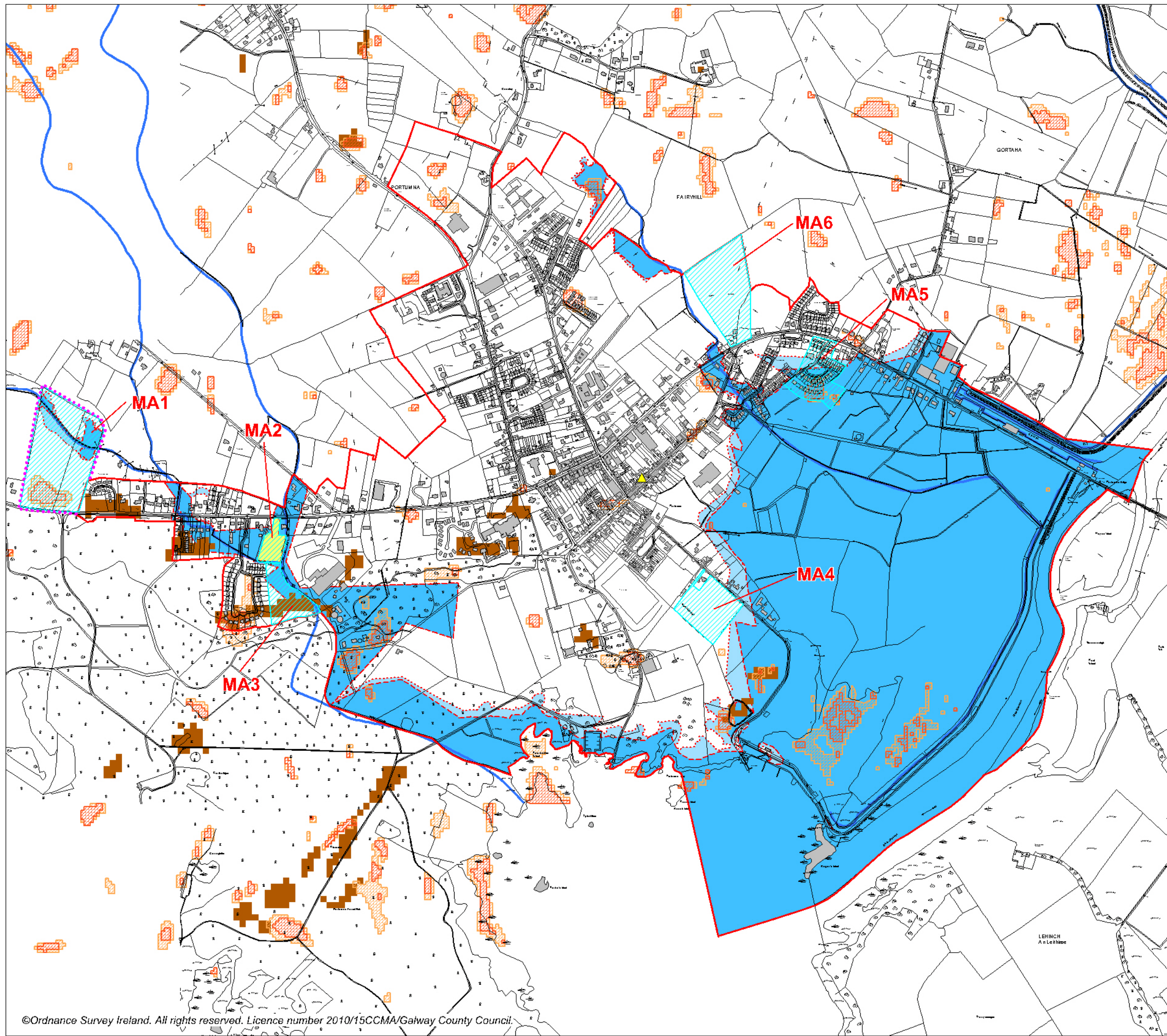
LEGEND

- LAP Boundary
- Specific Objectives Number
- OS - Open Space / Recreation & Amenity
- ACA - Architectural Conservation Area
- Designed Landscape "Portumna Castle & Demesne"
- River Shannon/Canal
- Designated Land within Plan to Include
 A) SAC Shannon Callows (CODE: IE0000216)
 B) SAC Lough Derg, North-East Shore (IE0002241)
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- ➔ Protected Views
- ➔ Reserve Access
- Buffer Zone

 	Proposed Material Alterations
⋯⋯⋯	Proposed Material Alteration to LAP Boundary

NOTE:
 This Map should be read in conjunction with Maps 1A/1B Land Use Zoning, Maps 3A/3B Indicative Flood Risk Management and the policies, objectives and guidelines outlined with Section 2 and Section 3 of the LAP, including those in relation to flood risk management and assessment. Refer to more detailed wording of above objectives in section 3 of the plan.
 Location 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 2B SPECIFIC OBJECTIVES
 (TOWN CENTRE)
 PORTUMNA LAP (FEBRUARY 2016)**



- Local Area Plan Boundary
- Indicative Flood Zone A
(Site Visits, local knowledge and groundtruthing of flood indicators, including the Draft Shannon CFRAM Flood Risk Review and the Portumna AFA, aerial photography and Draft PFRA Fluvial 100)
- Indicative Flood Zone B
(Site Visits, local knowledge and groundtruthing of flood indicators, including the Draft Shannon CFRAM Flood Risk Review and the Portumna AFA, aerial photography and Draft PFRA Fluvial 1000)
- Indicative Flood Zone C
(Areas not covered by Flood Zones A or B)
- Pluvial Indicative (PFRA) [See Objective SL7]
- Pluvial Extreme (PFRA) [See Objective SL7]
- Groundwater (PFRA) [See Objective SL7]
- Historical Flooding Data [See Objective SL7]
- ▲ Recorded / Historical Flood Events
- Rivers / Streams
- Material Alterations
- Material Alterations to LAP 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.

NOTE:

This map should be read in conjunction with Maps 1A/1B Land Use Zoning; Maps 2A/2B. 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.



**MATERIAL ALTERATIONS
PROPOSED TO THE DRAFT PLAN
MAP 3A FLOOD RISK MANAGEMENT
PORTUMNA LAP.
(FEBRUARY 2016)**

