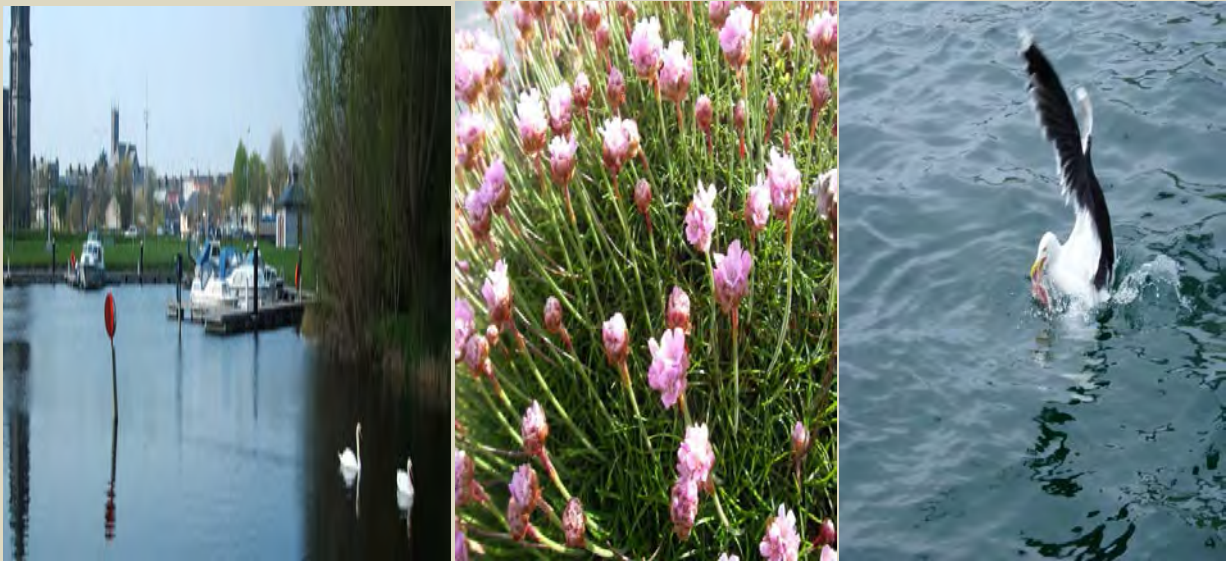


**Addendum to the SEA
Environmental Report(ER) of the
Draft Ballinasloe Local Area Plan
2015-2021-
Assessment of the Proposed Material
Alterations**



Forward Planning
Galway County Council
August 2015



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Part 1 Introduction

The Ballinasloe Draft Local Area Plan 2015-2021 and the associated Environmental Report(ER) were on public display during the period 2nd April until the 14th May 2015(inclusive). During this period members of the public, prescribed bodies and other interested groups were invited to make submissions. A total of 25 submissions on the Draft plan were received within the public consultation period.

The Chief Executive prepared a report on the submissions/observations received during the display period and submitted it to the elected members for their consideration. An analysis of the submissions/observations were examined as part of the preparation of the Chief Executives Report and it was considered that there were no environmental impacts on implementing the proposed amendments that were being proposed. Submissions directly relating to the SEA Environmental Report were considered in the Chief Executives Report and it was considered that no amendments were required to the ER.

Having considered the Draft Local Area Plan, the Chief Executive Report, the members of Galway County Council resolved to amend the Draft Local Area Plan, on 20th July 2015 respectively, in accordance with the provisions set out in Section 20(3) of the Planning And Development Act 2000, (as amended).

The proposed Material Alterations are required to be placed on public display for a period of not less than four weeks in accordance with Section 20(3) of the Planning and Development Act 2000 (as amended). Written submissions or observations with respect to the proposed Material Alterations which are received will be taken into consideration by Members of The Council before the making of the actual amendments to the draft Local Area Plan.

It should be noted that this Addendum Report must be read in conjunction with the SEA Environmental Report of the Ballinasloe Draft Local Area Plan 2015-2021.

Part 2 Assessment of Likely Environmental Effect of the Proposed Material Alterations to the Draft Ballinasloe Local Area Plan 2015-2021

This section includes an assessment of the likely environmental effect of the proposed Material Alterations to the Draft Ballinasloe Local Area Plan 2015-2021, as resolved by the members of Galway County Council on the 20th July 2015.

New or amended objectives that are likely to have a significant environmental effect are assessed in the attached addendum to the SEA matrix. An assessment has been undertaken of the likely environmental effect of all proposed amendments. In cases where the assessment of the amended plan's policies or objectives does not significantly alter the original assessment set out in the SEA matrix of the ER, it is indicated that there is "no change to the SEA matrix".

Note:

The following text formatting is used to highlight changes that are recommended as part of the proposed Material Alterations to the Ballinasloe Draft Local Area Plan:

- Existing Text – Shown in black text
- Proposed Addition – Shown in red text highlighted yellow
- Proposed Deletion – Shown in red strikethrough text with yellow highlight
- Text relating to the Environmental Assessment-Shown in green text

Content of the Draft Plan which does not compromise of the plans policies or objectives are not within the scope of the SEA and therefore not evaluated in Environmental Report. Consequently proposed amendments to such content are generally not considered by this Addendum. Where supporting text,

referred to in policies or objectives are being amended and where such amendments would change the evaluation provided in the Environmental Report, then such amendments are considered.

Part 3: Environmental Assessment of Material Alterations MA1-12

Proposed Material Alteration No.1

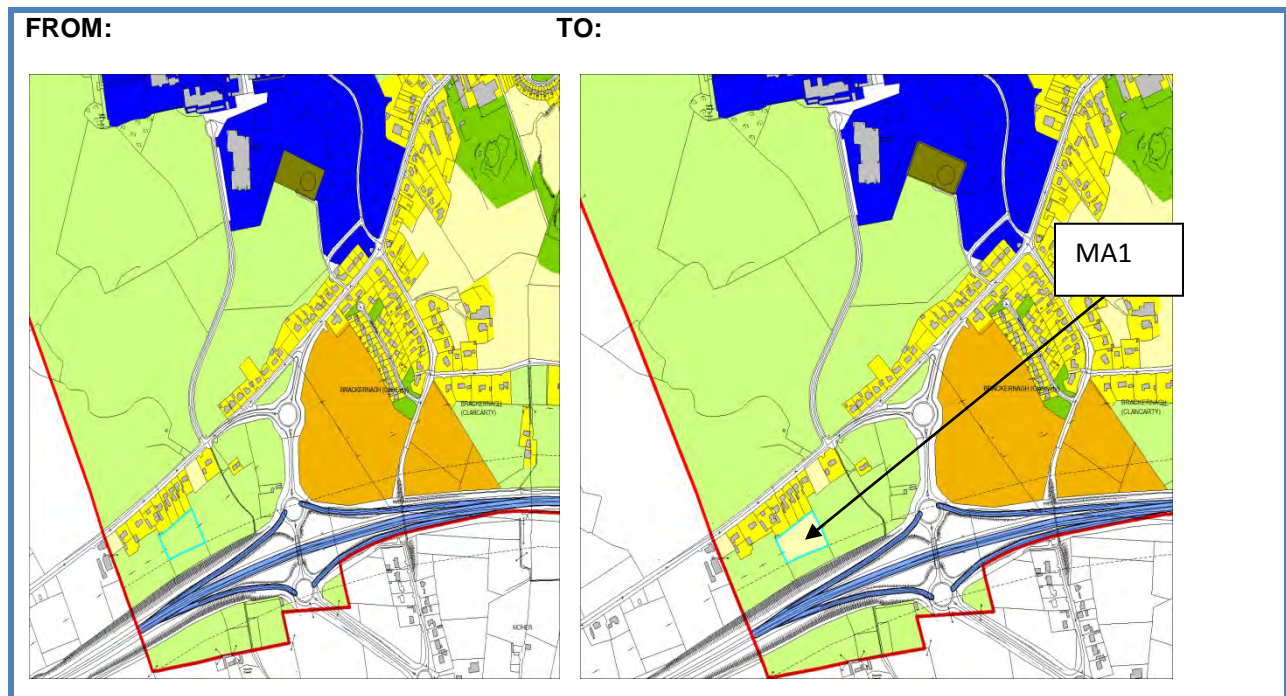
Rezone the subject land from Agricultural zoned land to R – Residential (Phase 2) outside the 90m buffer zone from the M6 Motorway at Garbally Demesne (Mackney) as per attached Map 1A.

