



REGENERATION MASTERPLAN



Comhairle Chontae na Gaillimhe
Galway County Council



Rialtas na
hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

the paul hogarth company

FINAL DRAFT

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FOREWORD



Councillor Joe Sheridan
Cathaoirleach Tuam
Municipal District

As Cathaoirleach of the Tuam Municipal District, I am delighted the Tuam Regeneration Masterplan has been developed, it will position the growing town of Tuam as a great place to live and work and visit. We know that town centres everywhere are changing, due to the development of technology, including online retail platforms; as well as people's choices about transport. This urban evolution has an impact on the use and functionality of the built environment. The design and appearance of our town centres also has an impact on how people feel about the place in which they live, work or visit. This document will acknowledge the challenges we face and take account of the wealth of opportunities that we have. This plan recognises the great potential of Tuam and harnesses various elements with a clear and organised strategy to bring the heart back into our town centre. Tuam's greatest asset is its local community, by working with them to deliver this Masterplan, we hope to ensure its success into the future. Sláinte Joe



Kevin Kelly
Chief Executive of
Galway County Council

The Tuam Regeneration Masterplan will inform the future sustainable redevelopment and growth of the town of Tuam. Its production was facilitated by a funding award from the Rural Regeneration Development Fund on behalf of the Department of Rural and Community Development and the people of Tuam have engaged with the process of producing this Masterplan with great enthusiasm and valued input.

The Masterplan gives us the opportunity to prioritise and focus on proposals which will have the greatest impact on the future success of the regenerated town centre and is a significant step in the future development of Tuam. The document responds to Objectives in the Tuam Local Area Plan 2018-2024 and provides a coherent and strategic expression of the ambitions of that Plan.

I would like to thank the representative members of the local community groups who sat on the Tuam Forum who helped to inform the concepts and proposals included in the Masterplan which we hope will meet the aspirations and ambitions of the people of Tuam for their town in the coming years.



INTRODUCTION

It should be noted that this Regeneration Masterplan does not propose to alter existing land use zonings or rezone lands in the area. Current zonings policies and objectives are as set out in the Galway County Development Plan 2015-2021 (as amended) and Tuam Local area Plan 2018-2024. Potential uses/proposals referred to in this document are indicative only and fall within the provisions of the current statutory land use framework, both of which have been subject to full Strategic Environmental Assessment and Habitats Directive Assessment.

Introducing Tuam

The historic town of Tuam, County Galway is thought to have been established by St Jarlath in the 6th Century, before growing to become Ireland's early medieval seat of power and religion. While its castle no longer stands, Tuam retains a rich built heritage, including its two cathedrals and historic streets. Today it is home to well over 8000 people, who enjoy its thriving community, good schools and businesses, while availing of improved regional connections.

Yet the town, and in particular its centre, faces the challenges of a changing economy. Retail is experiencing rapid change, with a move to online shopping, which along with the hospitality industry, has faced further setbacks due to the Covid-19 pandemic. Tuam has also large sites available for industrial and commercial development that have remained vacant for many years. Consequently many people are required to commute out of the town each day.

The Vision :

'To promote Tuam as a thriving vibrant market town, providing a focus for future residential, economic and social development in a sustainable manner, encouraging new development and capitalising on the town's unique historic identity and character, as well as its accessibility, thereby realising Tuam's potential as well as supporting the surrounding rural hinterland.'

It is the purpose of this regeneration masterplan to identify a prioritisation of the existing objectives within the Tuam LAP 2018-2024 to help achieve the vision for Tuam in a planned and phased manner through the promotion of a series strategic proposals.

Masterplan Background

The Tuam Regeneration Masterplan was commissioned by Galway County Council in 2020 to establish a shared vision for the town, to guide future development and to identify proposals suitable for public sector funding and private sector investment over the next 10 - 15 years. This Regeneration Masterplan for Tuam is part-funded under Project Ireland 2040 through the Rural Regeneration and Development Fund.

It was researched and produced by a consultancy team led by The Paul Hogarth Company, with Dickson Fitzgerald Architects and Minogue Associates. Importantly the masterplan was developed through a collaborative methodology that involved a wide range of people from across the town and beyond.



Role of the Plan

The plan seeks to address the Social, Economic, Cultural and Environmental opportunities and challenges within Tuam and incorporates them into a comprehensive Regeneration Plan.

The Regeneration Masterplan identifies a series of aspirational proposals which are compatible and complementary within the current planning framework of the town as determined in the LAP. The proposals will enable a phased approach to the application for future funding and investment opportunities available to Tuam.



The Collaborative Process

From the masterplan inception in March 2020, the team conducted extensive research and site appraisal work to inform this plan. Collaboration with local stakeholders was critical to this process, ensuring that the resultant masterplan accurately reflects the aspirations of local people.

The first public consultation event was held at Tuam Municipal District offices in March 2020, the findings of which were used to guide development of the draft plan. A further second public consultation process was held online during the month of August, through a dedicated website which provided access to the consultation boards, masterplan video and survey. Levels of public participation were excellent, despite the challenging circumstances of 2020. This in itself demonstrates the enthusiasm in Tuam for positive change.

Working with Galway County Council a Vision and set of ambitions was formulated for the Preliminary Masterplan, which in turn set out the Placemaking Principles for Tuam. The Regeneration masterplan was refined, taking on board the wealth of public feedback to establish 7 town quarters, each with its own series of proposals.



THE TOWN OF TUAM

Socio-Economic Profile

Context and Overview

Galway county is separated into 5 electoral areas; Ballinasloe, Connemara, Loughrea, Oranmore and Tuam. Tuam is the largest town in County Galway followed by Ballinasloe.

The socio-economic data for Tuam sits largely in line with wider County electoral areas and frequently acts as the County average benchmark. The population of the wider Tuam Area (Small Area Population Statistic) is 40,494 people with approximately 25% of the population aged under 15 and 12.5% aged 65+.

Tuam has highest quantity of individuals who have ceased education before the age of 16 indicating potential educational issues. It has the highest percentage of populace who leave home before 7am and joint highest percentage of journey times exceeding 1 hour indicating a large commuter population.

The employment sector is broadly mixed across services with the male population dominating the manufacturing industries whilst the female population dominate professional services.



Why socio-economics are important

Understanding the socio-economic profile of Tuam is a very important starting point in planning for a more sustainable and successful future of the town.

Having a greater understanding of the local context means that we can create a more refined and targeted set of interventions that not only deliver in policy terms but constructively build upon the town's strengths while seeking to address any identified weaknesses.

It should also be acknowledged that socio-economic insight is a fast-moving area and that at the time of writing, the global economy has been very much in flux due to the impact of Covid-19.

That said, while the current circumstances pose many uncertainties, it is important we should not completely limit ourselves to developing a plan that is based on a singular point in time. In response, it is the ambition of this masterplan to embed socio-economic resilience to the town of Tuam in the short, medium and longer term.

In order to achieve the outlined intention and to create a strategy that delivers for the town and its local population, the masterplan seeks to make Tuam a highly investable place.

While key employment lands in the town will play an important role in improving specific aspects of the local job market, these designated areas are not the only vehicle for economic development and a wider approach should be adopted for driving forward more inclusive and resilient economic growth.

In response, this masterplan will respond to the current economic challenges and capitalise upon future opportunities by improving the local quality of life, adding value to place, increasing sustainable transport connections, and enhancing access to education, health and community provision. Collectively, these elements and more will help make Tuam a highly attractive place to live, work and importantly, invest in.

Tuam Employment Overview

In recent years Tuam has benefited from a growth in industrial employment (i.e. utilities, waste management and manufacturing) and as a result, the town has created a positive name for itself as a destination for industrial economic investment.

JFC and Larkin Engineering are two big employers in the area as is Steeltech.

Transport Equipment experienced the largest percentage growth in employment in the Western Region between 2011 and 2016, increasing by 52.7% (+451 people). The region had far greater growth than nationally (15.5%). At the town level, Tuam was ranked within the top 10 Irish towns for share of employment in industry (WDC Insights, 27 Feb 2019).

Local success stories, such as Tuam-based car technology firm Valeo Vision Systems specialising in developing driverless cars, have made significant investments into research and development (R&D) in the town.

This expenditure has meant the numbers employed increased to 1,097 from 1,022 in 2018 as R&D spend increased by 25.5 per cent to €69.8 million (Irish Times, 20 Jan 2020).

For many, recent transport investments have made Tuam a much more easily accessible town that is well integrated to the wider County and its opportunities.

Good connectivity and affordable housing have so far spurred on a resurgent local economy for a particular demographic grouping, however, to tackle persistent issues of higher deprivation levels, intervention is required that seeks to inclusively grow employment numbers and enhance the economic fortunes of the town.



Social Profile of Tuam

Tuam Electoral Division Comparison based to data from Pobal.ie.

The Pobal HP Deprivation Index is Ireland's most widely used social gradient metric, which scores each small area (50 – 200 households) in terms of affluence or disadvantage. The index uses information from Ireland's census, such as employment, age profile and educational attainment, to calculate this score.

From Table 1 we can assess that the population of Tuam, in both the urban and rural electoral divisions, have been increasing over the period of 2006-2011. However, it is clear that the growth has not been substantial and when examined, it can be seen that the overall numbers have slowed pace in recent years.

Table 1

	Tuam Urban	Tuam Rural
Population 2006	2,996 Tuam Rural	4,623
Population 2011	3,304	5,520
Population 2016	3,511	6,060
Population Change % (2011-2016)	0.07	0.12
Deprivation levels 2016	Marginally below average	Marginally below average

A variation of 36.84 in relation to the Pobal HP Index exists between these two areas within the town which can be seen in Table 2. This striking level of disparity between the classification of 'very disadvantaged' and 'affluent' is echoed across the various measurements of these two examples of the town's small areas.

It should also be noted that the most deprived area of Tuam is located within the urban area. This could suggest that access to employment is poor within the town centre and so the potential for increasing local jobs, stimulating economic activity and even improving access to education should be given particular focus for the urban area.

The two examples sit in contrast in each of the recorded deprivation measures, highlighting a significant gap in educational attainment and engagement with the employment market, which are two key indicators in assessing the socio-economic profile of the town.

Table 2

Measures (2016 level)	Tuam Urban	Tuam Rural
Small Area ID	067212003	067211015
Population	177	333
Pobal HP Index	-26.43	10.41
Pobal HP Description	Very disadvantaged	Affluent
Age Dependency Ratio %	41.24	32.73
Proportion of population with primary education only %	41%	4%
Proportion of population with third level education %	8.43%	45.51%
Proportion of population living in local authority rented accommodation %	39.34%	4.21%
Unemployment Rate – Male %	63.16%	5.56%
Unemployment Rate – Female %	46.67%	9.88%

Comparative Analysis

A key point of consideration would be to analyse the growth levels and deprivation measures of Tuam against the wider County average to enable a better cross-comparison and a fairer assessment of socio-economic conditions.