Assessment of the likely environmental effect

This proposed material alteration changes the zoning of an area of land measuring 0.5814ha from Agriculture to Residential Phase 2. The subject lands were indicated as having a low environmental sensitivity in Figure 3.38 Environmental Sensitivities with the impact of a Residential Phase 2 zoning requiring a medium to low level of mitigation.

While it is acknowledged that the proposed re-zoning does have a higher impact than the originally proposed Agricultural zoning it is not considered that this is significant due to the size of the site and the requirement to adhere to Objective RH2 in relation to residential units on Phase 2 lands.

The proposed material alteration does not alter the environmental assessment in the Environmental Report.



Proposed Material Alteration No.2

This Material Alteration comprises of 2 elements

(1) MA 2A:

Rezone undeveloped lands from Commercial/Mixed Use to Business and Enterprise (B & E) as per attached Map 1A.

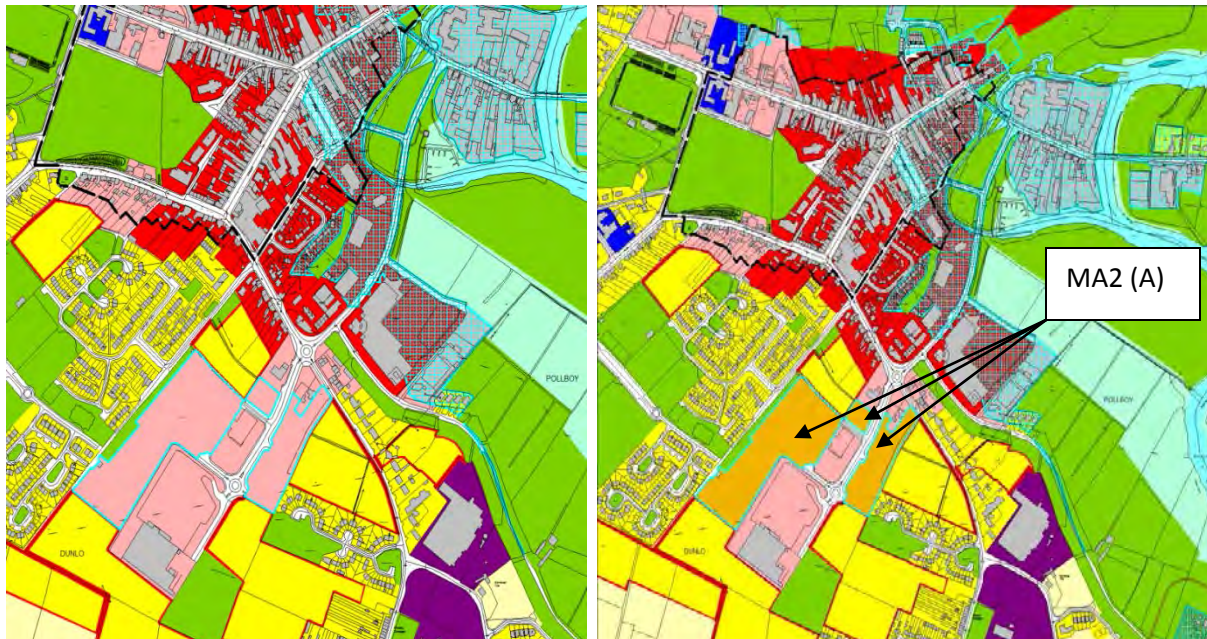
Amend the **Land Use Zoning Matrix** under Business and Enterprise (B & E) zoning re **cinema** from 'Not Permitted' to 'Open for Consideration'.

Assessment of the likely environmental effect

This proposed material alteration changes the zoning of an area of undeveloped land measuring 4.723 ha from Commercial/Mixed Use to Business and Enterprise (B & E). The subject lands were indicated as having a low to moderate vulnerable environmental sensitivity in Figure 3.38 Environmental Sensitivities with the impact of Business and Enterprise zoning requiring a medium to low level of mitigation. The B & E zoning objective doesn't allow retail uses although it will permit economic activity uses that are in close proximity to town centre and complements such uses rather than potentially allowing a greater pull of retail uses from the town centre to this area. The Land Use Zoning Matrix is being amended to take account of a planning permission 09-9005 and the amendment is considered acceptable. The proposed material alteration does not alter the environmental assessment in the Environmental Report.

FROM:

TO:

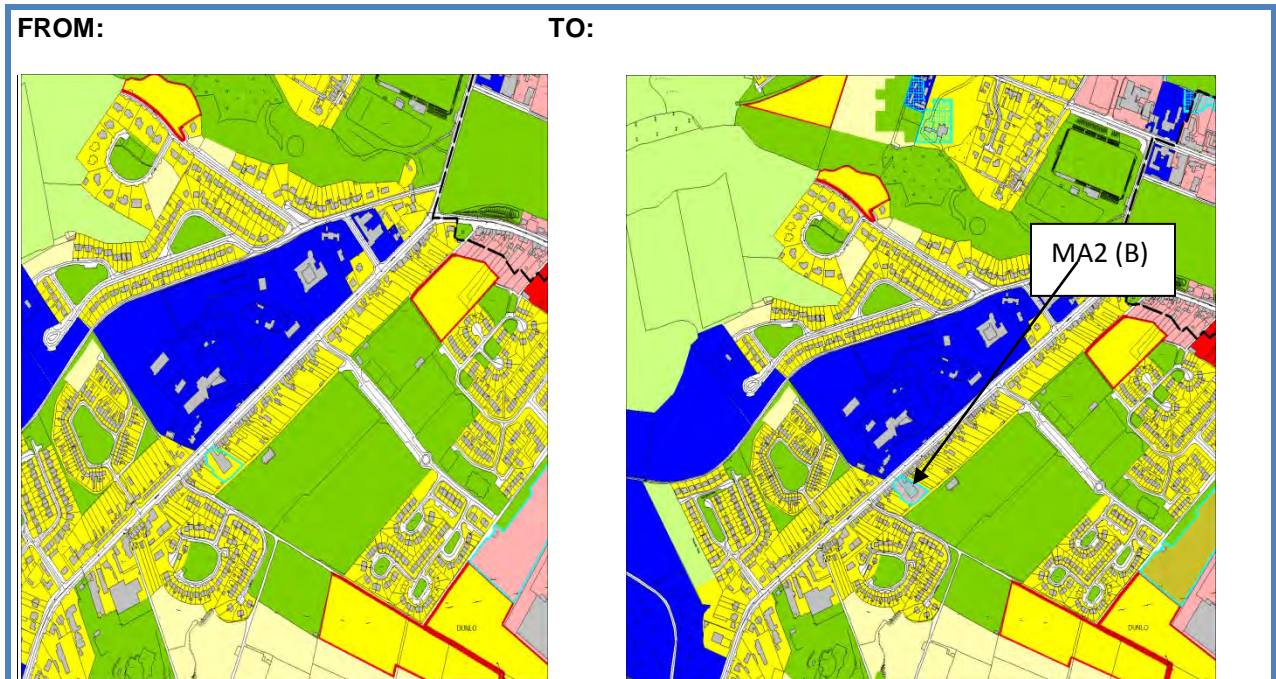


(2) MA 2B:

Rezone the subject land from R – Residential Existing to Commercial/Mixed Use (C2), as per attached Map 1A.

Assessment of the likely environmental effect

This proposed material alteration changes the zoning of an area of developed land measuring 0.2162ha from Residential Existing to Commercial/Mixed Use (C2). The subject lands were indicated as having a low vulnerable environmental sensitivity in Figure 3.38 Environmental Sensitivities with the impact of Commercial/Mixed Use (C2) zoning requiring a medium to low level of mitigation. The established use at this location is retail and the proposed amendment acknowledges this. The proposed material alteration does not alter the environmental assessment in the Environmental Report.



Proposed Material Alteration No.3

This material alteration consists of four parts; however for the purpose of this assessment part (a) will be examined as the other parts relate to textual amendments.

- a) Rezone undeveloped C1 land in Flood Zone B to Open Space, Recreation and Amenity (to address the mapping error noted), as per attached Map 1A.
- b) Consequential amendments to be made to the Specific Objectives Maps 2A/2B.
- c) Amend the Disclaimer on the title page of the **Draft SFRA** as follows (and to delete the existing one)

The maps produced as part of this study were prepared for the purpose of informing the Ballinasloe Draft Local Area Plan 2015-2021 and broadly indicate areas that may be prone to flooding. The study has taken into account various factors including local knowledge, photography, site walkovers and published data sources indicative of flood risk. The Indicative Flood Risk Zones should not be solely relied upon for site-specific flood risk assessments.

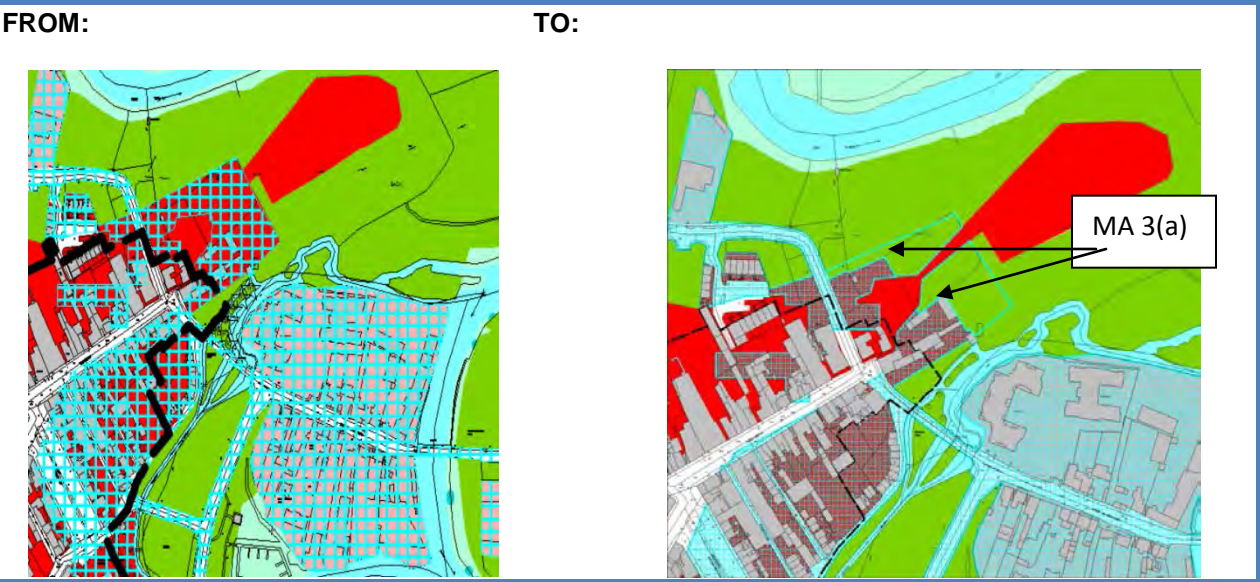
- d) Insert the following User Note to Figures 5 and 7 of the **Draft SFRA** as follows:

The delineation of Indicative Flood Risk Zones has taken into account various factors including local knowledge, photography, and 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. The Zones are indicative and should not be relied upon solely for site-specific flood risk assessment. The Zones may be updated in the future to take account of new information.

Assessment of the likely environmental effect

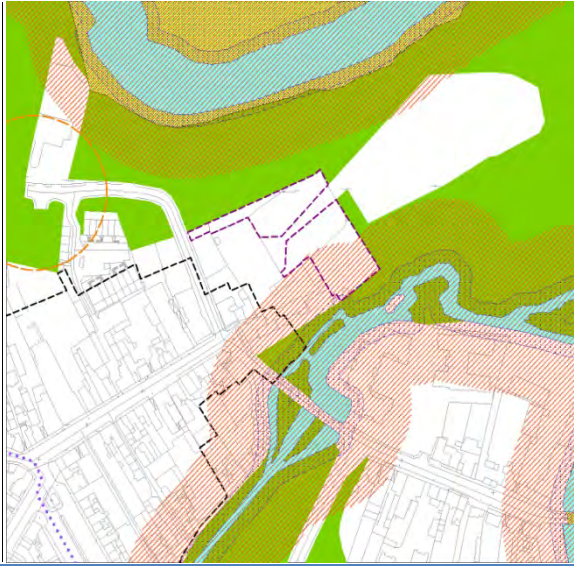
This proposed material alteration changes the zoning of an area of undeveloped land measuring 0.5279 ha from Town Centre/Commercial to Open Space, Recreation and Amenity. This amendment was as a result of a mapping error on a small portion of Town Centre/Commercial (C1) lands which is undeveloped and is located in Flood Zone B. Consequently the Specific objectives Map 2 A/B are also being amended, (Part b outlined above). The proposed material alteration does not alter the environmental assessment in the Environmental Report and accords with the Planning System and Flood Risk Assessment Guidelines & Circular PL2/2014.

(a).

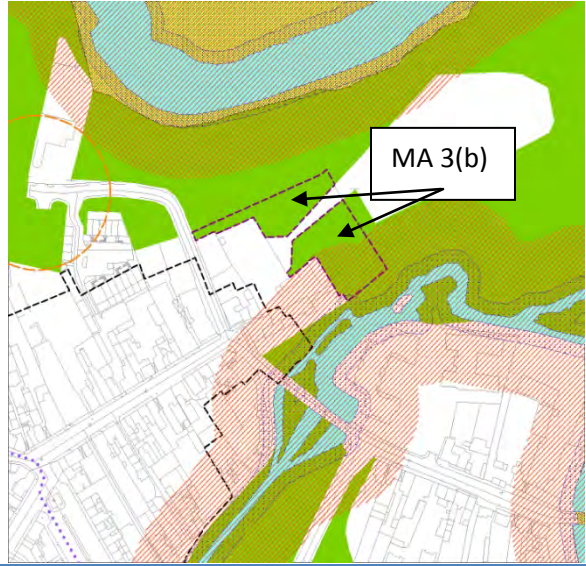


(b).

FROM:



TO:



Proposed Material Alteration No.4

This material alteration is broken into two parts; the first part is in relation to updating the terminology and reference of European Sites. The second part relates to the amendment of the text in relation to a number of policies and objectives and Development Management Guidelines.

- 1) Amend the text in the Local Area Plan, as appropriate, to reference European sites and update terminology in relation to the AA process, as appropriate, throughout the plan document
- 2) Include the following text amendments to the Draft Local Area Plan and amendments to the NIR as appropriate

Objective CF 4 – Lands for Community Facilities and Amenities

2.1. Ensure that.....and allow for existing community facilities to expand on adjacent

Community, Facilities and Amenities (CF) lands zoned for such uses.

Amend **Specific Objectives Maps 2A/2B**, to delete the Specific Objective CF5 from the south eastern area of the plan adjoining the cycle and pedestrian network.

2.2. Include a new objective in **S. 2.2.5** of the Draft Plan as follows:

Objective DS 9 – Appropriate Assessment Screening/Appropriate Assessment and the Conservation Objectives of European Sites

It is an objective of Galway County Council to ensure that Appropriate Assessment Screening and Appropriate Assessment, if required, is undertaken in view of the Conservation Objectives of the European sites that may be affected by any proposed development that:

a) the AA process will be a scientific assessment that will present relevant evidence where required, including data and analysis as available from the most up to date Article 17 reports on the conservation status of the natural habitats and species in the Habitat Directive Annexes and the most up to date Article 12 reports on status and trends of bird species, in addition to, data on ecological features in or near the Plan area available from other sources e.g. National Biodiversity Data Centre, Bird Watch Ireland, Bat Conservation Ireland and other sources as appropriate.

b) similarly that all habitats and species protected by Article 10 of the Habitats Directive and any other sites that may be considered as stepping stones in support of European sites will be addressed as part of the AA process.