Table 3 shows that while there is not a drastic variation in comparison of Pobal HP Index, population change and age dependency ratio, Tuam lags the County average in terms of educational attainment. A sizable gap has also been created in the unemployment rate between Tuam and the wider County.

When the County average is driven by statistics from Galway City and its flourishing medtech and tourism sectors, which are supported by the local Higher Education connections and the city's vibrant and attractive streetscapes, it could be predicted that the socio-economic gap between Tuam and the wider County will continue to grow unless strategic intervention is taken to make Tuam a more economically resilient, attractive and investable place.

Table 3

Measures (2016 level)	Tuam Urban	County Galway
Pobal HP Index	-7.37	1.81
Pobal HP Description	Marginally below average	Marginally above average
Population Change % (2011-2016)	0.07	0.04
Age Dependency Ratio %	38.54%	34.22%
Proportion of population with primary education only %	15.2%	13.7%
Proportion of population with third level education %	28.66%	38.71%
Unemployment Rate – Male %	25.14%	14.14%
Unemployment Rate – Female %	21.14%	11.33%

Policy Context

A number of key strategic documents set out the policy context for the Tuam regeneration Masterplan. These national, regional and local policy documents should be consulted in considering the future of the area by providing further direction and guidance.

It should be noted that this Regeneration Masterplan does not propose to alter existing land use zonings or rezone lands in the area. Current zonings are set out in the Tuam Local area Plan 2018-2024. Potential uses/proposals referred to in this document are indicative only and fall within the provisions of the current statutory land use framework.

National Planning Framework (NPF) “Project Ireland 2040”

Published 16th February 2018, the National Planning Framework (NPF) is the Government’s high-level strategic plan for shaping the future growth and development of the country to the year 2040. The NPF sets out National Policy Objectives and Outcomes, such as Strategic Outcome 3, Strengthened Rural Economies and Communities. This Outcome seeks to create attractive, liveable, well designed and high-quality places. The National Policy Objectives seek to regenerate and rejuvenate rural environs, done so through enhanced levels of amenity space and design quality to reverse patterns of stagnation and decline.

Improved connectivity and improved economic development opportunities offer potential to strengthen a living and working community.

The NPF also details a series of objectives that promote the integration of residential development with safe and convenient alternatives to car use, such as prioritising walking and cycling travel modes, to assist in the creation of sustainable communities.

Regional Spatial and Economic Strategy (RSES) for Northern and Western Region

Adopted 24th January 2020, the RSES provides a high-level development framework for the Northern and Western Region that supports the realisation of the National Planning Framework (NPF) and the relevant economic policies and objectives of Government. It provides a 12-year strategy to deliver the transformational change that is necessary to achieve the objectives and vision of the Regional Assembly.

The RSES provides the roadmap for effective regional development – it delivers a combination of response, design and innovation; in how the region does business, delivers homes, builds communities and values land-use – creating healthy places and promoting sustainable communities.

United Nations Sustainable Development Goals (SDGs)

Adopted by all United Nations Member States in 2015, the 17 Sustainable Development Goals (SDGs), also known as the Global Goals are a universal call to action to end poverty, protect the planet and ensure that all people enjoy peace and prosperity by 2030. The 17 SDGs are integrated—that is, they recognise that action in one area will affect outcomes in others, and that development must balance social, economic and environmental sustainability. Achieving the SDGs requires the partnership of governments, private sector, civil society and citizens alike to make sure we leave a better planet for future generations.

Climate Action Plan: To Tackle Climate Breakdown 2019

Published 5th July 2019 and in line with the United Nations SDG's, this National Government document commits to achieving net zero carbon energy systems for Irish society and in the process, create a resilient, vibrant and sustainable country. The Plan clearly recognises that Ireland must significantly step up its commitments to tackle climate disruption and highlights the leadership role both the Government and public bodies must play in taking early action on climate to achieve decarbonisation goals.

Smarter Travel - A Sustainable Transport Future 2009 - 2020

Adopted in 2009, this Executive Document 'Smarter Travel - A Sustainable Transport Future - A New Transport Policy for Ireland 2009 – 2020' reflects the government's vision and required measures to have a sustainable transport system by 2020.

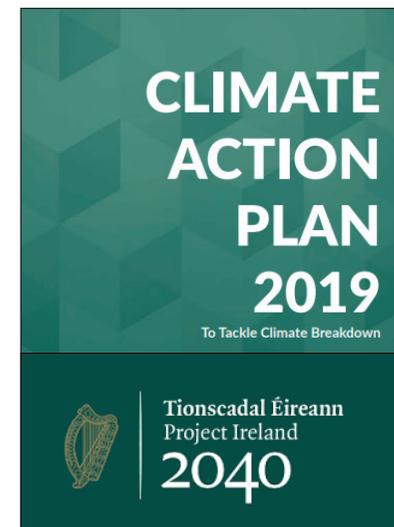
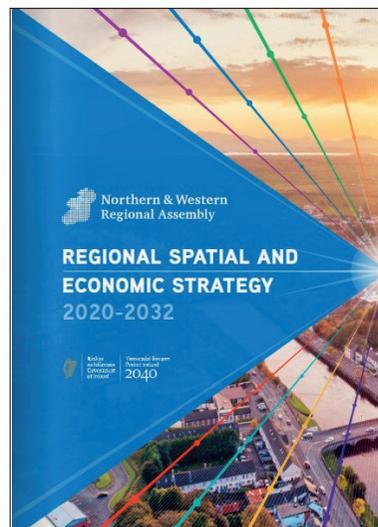
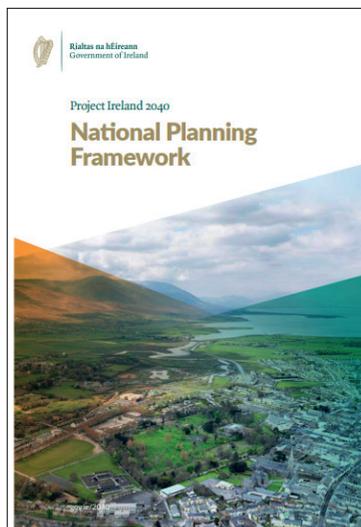
The document sets out five goals to be achieved:

- To reduce overall travel demand
- To maximize the efficiency of the transport network
- To reduce reliance on fossil fuels
- To reduce transport emissions
- To improve accessibility to transport

Galway County Development Plan (CDP) 2015 - 2021

Effective 23rd February 2015, the Galway County Development Plan 2015-2021 sets out an overall strategy for the proper planning and sustainable development of the functional area of Galway County Council. The existing Galway County Development Plan 2015-2021 is in the process of being reviewed, stage 1 of the public consultation has been completed and the new development plan will be completed by May 2022.

Building upon the previous adopted CDP, the 2015-2021 Plan also takes account of the increased emphasis on flooding, climate change, renewable energy and the need to support economic development.

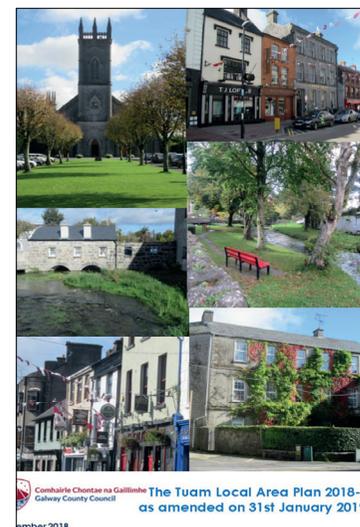
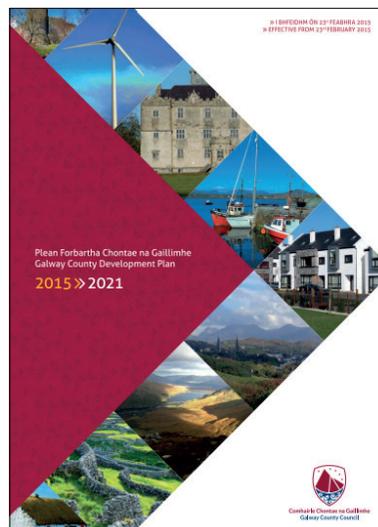
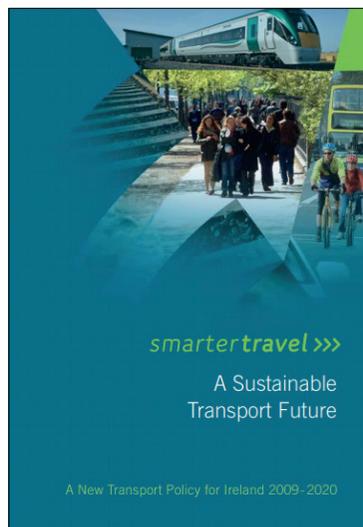


Tuam Local Area Plan (LAP) 2018-2024

Coming into effect on 19th November 2018, the Tuam Local Area Plan was prepared by Galway County Council to provide a statutory framework for the future growth and development of Tuam. It is consistent with the policies and objectives contained in the Galway County Development Plan, including the Core Strategy, and seeks to address the needs and requirements of the local community, service providers and other stakeholders.

The purpose of the Local Area Plan is to guide future development within the town in a sustainable and reasonable manner and to inform members of the public, the local community, stakeholders and developers of the policies and objectives that will shape the development of the town over the Plan period. The policies and objectives for the development of the town include provisions in relation to land use management, community facilities, amenities, transport, infrastructure, urban design, built heritage, natural heritage and the environment.

Objective ED5 of the Tuam Local Area Plan sought the preparation of a town centre management plan. The Tuam Regeneration Masterplan represents a response to this objective.



SEA, AA and Flood Risk Assessment

Relevant assessments of the broad planning provisions of this area have been addressed in the Galway County Development Plan 2015-2021 (as amended) and the Tuam LAP 2018-2024. Statutory screening processes have been carried out under the provisions of the relevant legislation and feedback from the Environmental and prescribed authorities received as part of this process has been included in the current document. Screening documents and conclusion statements are contained at Appendix 4.