2.3 Include a new Development Management Guideline in **S. 3.10.2** of the Draft Plan as follows

DM Guideline NH2 – Conservation Management Plan/Environmental Operating Plan and Project Specific Mitigation Measures

Project specific mitigation measures may be included in a Construction Management Plan (CMP) or an Environmental Operating Plan (EOP) and will be commensurate to the level of impact predicted and determined to be successfully employable with regard to the Conservation Objectives of the European sites in question.

The CMP or EOP may be required to present information on mitigation in terms of :

- 1) Evidence of how these will be secured and implemented and by whom;
- 2) Evidence of the degree of confidence of their likely success;
- 3) Timescale, relative to the plan or project, for their implementation or completion;
- 4) Evidence as to how the measures will be monitored and, should mitigation failure identified, how that failure will be rectified.

2.4 Amend the titles of Objective DS3 and Objective NH1 as follows:

- **Objective DS3 - ~~Natura 2000 Network and Habitats Directive Assessment European Sites~~;**
- **Objective NH 1 – ~~Natura 2000 Sites European Sites~~**

2.5 Include additional text as follows:

Refer to Objective DS 9 – Appropriate Assessment Screening/Appropriate Assessment and the Conservation Objectives of European Sites and to DM Guideline NH2 - Construction Management Plans/Environmental Operating Plan and Project Specific Mitigation Measures'

to each of the following Objectives

- **Objective DS 3 – Natura 2000 Network and Habitats Directive Assessment European Sites**
- **Objective CF 4 - Lands for Community Facilities and Amenities**
- **Objective CF 5 - Educational Facilities (Refer to Maps 1A/1B and to Maps 2A/2B)**
- *Objective CF 13 – Amenity Network;*
- *Objective CF 14 – Linear Park*
- **Objective CF 15 – Cycle and Pedestrian Networks;**
- *Objective CC 2–Climate Change & Green Infrastructure;*
- *Objective UD 4 – Green Networking and Landscaping;*
- *Objective ED 8 – Water-Based Tourism;*
- **Objective TI 7- Walking and Cycling Strategies;**
- **Objective TI 12 – Rail Facilities/Services & Dualing of the Rail Tracks;**
- **Objectives TI 13 – Amenity/Walking Cycling Network.**
- **Objective NH 1 – Natura 2000 Sites-European Sites**

2.6 Amend Objective FL 4 as follows:

Objective FL 4 - Management of Flood Risk in relation to Natura Sites European Sites

In circumstances 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 European** sites, **the new developments** and **such these** measures will undergo environmental assessment and **Habitats Directive Appropriate** Assessment, as appropriate.

2.7 Amend **Objective FL 7 - Protection of Water Bodies and Watercourses** with the inclusion of new text as follows:

- **Ensure that any new development proposals within or near the 10m buffer are adequately assessed, undergo Appropriate Assessment and the preparation of an NIS, should screening show that this is necessary and where the PA consider that such screening/assessments are required.**

2.8 Amend **Objective NH 6 – Biodiversity and Ecological Networks (Refer to Maps 2A/2B)** with the inclusion of new text under new part e) as follows:

- e) **Ensure that any new development proposals within or near the 10m buffer are adequately assessed, undergo Appropriate Assessment and the preparation of an NIS, should screening show that this is necessary and where the PA consider that such screening/assessments are required.**

2.9 Amend **Objective NH 3 – Environmental Management** as follows:

Ensure that any new development proposals on or near the environmental management area that may impact on River Suck Callows Special Protection Area (SPA; Site Code 004097), the Suck River Callows Natural Heritage Area (NHA: Site Code 000222; S.I 575 of 2005) are adequately assessed, undergo **environmental and/or Habitats Directive Appropriate Assessment and the preparation of an NIS, should screening show that this is necessary**.....

- Seek to ensure that a **minimum setback of 10 meters** is
- In the event of lighting being proposed along watercourse corridors an Ecological Impact Assessment..... extent possible. No lighting will be installed without prior **consultation with NPWS planning permission** and shall be in line with advances in knowledge into

2.10 Amend **Objective NH 4** as follows:

Protect Natural Heritage.....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 (e.g. Ballinasloe Esker proposed Natural Heritage Area (pNHA: Site Code 001779), an **EIA/EIS** may be required **and shall be carried out in accordance with the EIA Directive and associated regulations.**

2.11 Amend **Objective NH 13** as follows:

Objective NH 13 – ~~Consultation with Environmental Authorities~~ Screening for Appropriate Assessment

Ensure that all development proposals are screened to determine whether they **on their own or in combination with other plans and projects** are likely to have a significant **direct, indirect or cumulative effect on the integrity or conservation objectives of any Natura 2000 a European site in view of its conservation objectives.** ~~and, where significant effects are likely or uncertain; an NIS will be required in accordance with the Habitats Directive.~~

~~there will be a requirement for consultation with the relevant environmental authorities as part of any Habitats Directive Assessment that may be required.~~

2.12 Amend **Objective NH 14** as follows:

Objective NH 14 – NPWS & Integrated Management Plans

Galway County Council shall seek to engage with and support the National Parks and Wildlife Services (NPWS) **at their request** to ensure integrated Management Plans are prepared for all **Natura European sites** within the sphere of influence of the Ballinasloe LAP area and ensure that such plans **prioritise achieving the conservation objectives of European sites, that they** are practical, achievable and sustainable and have regard to all relevant ecological, cultural, social and economic considerations and with special regard to the local community.

2.13 Amend **Objective NH1** and consequential amendments to **Objective DS3** of the Draft plan as follows:

Objective NH 1/Objective DS3 – ~~Natura 2000~~ European Sites

Protect European sites that form part of the Natura 2000 network

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 **including a Screening for Appropriate Assessment and Appropriate Assessment if necessary, ~~Habitats Directive Assessment where necessary, that~~**

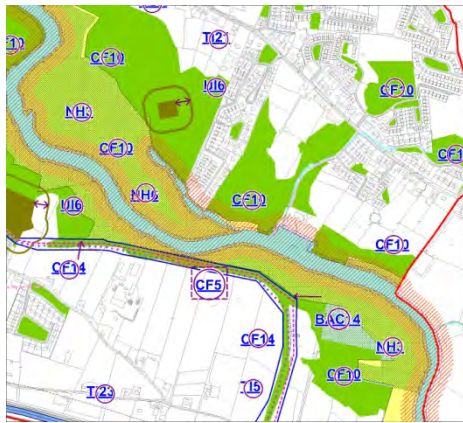
1. The plan or project will not give rise to significant adverse direct, indirect or secondary impacts on the integrity of any **Natura 2000 European site** (either individually or in combination with other plans or projects); or
2. The plan or project will adversely affect the integrity of any **Natura 2000 European site** (that does not host a priority natural habitat type and/or a priority species)

3. The plan or project will adversely affect the integrity of any **Natura 2000 European** site (that hosts a priority natural habitat type and/or a priority species)

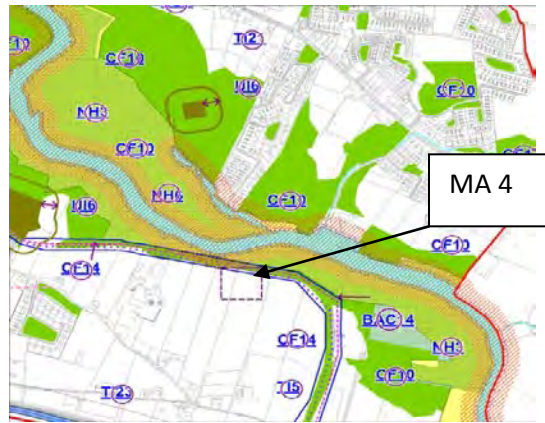
Assessment of the likely environmental effect

For the purpose of clarity as there are a significant number of amendment to policies and objectives and new objective (DS9) as part of this Material Alteration it is considered warranted that all of the policies and objectives that have been amended with textual changes will be listed in the SEA matrix contained in Appendix A and reviewed in order to fully assess them in relation to the SEO objectives. In relation to subsection 2.5 above it is considered that the amendments to the objectives are appropriate and it is considered that they do not need to be listed in the SEA Matrix. In addition to the above amendments there is also a new Development Management Guideline (NH2) being proposed. The amendments to the existing policies/objectives and the new objective under this material alteration does not alter the environmental assessment in the Environmental Report or the assessment set out in the SEA Matrix as shown in Appendix A.

Maps relating to sect.2.1 above
FROM:



TO:



Proposed Material Alteration No.5

Policy TI 2 – Roads, Streets and Parking

..... In this regard, the principles, approaches and standards set out in relevant national policy, including the Spatial Planning and National Roads Guidelines, the Sustainable Residential Development in Urban Areas Guidelines and the accompanying Urban Design Manual, the Traffic Management Guidelines (2003), the Traffic and Transport Assessment Guidelines (~~2007~~(2014)), the Design Manual for Urban Roads and Streets (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.

Assessment of the likely environmental effect

The amendment is simply referencing the NRA guidelines and the requirements. No significant environmental effect. The proposed material alteration does not alter the environmental assessment in the Environmental Report or the assessment set out in the SEA Matrix as shown in Appendix A.

Proposed Material Alteration No.6

- 1) Include specific reference to the SEA Regulations, S.I. No. 201 of 2011 within S. 1.3.2 Statutory Process (p. 6 in the Draft plan) as follows:

The Environmental Report (ER) 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. Regard has also been given to *Circular PSSP 6/2011 'Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA)*. An Environmental Report (ER) is required as part of the plan making process to assess the likely significant adverse effects on the environment of implementing the Local Area Plan, before a decision is made to adopt it.

- 2) Include a new Objective as follows:

Objective DS 10 – Future Developments and EU Directives

Ensure that all future developments within the plan area fully take into account the requirements of the EIA, Habitats, Birds, Water Framework and Flood Directives respectively, as relevant and as appropriate.

- 3) Apply textual amendments as per Objective NH14-NPWS & Integrated Management Plans as set out under MA 4.

Assessment of the likely environmental effect

The first part of this material alteration is in relation to the narrative of the Local Area Plan. The second part relates to the inclusion of a new objective. The proposed new objective ensures that all developments will be required to take account of EU and National legislation. The third part of this material alteration is in relation to textual amendments carried out under MA4. The proposed material alteration does not alter the environmental assessment in the Environmental Report or the assessment set out in the SEA Matrix as shown in Appendix A.

Proposed Material Alteration No.7

Amend the capacity figures in **S. 3.6.2 Utilities Infrastructure – Water Supply** as follows:

- 1) The current capacity of the town's water supply at Derrymullen is ~~4,500~~ **4,750** m³/day and the current demand is ~~3,300~~ **3,630** m³/day.
- 2) Make textual inclusions, deletions and wording changes to S. 3.6.2 Utilities Infrastructure – Water Supply as follows:

Wastewater Disposal

Ballinasloe is serviced by a public wastewater collection network with both primary and secondary treatment (with phosphorus removal). The wastewater works collects and treats domestic and commercial effluent and surface water from a combined sewerage system. The wastewater treatment plant at Pollboy has a current design capacity of 13,500 population equivalent (P.E.); the current loading to the plant is 12,100 P.E., leaving a spare capacity of 1,400 P.E. The existing plant is considered sufficient to cater for wastewater loads up to 2020, ~~the period of this plan. The waste assimilative capacity at the estimated 2020 population equivalent is 13,309 P.E. The proposed additional upgrade of the wastewater treatment plant to 1,800 P.E. is not included on Irish Water's Capital Investment Programme 2014-2016 and such works will not commence prior to 2018.~~ The requirement and provision for any further upgrades will be reviewed and considered by Irish Water when planning any subsequent Capital Investment Programme'. An Appropriate Assessment Screening for the Ballinasloe Agglomeration was undertaken by Irish Water in relation to the Waste Water Certificate of Authorisation: D0032-01 process and it was determined that that the discharge from the wastewater treatment plant or in-combination with other sources (diffuse agricultural runoff) will not have a significant impact on the River Suck Callows SPA or downstream

receiving Natura 2000-European sites¹. The private sewerage works² located in the Portnick area will be connected to the foul sewer network and treatment system. Any new development within the grounds of the former St. Brigid's hospital will be required to link up with GCC network. Some developments at the outer areas of the town remain connected to individual septic tanks or proprietary wastewater treatment systems. The connection of existing houses to the wastewater system (which is currently served privately) should be progressed through Irish Water's New Connection process and potentially in conjunction with a DECLG subsidised Group Wastewater scheme. This New Connections process ensures that the cost associated with serving new customers is recovered from these new customers and this cost does not fall on the existing customer base.

- 3) Make textual inclusions, deletions and wording changes to S. 3.6.3 Water Supply, Wastewater & Surface Water Policies and Objectives as follows:

Amend Policy UI 1- Water Supply, Wastewater and Surface Water Infrastructure

Support Irish Water in the provision and maintenance of adequate wastewater disposal, water supply, wastewater management, and surface water drainage infrastructure, in accordance with EU Directives, to service the development of Ballinasloe. This will include satisfactory capacity for public wastewater networks 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.

Amend Objective UI 2 – Water Supply and Water Conservation as follows:

Support Irish Water in:

- a) Ensure Ensuring that new developments are adequately serviced with a suitable quantity and quality of drinking water supply, promote water conservation/demand management to reduce the overall level of water loss in the public supply and require that new domestic developments provide infrastructure to facilitate for water supply metering when making a connection to the public water supply is required;
- b) Collaborate with Irish Water in the upgrading of the existing water treatment plant capacity at Derrymullen as deemed necessary.

Assessment of the likely environmental effect

The first two parts of this material alteration is in relation to the narrative of the Local Area Plan. The third part relates specifically to amendments to the wording of a policy and an objective. The textual changes are wording improvements to the said policy and objective. The proposed material alteration does not alter the environmental assessment in the Environmental Report or the assessment set out in the SEA Matrix as shown in Appendix A.

Proposed Material Alteration No.8

Insert narrative on page 65 of the Draft Local Area Plan.

Agriculture Linkages

It is recognised that Ballinasloe is an important market town having a large agricultural hinterland, which is well served in recognising services such as livestock equine mart. In addition the plan recognises the importance of the Agricultural, Educational and Advisory services to the plan area.

Assessment of the likely environmental effect

This material alteration is in relation to the narrative of the Local Area Plan. The wording proposed recognises the importance of agriculture to the plan area. The proposed material

¹ (Source: Irish Water AA Screening for the Ballinasloe Waste Water Certificate of Authorisation: D0032-01; submitted to EPA 14/08/2014 and GCC Water Services Section).

² (primary treatment GCC Discharge Licence W 005/78)

alteration does not alter the environmental assessment in the Environmental Report or the assessment set out in the SEA Matrix as shown in Appendix A.

Proposed Material Alteration No.9

Insert narrative on page 65 of the Draft Local Area Plan.

Ballinasloe Fair

The Ballinasloe Plan supports and recognises the significance of the Ballinasloe Fair which is renowned as the largest such Fair in Europe. The Fair is highly important to the local economy of Ballinasloe and the plan recognises this.

Assessment of the likely environmental effect

This material alteration is in relation to the narrative of the Local Area Plan. The wording proposed recognises the importance of the Ballinasloe Fair to the plan area. The proposed material alteration does not alter the environmental assessment in the Environmental Report or the assessment set out in the SEA Matrix as shown in Appendix A.

Proposed Material Alteration No.10

Insert new policy as follows:

Policy BAC 3 – Bridleways in Ballinasloe

Support the creation of bridleways within Ballinasloe plan area given the strong local equine connections

Assessment of the likely environmental effect

This material alteration relates to the general support of Bridleways within the plan area. Overall the proposed alteration is likely to have a positive effect on the environment. The proposed material alteration does not alter the environmental assessment in the Environmental Report or the assessment set out in the SEA Matrix as shown in Appendix A.