Detailed and specific assessments will be required at an individual project level. In this regard, objective NH4 of the Tuam LAP 2018-2024 states the following:

Objective NH 4 – Impact Assessments

Ensure full compliance with the requirements of the EU Habitats Directive (92/43/EEC), SEA Directive (2001/42/EC) and EIA Directives including 2011/92/EU & 2014/52/EU and associated legislation/regulations, including the associated European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011), European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004-2011, Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 and the European Communities (Environmental Impact Assessment) Regulations 1989-2011 & European Union (Environmental Impact Assessment) Planning and Regulations 2014 (or any updated/superseding legislation). Planning applications for proposed developments within the plan area that may give rise to likely significant effects on the environment may need to be accompanied by one or more of the following: an Environmental Impact Statement, an Ecological Impact Assessment Report, a Habitats Directive Assessment Screening Report or a Natura Impact Statement, as appropriate. Ensure that Natura Impact Statements and any other environmental or ecological impact assessments submitted in support of proposals for development are carried out according to best practice methodologies and contain all necessary baseline assessments.

Galway County Local Economic and Community Plan (LECP) 2016 - 2022

Effective from December 2015, the LECP contained an overarching purpose to promote the well-being and quality of life of citizens and communities and it contains a vision for the future of the County which was developed through an extensive and inclusive consultation process.

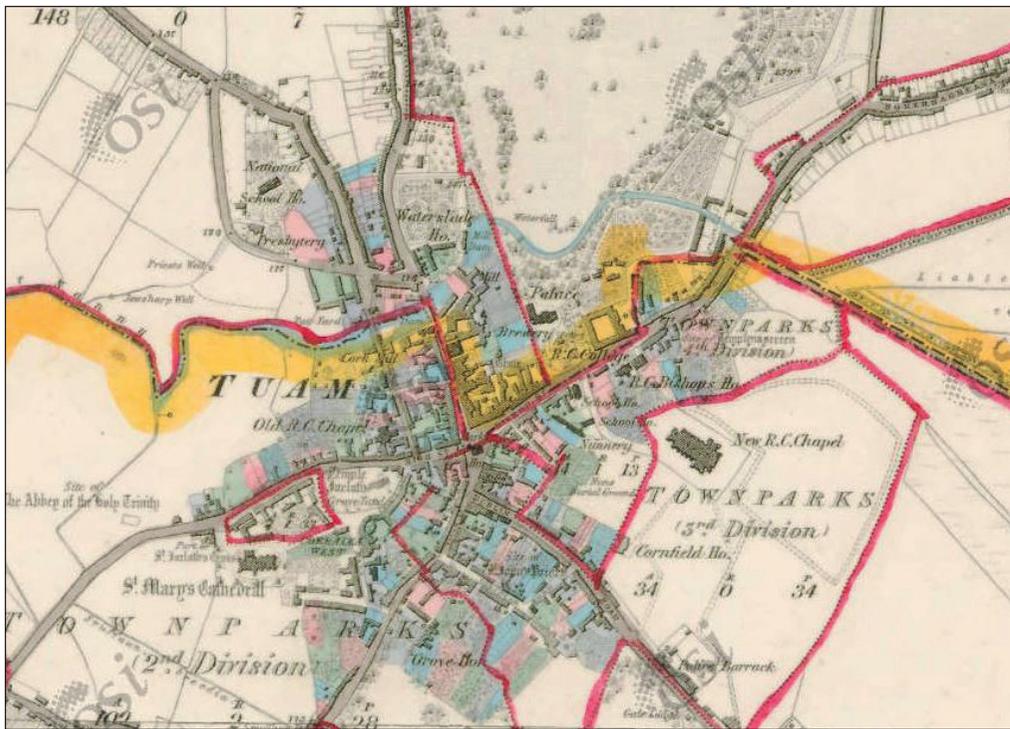
The vision sets a goal to create “an inclusive County with a clear sense of identity where we work together towards achieving the full economic, social, community, linguistic and cultural potentials of County Galway and all its people through citizen engagement at a local level”.

To be delivered over a 6 year period, the LECP sets out local objectives and is action-focused in order to promote and support the economic development, and the local and community development, of Galway, in partnership with various economic and community development stakeholders.

Galway County Heritage and Biodiversity Plan 2017 - 2022

The Galway Heritage and Biodiversity Plan was adopted by Galway County Council on 26th March 2019. This framework document has an aim to place heritage and biodiversity at the heart of public life in the County.

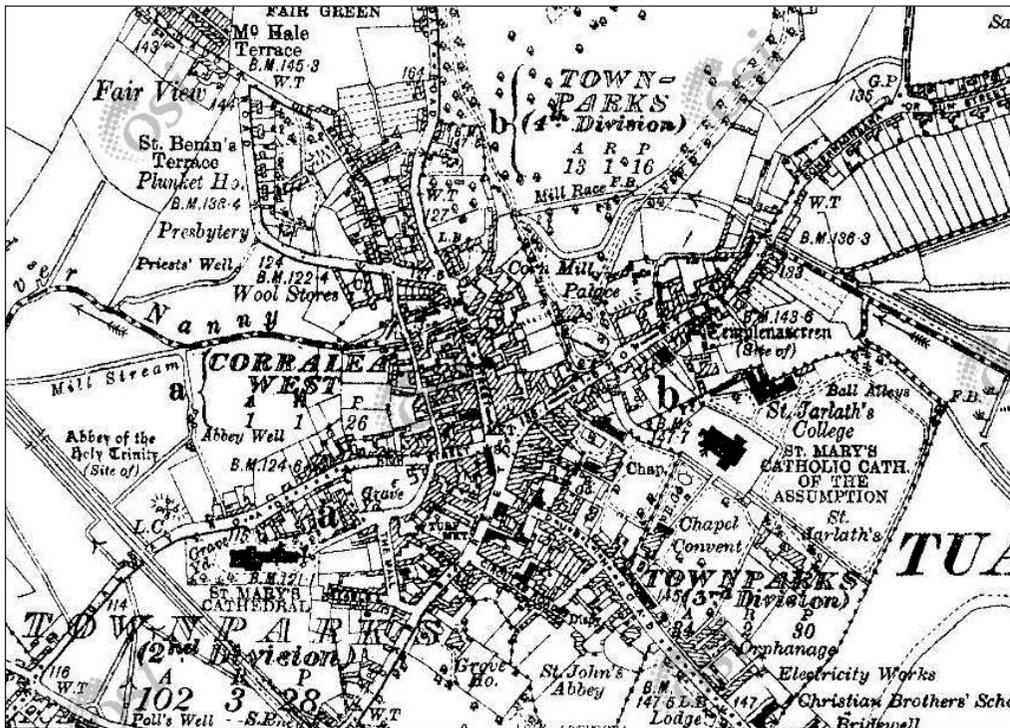
To successfully achieve this, the Plan seeks to increase awareness, participation, enjoyment, knowledge and understanding of local heritage and biodiversity to lead to its proper conservation, management and protection and safeguarding it for future generations.



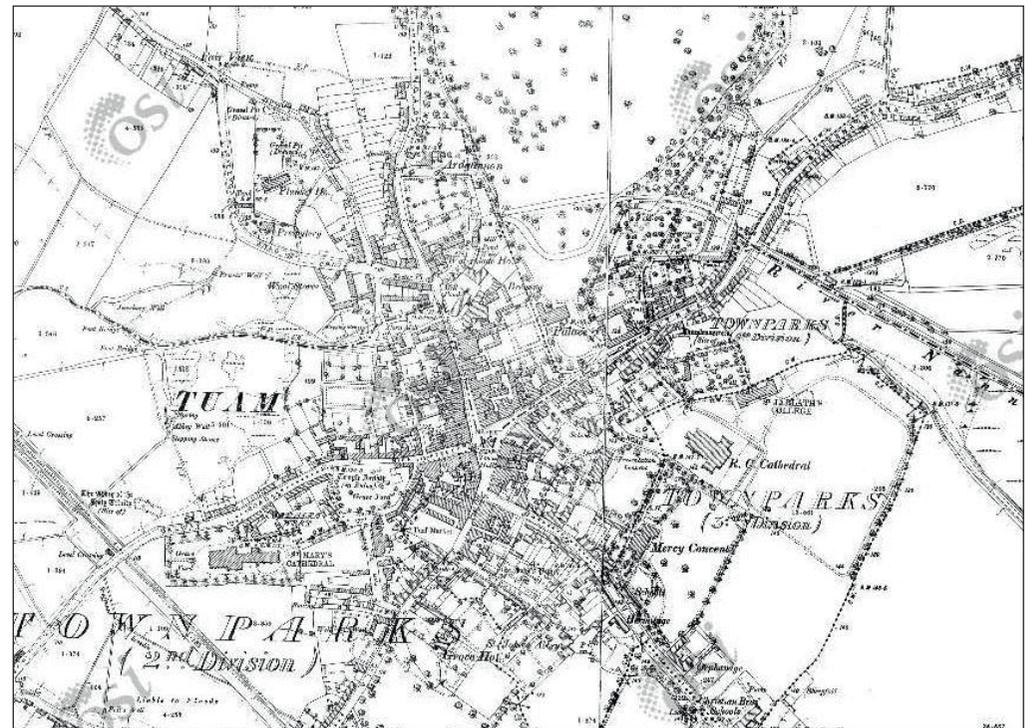
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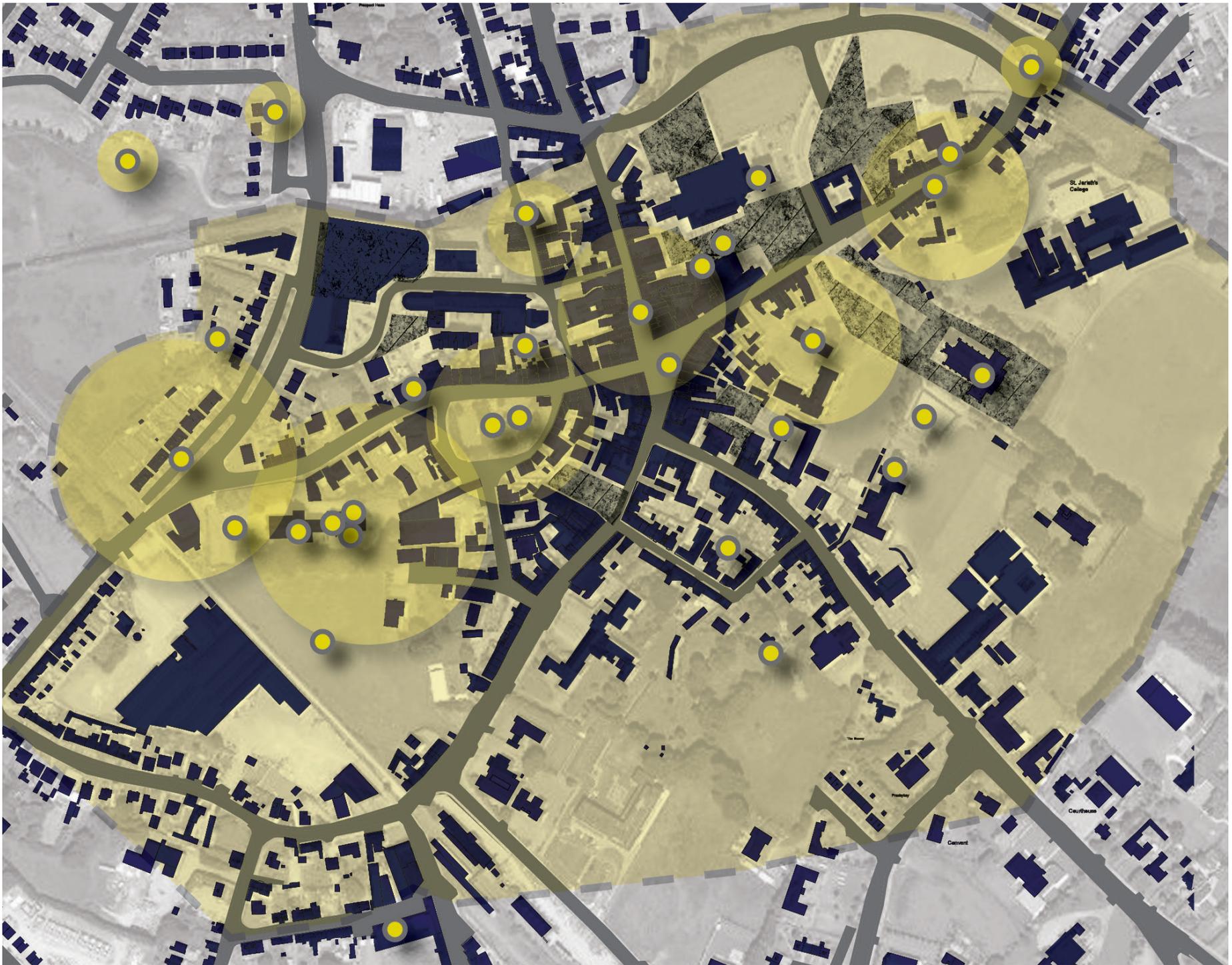
Historic 6" First Edition B&W 1892



16 Historic 6" Last Edition B&W 1925



Historic 25" 1925



Issues and Opportunities

Hidden Heritage

Tuam has many stories to tell. Yet through a combination of historic events and its largely centralised development pattern, much of Tuam's older heritage has either been lost, or is hidden from view.

Tuam has extensive sites of archaeological interest in and around the town. While these could be considered a constraint to development, they should also be viewed as an opportunity to learn more about the town and to celebrate its heritage. With regards 'visible' heritage, only the concerted visitor will for example, be able to locate the Chair of Tuam or Market Cross, while many of the town's heritage attractions are not currently open to the public.

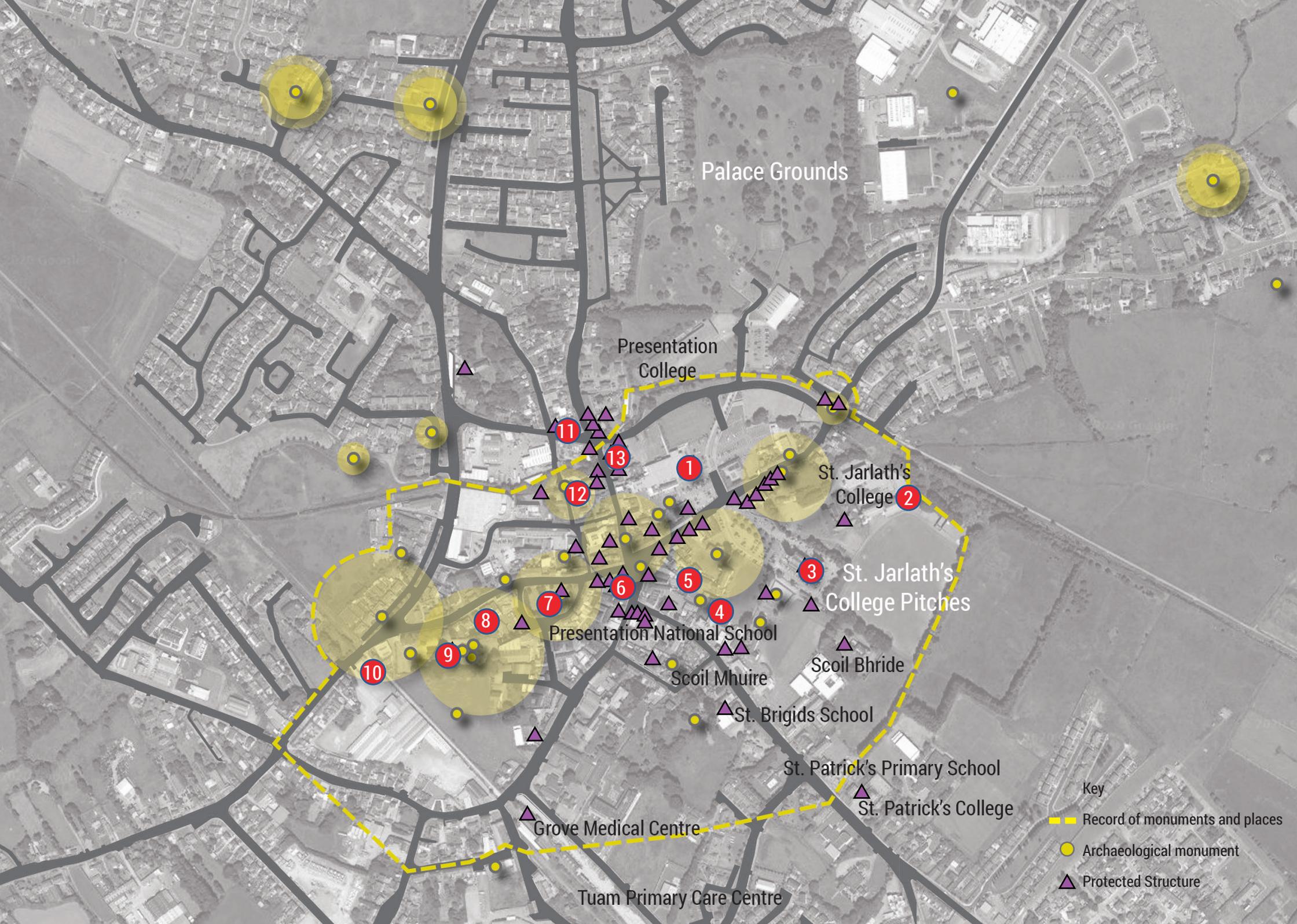
Tuam's built heritage and its associated stories are a key asset of the town. They play a major role in shaping its character, both in a physical sense, and also through its shared sense of community and identity. The town's heritage also holds significant potential to contribute more fully to its attractiveness as a place in which to visit and to invest. While new development in Tuam is needed, so too is a process to look after and breath new life into its heritage assets.



Market Square, Tuam 1870 - 1917 (Lawrence collection, Galway Library)



Market Square, Tuam c.1950



Palace Grounds

Presentation College

St. Jarlath's College

St. Jarlath's College Pitches

Presentation National School

Scoil Mhuire

Scoil Bhríde

St. Brigids School

St. Patrick's Primary School

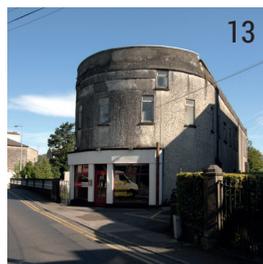
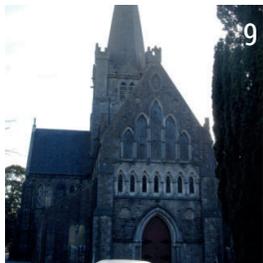
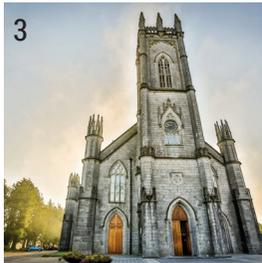
St. Patrick's College

Grove Medical Centre

Tuam Primary Care Centre

Key

- Record of monuments and places
- Archaeological monument
- Protected Structure



Buildings with Potential

Tuam is fortunate to have an array of heritage buildings within its central core which together form a considerable asset. The adjacent plan (page 18) shows the extent of Protected Structures and Scheduled Monuments. The continued upkeep and care of these buildings remains an essential, if not at times challenging task for the years ahead.

Like most town centres, Tuam has a number of vacant buildings, yet it is notable that many of these are of a historic nature and in high profile locations. Every effort is needed to find new, viable uses for prominent and historically important vacant buildings. This includes landmarks, such as the Town Hall, Railway Station and Courthouse, as well as more modest buildings that line its historic streets.

Vacancy, dereliction and poor upkeep not only impact upon specific buildings, but also on surrounding streets and on general perceptions of the town. It is therefore vital that efforts are sustained to restore and refurbish historic buildings, while complementing them with contemporary architecture when appropriate.

When difficulty arises in finding long term uses for buildings and shop units, temporary solutions may prove key for the short term.

- 1 The Palace (restaurant)
- 2 Saint Jarlath's College
- 3 Cathedral of the Assumption
- 4 Presentation Convent
- 5 Mercy Convent
- 6 Tuam Town Hall
- 7 Temple Jarlath
- 8 Fire Station (former)
- 9 St Mary's Cathedral
- 10 Train Station
- 11 The Thatch Bar
- 12 Little Mill Museum
- 13 Waterslade House



Town Centre Experience

Tuam has an attractive town centre with a clearly defined network of historic streets and spaces, punctuated with landmarks such as the Town Hall and two cathedrals. While these are of immense value, it is vital to objectively consider all aspects of the town centre experience so that issues can be addressed and improvements made accordingly.



First Impressions

The opening of the M17 road in 2017 has placed an emphasis on large motorway junctions as the first encounter with Tuam, as well as routes such as Galway Road. While such areas are generally presentable, an opportunity exists to manage development and introduce signage and artworks that better convey the character of the town.



Another influential factor upon first impressions of Tuam is the large telecoms tower at Temple Jarlath Court. Visible from afar, this structure dominates the skyline, competes with the cathedrals and is detrimental to the setting of the town.