Proposed Material Alteration No.11

Insert new policy as follows:

Policy TI 4 Bi – Lingual Road Signage

Support and facilitate Bi – Lingual Road Signage within the plan area.

Assessment of the likely environmental effect

This material alteration relates to the general support of Bi-Lingual Road Signage. Overall the proposed alteration is likely to have a positive or neutral effect on the environment. The proposed material alteration does not alter the environmental assessment in the Environmental Report or the assessment set out in the SEA Matrix as shown in Appendix A.

Proposed Material Alteration No.12

Amend **Objective LU 3 – Residential** to include a new subparagraph No. 3 as follows:

3. Existing commercial businesses in Residential Zonings shall, as far as is practicable, be facilitated to expand and develop their commercial activity.

Amend **Land Use Zoning Matrix** as follows:

Amend **Residential Zoning from 'Not Permitted' to 'Open for Consideration' for Petrol Station.**

Assessment of the likely environmental effect

This Material Alteration relates to an amendment of the wording in relation to objective LU3. The wording proposed takes into cognisance the existing commercial business already established in the plan area and an acknowledgement that these may need to expand appropriately in the future.

Overall the proposed material alteration is likely to have a positive a neutral or minimal effect on the environment. The proposed material alteration does not alter the environmental assessment in the Environmental Report. The proposed material alteration does not alter the environmental assessment in the Environmental Report or the assessment set out in the SEA Matrix as shown in Appendix A.

Appendix A

**SEA ASSESSMENT MATRIX
ADDENDUM TO DRAFT BALLINASLOE LOCAL AREA PLAN 2015-
2021**

Amenities (CF) lands zoned for such uses.

Objective DS 9 – Appropriate Assessment Screening/Appropriate Assessment and the Conservation Objectives of European Sites

It is an objective of Galway County Council to ensure that Appropriate Assessment Screening and Appropriate Assessment, if required, is undertaken in view of the Conservation Objectives of the European sites that may be affected by any proposed development that:

a) the AA process will be a scientific assessment that will present relevant evidence where required, including data and analysis as available from the most up to date Article 17 reports on the conservation status of the natural habitats and species in the Habitat Directive Annexes and the most up to date Article 12 reports on status and trends of bird species, in addition to, data on ecological features in or near the Plan area available from other sources e.g. National Biodiversity Data Centre, Bird Watch Ireland, Bat Conservation Ireland and other sources as appropriate.

b) similarly that all habitats and species protected by Article 10 of the Habitats Directive and any

B1	B2	B3		PHH		SG1	SG2		W1	W2	W3		AC		M1	M2	M3		CH1	CH2		L

other sites that may be considered as stepping stones in support of European sites will be addressed as part of the AA process.

Objective FL 4 – Management of Flood Risk in relation to Natura Sites European Sites

In circumstances 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 European sites, the new developments and such these measures will undergo environmental assessment and Habitats Directive Appropriate Assessment, as appropriate.

Objective FL 7 – Protection of Water Bodies and Watercourses

- Protect water bodies and watercourses within the plan area from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include a general 10 metre protection buffer from rivers as measured from the near river bank (this distance may be increased and decreased on a site by site basis, as appropriate). In addition, promote the sustainable management and uses of water bodies and avoid culverting or realignment of these features.
- Ensure that flows through the

B1	B2	B3		PHH	SG 1	SG2		W1	W2	W3	Ac		M1	M2	M3		CH1	CH2	L
B1	B2	B3		PHH	SG 1	SG2		W1	W2	W3	AC		M1	M2	M3		CH1	CH2	L

town in the stream near St Michael's Church are not impeded at the downstream end. In particular it is important that the culverts under the present town centre by-pass are not blocked.

- Ensure that any new development proposals within or near the 10m buffer are adequately assessed, undergo appropriate Assessment and the preparation of an NIS, should screening show that this is necessary and where the PA consider that such screening/assessments are required.

Objective NH 6 – Biodiversity and Ecological Networks (Refer to Maps 2A/2B)

Support the protection and enhancement of biodiversity and ecological connectivity within the plan area, including woodlands, trees, hedgerows, semi-natural grasslands, rivers, streams, natural springs, wetlands, stone walls, geological and geo-morphological systems, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive:

- a) Seek to retain and/or incorporate these natural features into developments, in order to avoid ecological fragmentation and maintain ecological corridors and

B1	B2	B3		PHH	SG 1	SG2		W1	W2	W3		AC	M1	M2	M3		CH1	CH2	L

<p>stepping stones.</p> <p>b) Protect and enhance the water quality and ecology of the area of the River Suck and other rivers/streams in the plan area and their function as ecological corridors, by maintaining the existing banks and channel and ensuring that new developments are set back at least 10m from the near river bank, (this distance may be increased and decreased on a site by site basis, as appropriate) in the plan area.</p> <p>c) Ensure maintenance and enhancement of biodiversity through the appropriate planting of native trees, shrubs and hedgerows indigenous to the Ballinasloe area and of Irish provenance in public and private areas and in new developments.</p> <p>d) Seek to prevent the introduction of imported ash trees/plants or other such species, into the plan area in line with the EU Plant Health Directive and any other relevant legislation.</p> <p>e) Ensure that any new development proposals within or near the 10m buffer are adequately assessed, undergo Appropriate Assessment and the preparation of an NIS, should screening show that this is necessary and where the PA consider that such screening/assessments are required.</p>																	
<p>Objective NH 3 – Environmental Management (Refer to Maps 2A/2B)</p> <p>Ensure that any new development proposals on or near the environmental management area that may impact on River Suck Callows Special Protection Area (SPA; Site Code 004097), the Suck River Callows Natural Heritage Area (NHA: Site Code 000222; S.I</p>	B1	B2	B3	PHH	SG 1	SG2	W1	W2	W3	AC	M1	M2	M3	CH1	CH2	L	

<p>Objective NH 4 – Natural Heritage Areas and Proposed Natural Heritage Areas (Refer to Map 2A/2B)</p> <p>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 (e.g. Ballinasloe Esker proposed Natural Heritage Area (pNHA: Site Code 001779), an Ecological Impact Assessment EIA/EIS may be required and shall be carried out in accordance with the EIA Directive and associated regulations.</p>	B1	B2	B3		PHH	SG 1	SG2		W1	W2	W3		AC		M1	M2	M3		CH1	CH2	L	
<p>Objective NH 13 – Consultation with Environmental Authorities Screening for Appropriate Assessment</p> <p>Ensure that all development proposals are screened to determine whether they on their own or in combination with other plans and projects are likely to have a significant direct, indirect or cumulative effect on the integrity or conservation objectives of any Natura 2000 a European site in view of its conservation objectives. and, where significant effects are likely or uncertain; an NIS will be required in accordance with the Habitats Directive. there will be a requirement for consultation with the relevant environmental authorities as part of any Habitats Directive Assessment that may be required.</p>	B1	B2	B3		PHH	SG 1	SG2		W1	W2	W3		AC		M1	M2	M3		CH1	CH2	L	

<p>Objective NH 14 – NPWS & Integrated Management Plans Galway County Council shall seek to engage with and support the National Parks and Wildlife Services (NPWS) at their request to ensure integrated Management Plans are prepared for all Natura European sites within the sphere of influence of the Ballinasloe LAP area and ensure that such plans prioritise achieving the conservation objectives of European sites, that they are practical, achievable and sustainable and have regard to all relevant ecological, cultural, social and economic considerations and with special regard to the local community</p>	B1	B2	B3		PHH	SG 1	SG2		W1	W2	W3		AC		M1	M2	M3		CH1	CH2		L
<p>Objective NH 1 – Natura 2000 Sites European 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 including a Screening for Appropriate Assessment if necessary, and a Habitats Directive</p>	B1	B2	B3		PHH	SG 1	SG2		W1	W2	W3		AC		M1	M2	M3		CH1	CH2		L

Assessment where necessary, that:

1. The plan or project will not give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura-2000 site European site (either individually or in combination with other plans or projects); or
2. The plan or project will adversely affect the integrity of any Natura 2000- 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 European site; or
3. The plan or project will adversely affect the integrity of any Natura 2000 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~~ European site.

Material Alteration No.5

Policy TI 2 – Roads, Streets and Parking

It is the policy of Galway County Council in conjunction with all relevant statutory agencies and infrastructure providers to provide road and street networks that are safe and convenient, that have adequate capacity to accommodate motorised traffic and non-motorised movements, that have a high environmental quality with appropriate adjacent development and built form, particularly in the case of urban streets and streetscapes, and that adequate parking facilities are provided to serve the needs of the town. In this regard, the principles, approaches, and standards set out in relevant national policy, including the Spatial Planning and National Roads Guidelines, the Sustainable Residential Development in Urban Areas Guidelines and the accompanying Urban Design Manual, the Traffic Management Guidelines (2012), the Traffic and Transport Assessment Guidelines (2007), (2014), the Design Manual for Urban Roads and Streets (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.

B1	B2	B3	PHH	SG 1	SG2	W1	W2	W3	AC	M1	M2	M3	CH1	CH2	L
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Material Alteration No.6

Objective DS 10 – Future Developments and EU Directives
 Ensure that all future developments within the plan area fully take into account the requirements of the EIA, Habitats, Birds, Water Framework and Flood Directives respectively, as relevant and as appropriate.

B1	B2	B3		PHH		SG 1	SG2		W1	W2	W3		AC		M1	M2	M3		CH1	CH2		L	
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Material Alteration No.7

Policy UI 1- Water Supply, Wastewater and Surface Water Infrastructure
 Support Irish Water in the provision and maintenance of adequate ~~wastewater disposal~~, water supply, ~~wastewater management~~, and ~~surface water drainage~~ infrastructure, in accordance with EU Directives, to service the development of Ballinasloe. This will include satisfactory capacity for public wastewater ~~networks 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.~~

B1	B2	B3		PHH		SG 1	SG2		W 1	W2	W3		AC		M1	M2	M3		CH1	CH2		L	
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Objective UI 2 – Water Supply and Water Conservation as follows:
 Support Irish Water in:
 a) **Ensure Ensuring** that new developments are adequately serviced with a suitable quantity and quality of drinking water supply, promote water conservation/~~demand management~~ to reduce the overall level of water loss in the public supply

B1	B2	B3		PHH		SG 1	SG2		W 1	W2	W3		AC		M1	M2	M3		CH1	CH2		L	
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and require that new domestic developments provide infrastructure to facilitate for water supply metering when making a connection to the public water supply is required;

Collaborate with Irish Water in the upgrading of the existing water treatment plant capacity at Derrymullen as deemed necessary.

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Material Alteration No.10

Policy BAC 3 – Bridleways in Ballinasloe
Support the creation of bridleways within Ballinasloe plan area given the strong local equine connections.

B1	B2	B3		PHH		S G 1	SG2		W1	W2	W3		AC		M1	M2	M3		CH1	CH2		L	
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Material Alteration No.11

Policy TI 4 Bi – Lingual Road Signage
Support and facilitate Bi – Lingual Road Signage within the plan area.

B1	B2	B3		PHH		S G 1	SG2		W1	W2	W3		A C		M1	M2	M3		CH1	CH2		L	
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Material Alteration No.12

Objective LU 3 – Residential (R) (Refer to Maps 1A/1B and Objective RD1)

Promote a phased, sequential approach on Residential zoned lands, with a strong emphasis on consolidating existing patterns of development, encouraging infill opportunities and promoting sustainable transport options.It is an objective to:

1. Promote the development of appropriate and serviced lands to provide for high quality, well laid out and well landscaped

B1	B2	B3		PHH		S G 1	SG2		W1	W2	W3		A C		M1	M2	M3		CH1	CH2		L	
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sustainable residential communities with an appropriate mix of housing types and densities, together with complementary land uses such as community facilities, local services and sustainable transport options, to serve the residential population of the area and the surrounding environment.

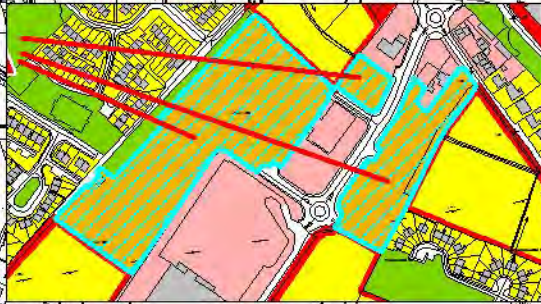
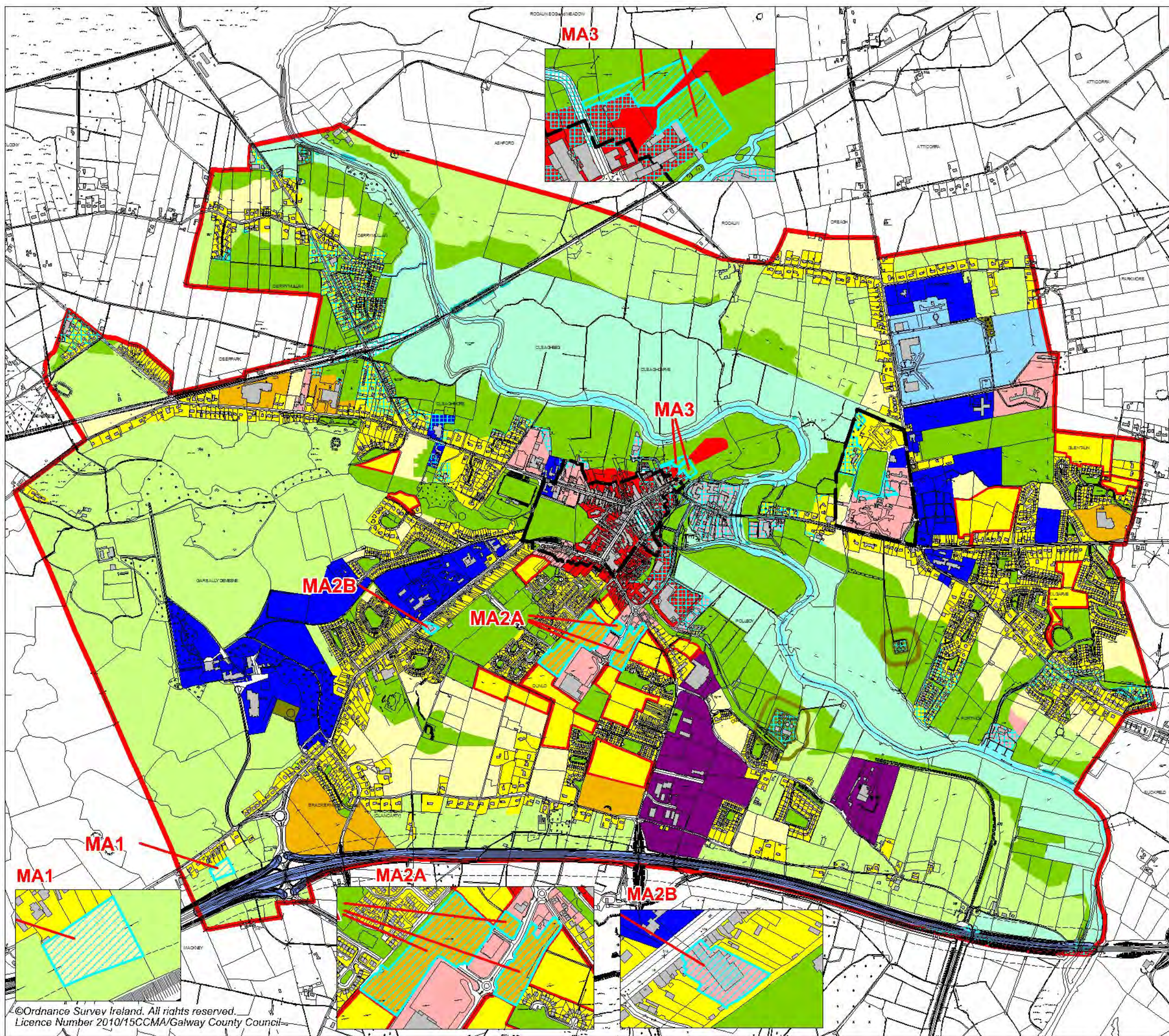
2. Protect existing residential amenities and facilitate compatible and appropriately designed new infill development, in accordance with the proper planning and sustainable development of the area.