Hidden Gems

As noted previously, much of Tuam's history is hidden from view. However, on exploring the town centre one is rewarded by finding special locations such as the Little Mill. These precious areas require to be protected, enhanced and sign posted to maximise their impact.

Streetscape

Tuam's central streets owe their character to generally narrow proportions, gently undulating topography and consistent frontages of 2 and 3 storey buildings. However, the streetscape tends in places to be visually 'busy' with elements such as overhead wires and signage that clutter the view and detract from otherwise characteristic features. Footpaths are also of varying quality, with a mix of concrete blocks and finishes.

Tuam has a wide array of shop and building frontages, with some good and bad examples clearly visible. It will be important to move towards a more coordinated approach for the town centre, so that shop fronts are appropriate in style, character and colour to their buildings and others in the street.



Vehicular Dominance

Like many Irish towns, Tuam is a busy place with a lot of traffic. Cars remain a fact of daily life for many and must be accommodated within the town. However moving vehicles (cars, tractors and lorries), as well as space devoted to roads and parking tends to dominate much of the town centre. This greatly affects the quality of experience for people on foot (and bicycle), making it noisy and unsafe, which in turn can deter them from spending time there. In locations such as the Market Square, the setting of heritage buildings is also compromised.

An important question for Tuam is how to balance the allocation of space in its public realm. Too much is currently devoted to vehicles, and not enough to those walking, using buggies or wheelchairs, or cycling.



Connectivity

The ease with which people and goods can move to, from and around Tuam is a vital consideration for its economy and the quality of life for residents.

At the regional level the connectivity of Tuam has greatly improved with the advent of the motorway. Galway City is now a 40 minute car journey and routes south to Limerick and East to Dublin are better than ever before. This investment plays important part of promoting Tuam as a destination for new residents and employers alike.

Another aspect of the town's regional connectivity is the disused railway line. At the time of writing Tuam awaits the findings of a government feasibility study into its potential re-opening. Meanwhile, an energetic campaign is ongoing to connect Tuam to a 30 mile regional greenway along the former railway line. Dubbed the Quiet Man Greenway, this would link Athenry and Milltown via Tuam and a feasibility study for this proposal is also underway.

The findings of these studies will inform the most appropriate solution for Tuam, its county and the region. Yet for the economic future of Tuam and the need for more sustainable transport solutions, it is advocated that every effort is made to accommodate both proposals. A railway and a greenway would greatly enhance the connectivity of Tuam and its attractiveness as a destination.

At the town level, connectivity is a critically important issue for Tuam. For many living in surrounding areas, Tuam is an important hub for employment, schooling, shopping and leisure. And since the mid to late 20th century, the geographic footprint of the town has grown considerably, leading those living on its fringes few alternatives to travelling by car. To lessen the impact of high car usage, it will be essential to better link neighbourhoods and surrounding villages through a combination of sustainable transport modes, including public transport, cycling and walking.

Within the centre Tuam has a road network comprised of several one-way streets, primarily due to the narrow width of its historic streets. While this helps ensure the fluid movement of traffic, like many one way systems, it can be confusing and generate extra trips as vehicles are 'sent' over longer distances that would otherwise not be the case. Moreover and as noted earlier, traffic penetrates the very centre of Tuam, so affecting the quality of its streets and spaces. This includes a necessity for much through traffic to frequent the Market Square.

A combination of solutions will therefore be required to reduce and divert traffic volumes in Tuam town centre, so maintaining connectivity while enabling a comprehensive improvement to its environmental quality.



Palace Grounds

Presentation College

St. Jarlath's College

St. Jarlath's College Pitches

Presentation National School

Scoil Mhuire

Scoil Bhríde

St. Brigid's School

St. Patrick's Primary School

St. Patrick's College

Grove Medical Centre

Tuam Primary Care Centre

Tuam Stadium

Tuam Celtic FC

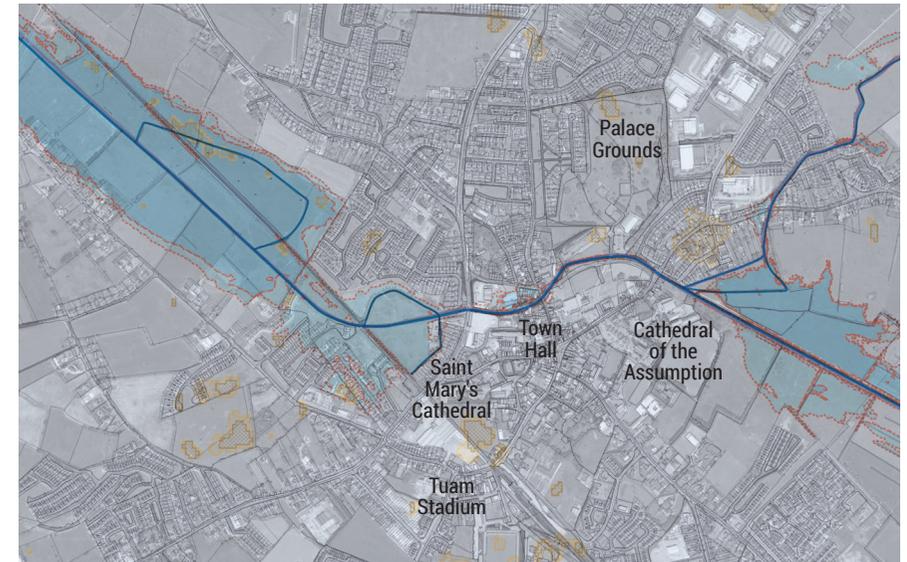
Tuam Stars GAA

Green and Blue Spaces

The landscape of Tuam is a vitally important aspect of its character and identity. A key feature is the River Nanny, an attractive watercourse that flows through the town. This tributary of the River Clare is intrinsically linked to the history of Tuam, while providing habitat for a range of species. Its floodplains mean that low lying fields and meadows are to be found in close proximity to the centre of town. As the impact of the climate crisis takes hold, the increased risk of flooding in Tuam must be carefully managed. Where possible this should involve a landscape scaled solution, avoiding the need for 'hard' infrastructure of walls and other barriers.

As the adjacent plan (page 26) shows there is a variety of green spaces in the town of Tuam, including the popular Palace Grounds, a number of sports areas and many small sites associated with housing developments. Yet the plan also reveals that many of these open spaces are disconnected from one another, reducing their ecological and recreational value.

As the importance of nature and our ability to access the outdoors becomes ever more heightened, so too will the role these green and blue spaces play in Tuam.



Flood map of Tuam and extents



Flooding of river along Curragh



Public Opinion

The response from the first public consultation showed that people felt positive about the future potential of the town and proudly viewed Tuam as friendly, safe and welcoming. Respondents also noted how they liked the town's sporting facilities, bars and restaurants, schools and services as well as local green spaces on offer.

However, respondents stated that Tuam felt somewhat tired and unloved and highlighted issues around vacancy, dereliction and littering. Problems of traffic and parking, particularly around school times, were raised alongside a demand for more investment, namely in community facilities and showcasing local heritage, culture and the arts.

A second consultation process took place on the Draft Masterplan, the findings of which were used to inform the content of this report (see Appendix A). Galway County Council and The Paul Hogarth Company would like to thank every one who took the time to participate in this important process.

The Tuam Forum, made up of 30 members representing a wide variety of local community groups, met in Tuam on 30th July and engaged in positive discussion regarding the future aspirations for the town.

First Public Consultation

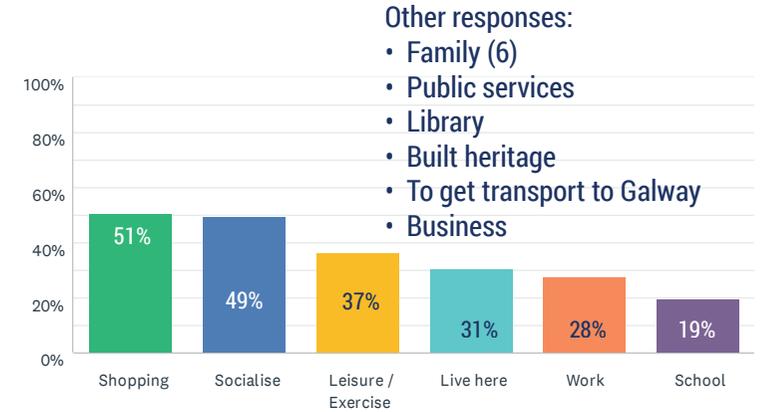
March 2020

169 Total
Online Survey
Responses

What is your main reason for visiting Tuam?



What are your the other reasons for you to visit Tuam?



Do you have any other comments / suggestions for the regeneration plan?



SHAPING A VISION

Strategic Vision

‘ To promote Tuam as a thriving vibrant market town, providing a focus for future residential, economic and social development in a sustainable manner, encouraging new development and capitalising on the town’s unique historic identity and character, as well as its accessibility, thereby realising Tuam’s potential as well as supporting the surrounding rural hinterland. ’

TUAM LOCAL AREA PLAN 2018 - 2024

Vision & Ambitions

The Tuam Local Area Plan is a land use plan and overall strategy for the development of Tuam over the period 2018-2024.

The Plan seeks to develop the town in a sustainable manner and complements the implementation of the Galway County Development Plan 2015-2021 (as amended). Objective ED5 seeks the prepare a town centre management plan for Tuam, the delivery of this regeneration masterplan is the realisation of this objective.

The Strategic Vision, as set out in the Local Area Plan, was used to develop the masterplan concepts. Fundamentally it is proposed that Tuam seeks to capitalise upon its core assets, including its regional location, its river and landscape, its cathedrals and wider heritage and its strong sense of community.