3. Existing commercial businesses in Residential Zonings shall, as far as is practicable, be facilitated to expand and develop their commercial activity.

A Phasing Scheme shall apply to residential uses on Residential (R) zoned lands, as set out under Objective RD1 in Section 3.2.2.

Appendix B

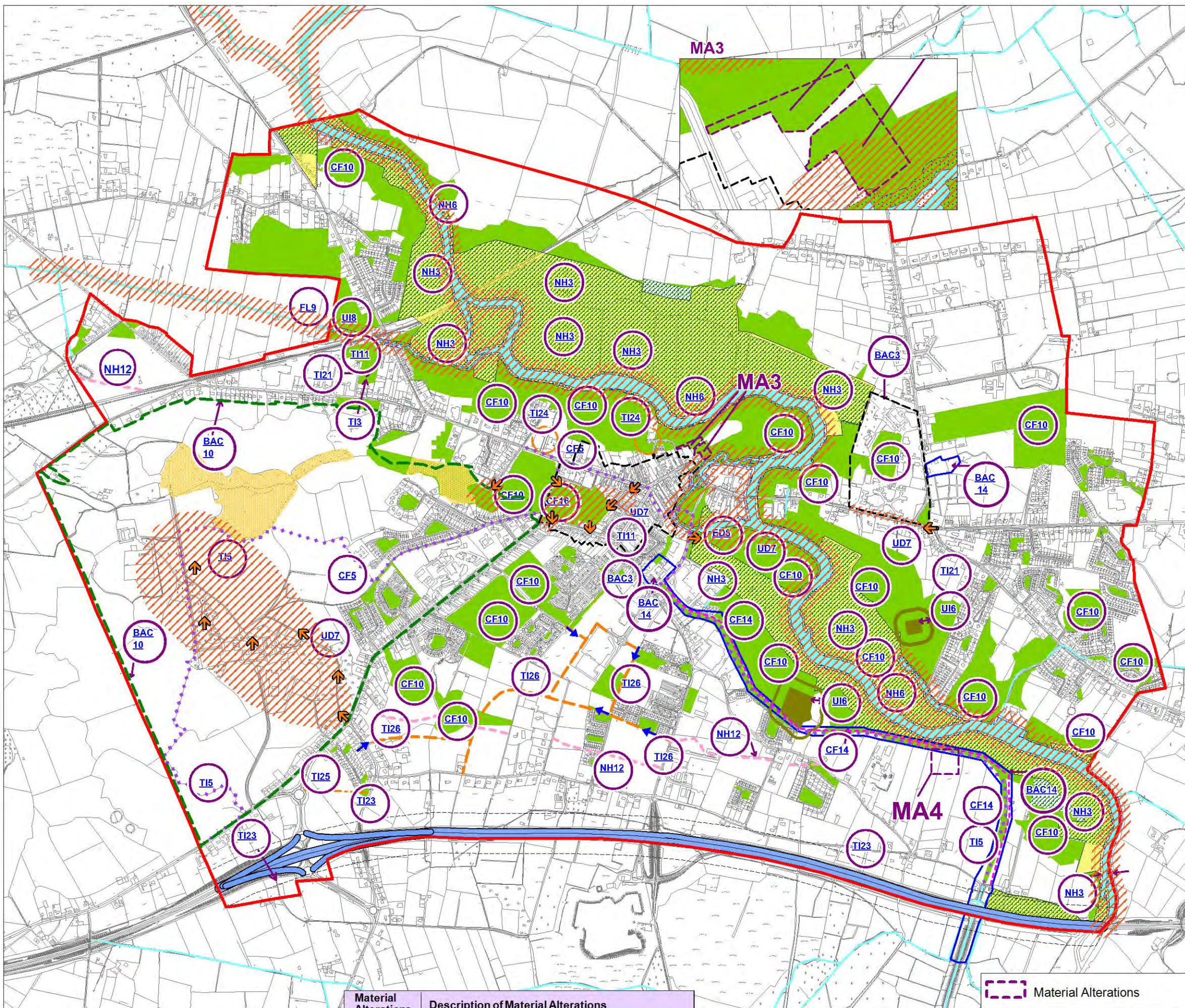
MATERIAL ALTERATION MAPS



- 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.
- BT - Business and Technology
- I - Industrial
- CF - Community Facilities
- OS - Open Space / Recreation & Amenity
- EM - Enviromental Management
- A - Agriculture
- PU - Public Utilities
- Buffer Zone
- TI - Transport Infrastructure
- CL - Constrained Land Use

- River Suck
- M6 Motorway
- ACA - Architectural Conservation Area
- Material Alterations

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.



Objective Key	Objective Description
	S.3.3.2 Social and Community Development
CF5	Indicative locations for Educational Facilities
CF10	Open Spaces
CF14	Linear Park (indicative route)
CF 16	Fair Green Enhancement Scheme
	S. 3.4.3 Economic Development
ED8	Water based tourism and public marina
	S. 3.5.5 Transportation Infrastructure
TI 3	Public Transport & proposed Integrated Public Transport Location
TI 5	Cycle and pedestrian networks
TI 11	Bus facilities/services
TI 21	Provide parking and long stay parking facilities
TI23	M6 Galway to Dublin Motorway Building Setback: <ul style="list-style-type: none"> Min 90m building setback in areas where a speed limit greater than 50kph applies (>50kph).
TI24	Townspark Relief Road (Indicative access points)
TI25	Proposed Link Roads (Indicative)
TI 26	Reservation of Access Points (Indicative)
	S.3.6.2 Utility and Environment Infrastructure
UI 6	Provide and protect a 50m buffer around the public wastewater treatment plant and at St Brigids Hospital.
UI 8	Wetlands & Natural Drainage of the Deerpark River
	S. 3.7.3 Flood Risk Management
FL9	Storm Water Retention Facilities & Integrated Constructed Wetlands
	3.8.2 Urban Design & Landscape
UD 7	Landscape, Townscape, Views and Prospects
	3.9.2 Built & Cultural Heritage
BAC3	Architectural Conservation Areas (ACAs)
BAC14	Archaeological Assessment & Zones of Archaeological Potential
	3.10.2 Natural Heritage & Biodiversity
NH 3	Environmental Management area <ul style="list-style-type: none"> a minimum setback of 10 metres to be maintained on either side of the River Suck
NH6	Biodiversity and Ecological Networks
NH12	Eskers and ridge tops

LEGEND

- LAP Boundary
- XX Specific Objectives Number
- OS - Open Space / Recreation & Amenity (CF10)
- ACA - Architectural Conservation Area (BAC3)
- ZAP - Zone of Archaeological Potential (BAC14)
- Minimum 10m setback to be maintained along the banks of the River Suck (NH3)
- River Suck Callows Special Protection Area (SPA: Site Code 004097) (NH1)
- River Suck Callows Natural Heritage Area (NHA: Site Code 000222) (NH4)
- Ballinasloe Esker Proposed Natural Heritage Area (PNHA: Site Code 001779)
- Linear Park (Indicative Route) (CF14)
- Cycle and pedestrian networks (TI5)
- Rivers and Streams
- M6 Galway to Dublin Motorway 90m setback (TI23)
- Eskers and ridge tops (Indicative - Refer to www.gsi.ie) (NH12)
- Proposed Link Roads (Indicative) (TI25)
- ↑ Reserve Access Points (TI26)
- ↑ Protected Views (UD7)

Material Alterations	Description of Material Alterations
MA 3	Open Space, Recreation & Amenity (OS) included as consequential amendments to the rezoning of undeveloped Town Centre/Mixed Use (located in Flood Zone B) to OS
MA 4	Delete Objective CF 5

Note:
 This map should be read in conjunction with Map 1A/1B - Land Use Zoning, Map 3A/3B - 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 Maps 2A/2B are indicative and objectives would also apply in other locations where appropriate.