The vision and ambitions set an ambition for the celebration of Tuam, in context of its character and quality, achievements, people and extensive heritage. A confident, positive Tuam.

twin
cathedrals

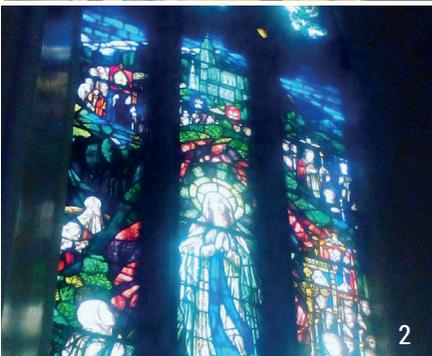
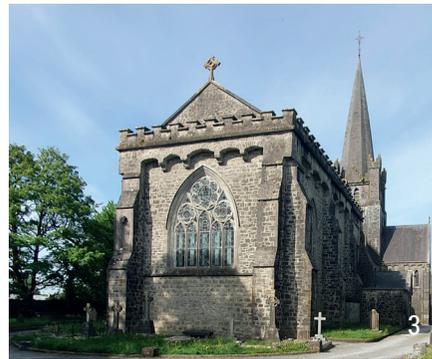
regional
location &
links

Positively Tuam

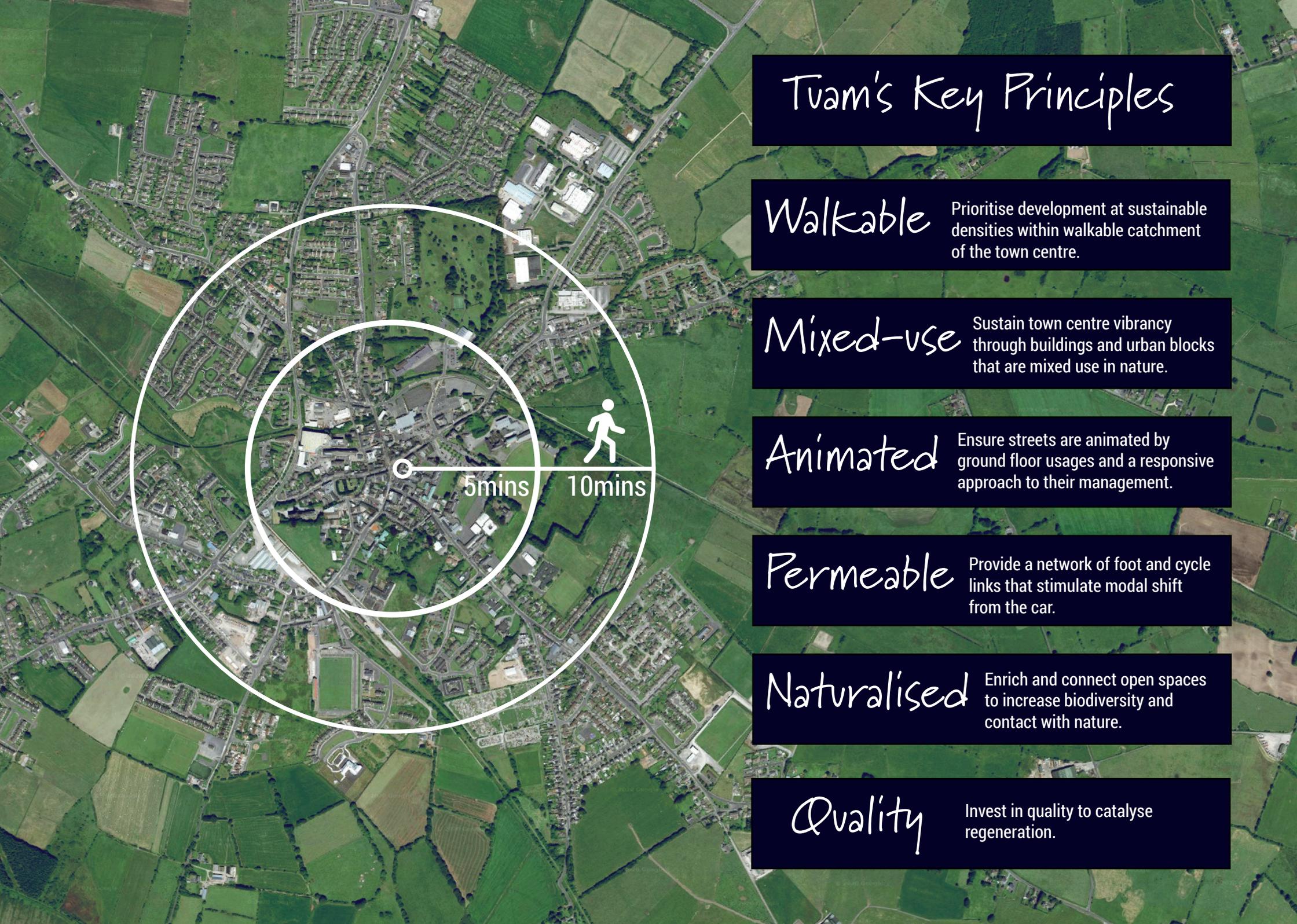
river &
landscape

heritage

community



- 1 Saint Patrick's Primary School
- 2 Cathedral of the Assumption (internal)
- 3 St Mary's Cathedral
- 4 Tuam Athletic Club
- 5 Grove Medical Centre
- 6 Cathedral of the Assumption (external)
- 7 Palace Grounds
- 8 Tuam Stars GAA



Tuam's Key Principles

Walkable Prioritise development at sustainable densities within walkable catchment of the town centre.

Mixed-use Sustain town centre vibrancy through buildings and urban blocks that are mixed use in nature.

Animated Ensure streets are animated by ground floor usages and a responsive approach to their management.

Permeable Provide a network of foot and cycle links that stimulate modal shift from the car.

Naturalised Enrich and connect open spaces to increase biodiversity and contact with nature.

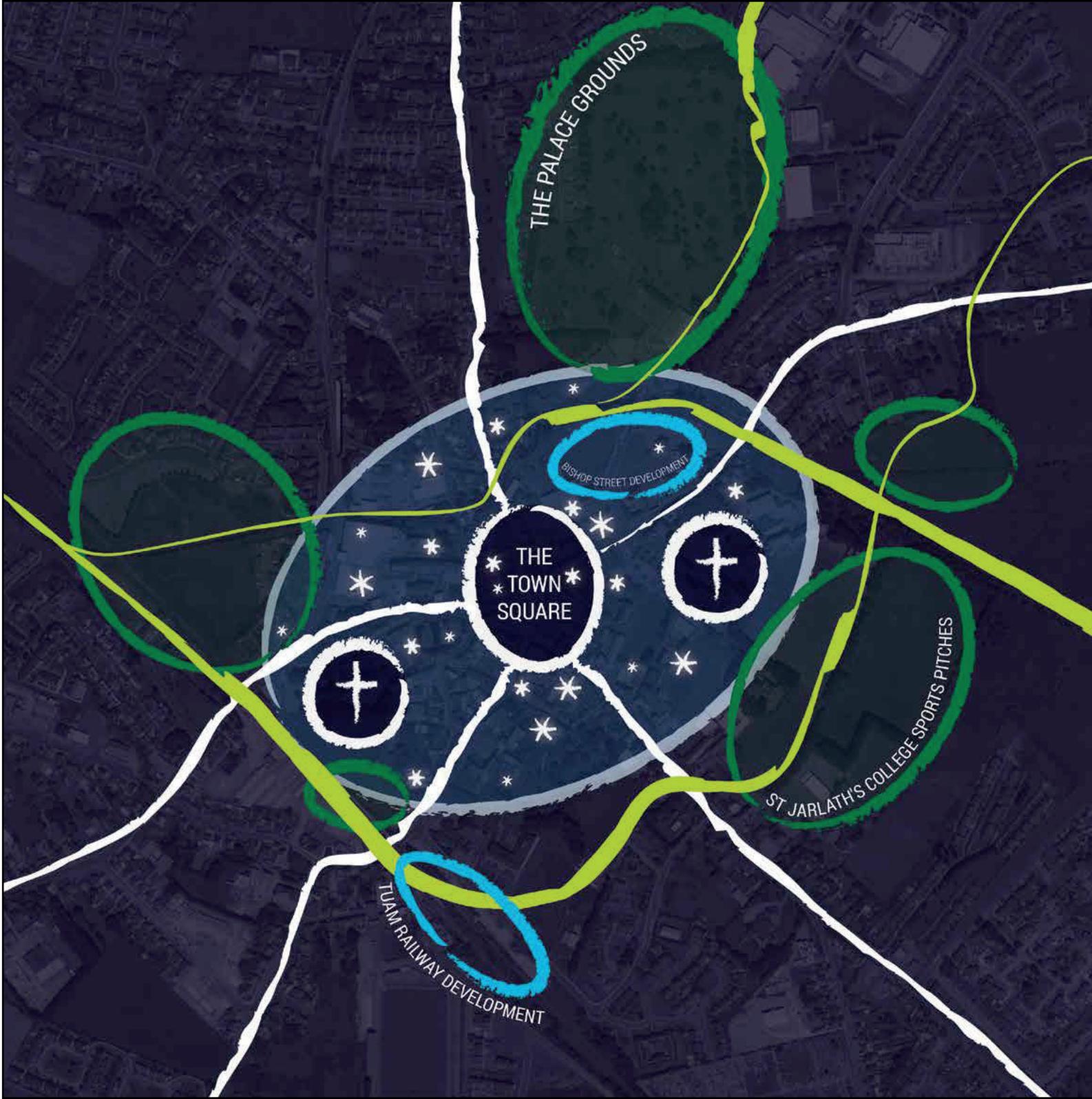
Quality Invest in quality to catalyse regeneration.

Placemaking Principles

It is essential that all development in Tuam seeks to contribute to the town's wider quality of place. The adjacent key principles of urban design and placemaking have been chosen as particularly relevant to Tuam. They follow on from the Vision for town to set a high standard of quality and place.

These principles take heed of 'The Global Goals For Sustainable Development'. A universal call to action to end poverty, protect the planet and ensure that all people enjoy peace and prosperity by 2030.





Concept

The Tuam Regeneration Masterplan is based on the following key concepts for its development.

The Heart

The Town Hall and Square will be a lively, animated space where the 'lights are always on'. This place will be welcoming to the public, safe for pedestrians and restored to its former glory. The beating heart of Tuam.

The Spirit

The Two Cathedrals will be restored and conserved for the future. They will be open to the public, with interpretation and energised outdoor spaces.

The Core

The town will have a high quality streetscape network, improved frontages and appropriate infill developments. The core will have opportunities for people to live, work and enjoy.

The Lungs

New public open spaces and parks will be investigated further which will protect and enhance wildlife habitats, flood resilience and provide sporting amenities.

The Lifeblood

A linked network of foot and cycle ways will be established, while retaining the opportunity for railway reinstatement.

The Intellect

Comprehensive mixed use development will take place at the former Railway Station and at Bishop Street.

The Life and Soul

A year long events programme will be developed for the town, energised by a dedicated art centre and the Heritage Trail.

TOWN HALL
& SQUARE

The Heart

PARKS &
OPEN SPACES

The Lungs

THE TWO
CATHEDRALS

The Spirit

GREEN NETWORK
& WATERWAYS

The Lifeblood

TOWN CENTRE
& STREETS

The Core

ECONOMIC DEVELOPMENT
OPPORTUNITIES

The Intellect

ARTS, HERITAGE,
TOURISM, CULTURE

The Life & Soul



Palace Grounds

Abbey Well

Mill Quarter

Palace Quarter

Teampall Quarter

Market Square

Jarlath's Campus

Tuam Mart

Station Quarter

Tuam Stadium

Tuam Cemetary

Town Quarters

A series of town centre character areas or quarters have been identified to help guide development and regeneration within parts of the town centre. Alongside these are a series of placemaking principles that have been developed to help each retain and enhance its identity and character.

Market Square

Abbey Well

Palace Quarter

Teampall Quarter

Mill Quarter

Station Quarter

Jarlath's Campus



Abbey Well

Mill Quarter

Palace Quarter

Market Square

Jarlath's Campus

Station Quarter

Teampall Quarter

Town Quarter Principles

Market Square

Reinstate the heart of Tuam for the community and town. Improve pedestrian safety and reduce car dominance. Invest in high quality materials that demonstrate its importance. Increase viability of space for events and closing (some) streets for special events. Town Hall open 24/7 community and public facing.

Palace Quarter

Improve setting of Palace. Appropriate mixed use development to repair built fabric. Improve open and green spaces for heritage assets. Celebrate hidden and lost heritage. Improve connection to palace grounds.

Mill Quarter

Celebrate the River Nanny and its heritage. Explore mill and brewery settings. Improve connections and spaces. Improve biodiversity. Examine potential for pedestrian and cycle connections.

Abbey Well

Promote ecologically diverse green spaces. Promote biodiversity. Improve spaces for external education. Examine potential for pedestrian and cycle friendly spaces. Connect residential communities. Improve heritage interpretation.

Teampall Quarter

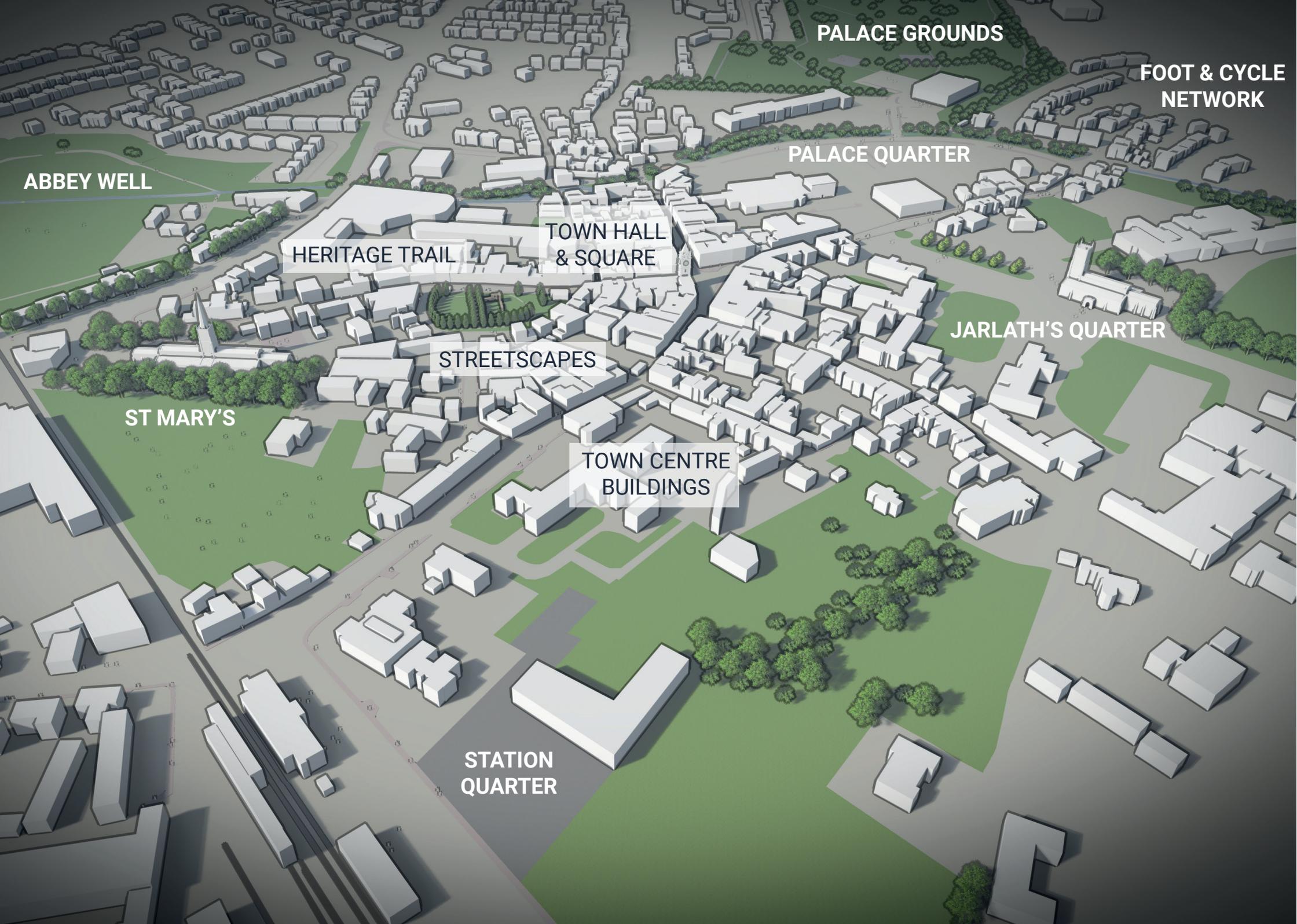
Improve setting of heritage assets and connection between them. Open heritage assets. Expand green spaces within town. Improve connectivity to town centre. Develop smaller town squares for event use (and everyday) to improve town navigation.

Station Quarter

Improve connectivity within quarters. Retain rail infrastructure and do not compromise rail buildings. Improve built development frontages. Remove built form of inappropriate or poor quality. Celebrate lost heritage. Improve pedestrian connections from town centre to south of town. Explore multi-modal transport interchange options.

Jarlath's Campus

Celebrate the ecclesiastical heritage in an appropriate way. Improve areas to be used throughout the whole calendar year. Increase connectivity between campus grounds and town centre. Retain important heritage assets and improve access to them. Complimentary new build appropriate to the setting, heritage and needs of the town. Consider appropriate re-use of educational buildings once vacated.



PALACE GROUNDS

FOOT & CYCLE NETWORK

ABBEY WELL

PALACE QUARTER

HERITAGE TRAIL

TOWN HALL & SQUARE

STREETSAPES

JARLATH'S QUARTER

ST MARY'S

TOWN CENTRE BUILDINGS

STATION QUARTER

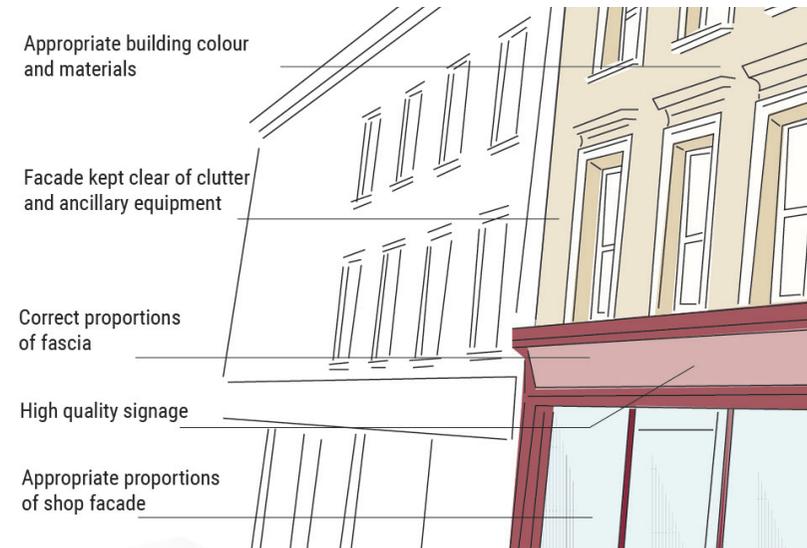
MASTERPLAN PROPOSALS

Introduction

Each of the Town Quarters has a series of masterplan proposals which vary in scale and scope. The proposals range from short term to longer term initiatives which will require a collaborative process and phased approach.

The proposals have arisen from working alongside the community and organisations of Tuam, stakeholders, the Elected Members and officers of Galway County Council.

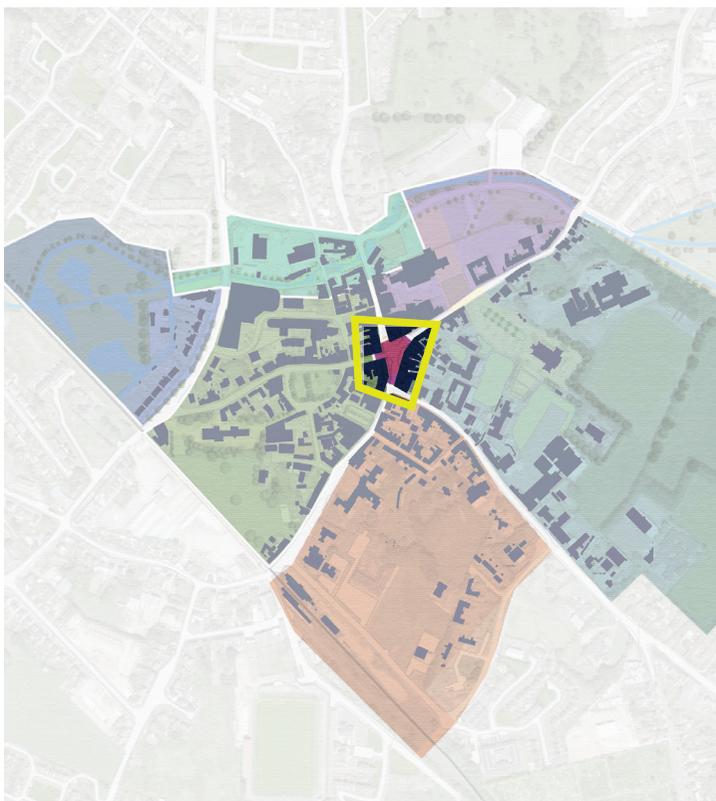
The delivery of the Masterplan proposals are subject to availability of appropriate funding mechanisms, the masterplan outlines the phased delivery plan of the proposals in order of priority and will form the basis for future funding applications. It represents an indicative guide for investment priorities based on the existing policies and objectives contained within the Tuam LAP 2018-2024.



A. Market Square

Introduction

The Market Square has long been the heart of Tuam. Over the years however, it has gradually become dominated by road space, losing its high cross and market house.



Location Plan

Context

The Market Square has always been a busy place, historically on market days and today as the point where five busy roads meet. On street parking is available within close proximity on each of the adjoining streets and the square itself is a continually busy traffic junction.

There has been strong public feedback regarding traffic congestion, pedestrian safety and a lack of community outdoor spaces. The Market Square, once full of people, now overwhelmed with traffic, offers an opportunity to bring life back into the heart of Tuam.

A town market previously operated in a lane way off the Market Square, however the vibrancy that a town market brings is lost due to the space being unfit for use as an event space. The feasibility of a dedicated town centre market for Tuam will be explored as part of these proposals.

The setting of the Town Hall is also compromised due to car dominance and various businesses do not have the opportunity for spill out spaces which would bring animation and life to the centre of Tuam.



Market Square

A. Market Square

Description

It is proposed to transform this space through a comprehensive public realm proposal. This will include increased pedestrian areas paved with natural stone and management of through-traffic, so that the space can be occasionally closed for events. This would initially be tested on a trial basis, through hourly, half day or full day closure, for events such as a weekly town market, St. Patrick's Day, on Christmas Day or Christmas Markets.

In doing so, prioritisation would be given back to pedestrians, with those on foot or bicycle made to feel welcome and safe again in the town centre. Bringing life back to the town through animation of the space with events, potential cafe and restaurant spill out spaces can be complimented by attractive feature lighting to enhance the square and its buildings.

Replacement of the Market House and / or High Cross could also feature in the scheme, which would begin to celebrate the lost heritage in the heart of the town.

This proposal offers an exciting opportunity to change the heart of Tuam to a more welcoming, exciting and vibrant centre.

Benefits

Enhancing the Market Square benefits:

- Improved identity and aesthetic of town
- High quality material palette
- Restored historic character and buildings
- Ensure historic built fabric is repaired and improved appropriately
- Improve town centre business to include external spill out spaces
- Support local business to expand
- Improve economic impact of the town
- Improve streetscape character
- Have potential to increase event and community spaces
- Phased approach which allows for continual improvements and review
- Increased outdoor event space
- Flexible design to allow multiple uses
- Reduce congestion
- Improve safety

Actions

- i. Historic Core Streetscape Plan (inc Transport Model)
- ii. Market Square
- iii. Phased Delivery Plan



High quality example of town square (Hull)



Tuam Square

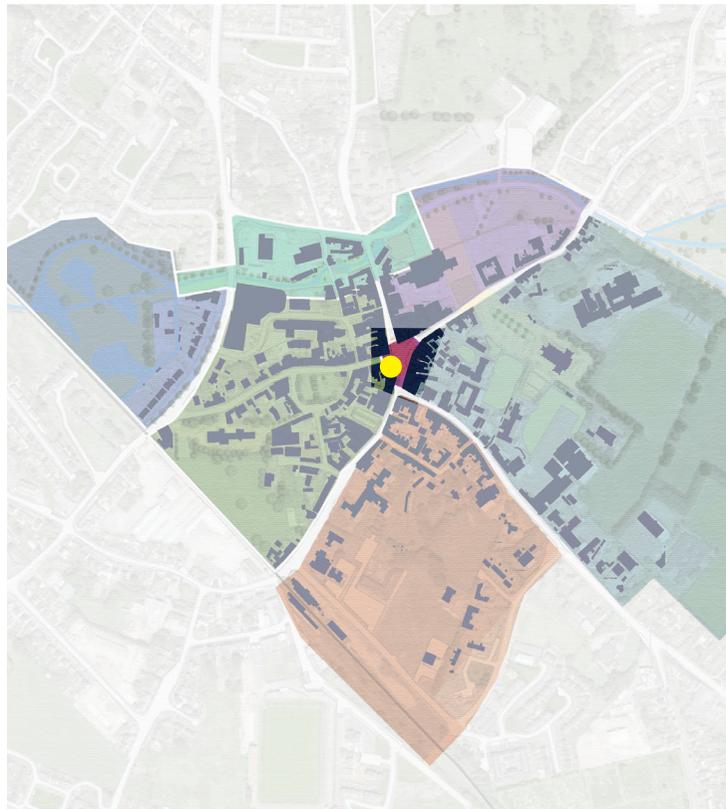


Historic photo of Tuam Market Square

B. Town Hall

Introduction

Built in 1884 the former Town Hall marks the centre of Tuam and has a fascinating story to tell. However the building has lain partially vacant for many years and efforts are now needed to find a sustainable new use for the special building.



Location Plan

Context

Situated in the Market Square, the Town Hall is a prominent historic asset of the town. There is a strong desire to re-purpose the building into a community facing amenity, open to those who need it, as well as being economically viable. At the centre of the town, it is immediately recognisable as the heart of Tuam.

There are a lack of flexible work spaces in the town with many locals commuting to Galway or elsewhere for work. If there were facilities in the town centre that allowed for flexible working spaces, meeting and conference rooms, this would offer a dynamic change of the working environment which is needed more than ever for individuals and businesses moving forward.

The building itself is in relatively good condition, with external maintenance repairs required and internal improvements. However the space does not lend itself to multiple uses due to several constraints. Some of these being the lack of space around the building to extend beyond the built form and the limiting internal size and shape of the floor plan.



Town Hall at Dusk

B. Town Hall

Description

A range of uses are possible for this structure and a detailed process is required to determine the most suitable combination, while conserving its heritage features. A preference should be placed on uses that allow the public to enjoy the building day and night, effectively 'keeping the lights on' as the beating heart of the town.

This could include elements of tourist information, flexible working space and an events space suitable for exhibitions, conferences and performances.

Through public consultation feedback, there is an increasing need and desire for flexible work spaces that enables remote working from any location. This can be for students, professionals or members of the community. In some instances simple requirements suffice with access to power, WIFI and a desk or bench. Other facilities such as the opportunity of booking meeting rooms or a larger conference space on an hourly or daily basis is a facility the Town Hall could offer.

The Town Hall proposal has the potential to offer a new lease of life not just to the building, but to the Market Square. The building should have 'the lights on' day and night, be that through use, or a dramatic lighting strategy which should be applied across the entire Market Square.

Benefits

Reviving the Town Hall benefits:

- Improved identity and aesthetic of town
- Restored historic character and buildings
- Ensure historic built fabric is repaired and improved appropriately
- Increase viable town centre business premises
- Support local business to expand
- Improve economic impact of the town
- Improve streetscape character
- Have potential to increase event and community spaces
- High impact proposal

Actions

- i. Appoint Design Team
- ii. Task Force & Phased Delivery Plan



Flexible working space (Dublin)

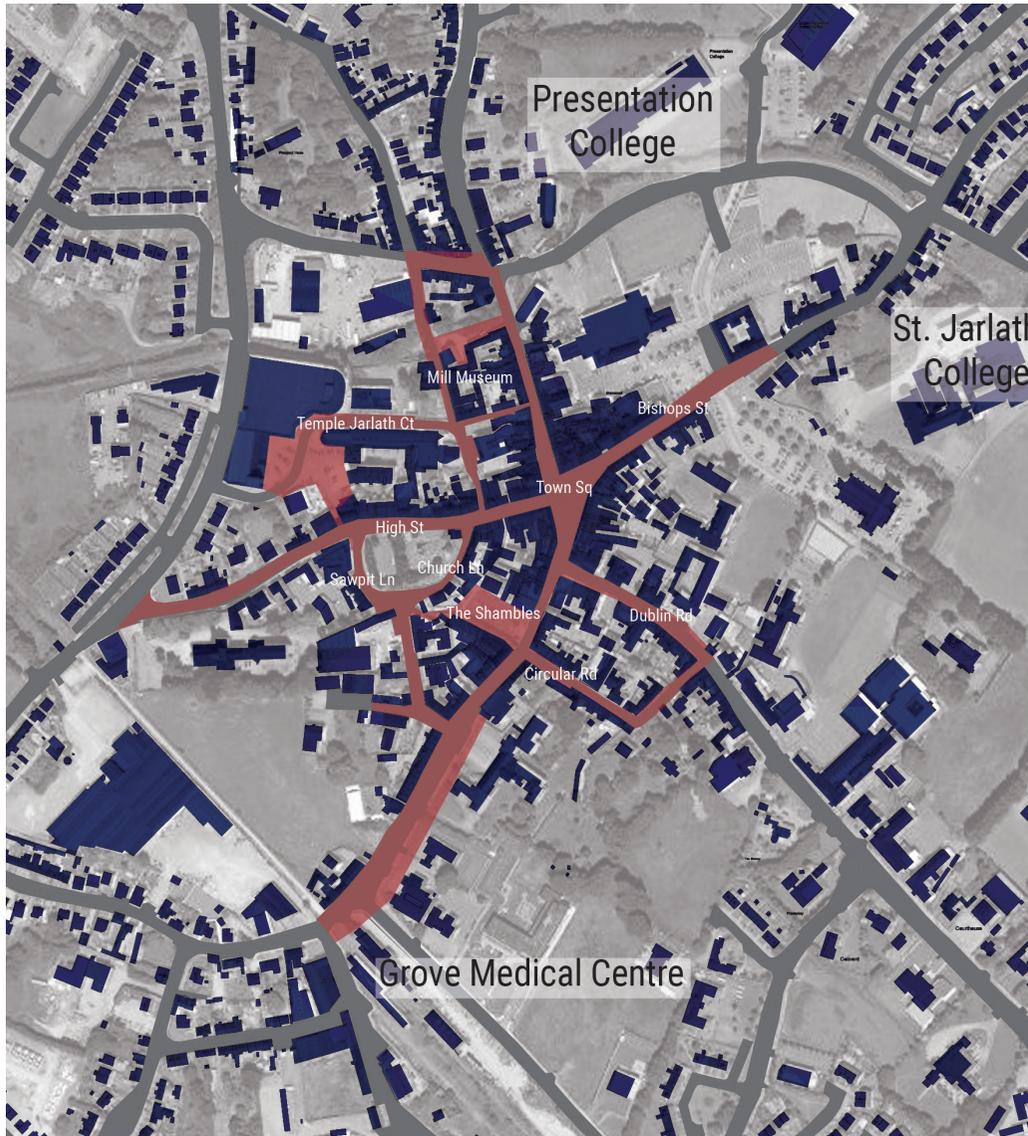


Duncairn Arts Centre (Belfast)



Tuam Town Hall

C. Streetscapes



Streetscape Plan

Introduction

Tuam has an attractive network of streets and spaces in its centre that play a vital role in supporting local businesses and creating the setting of its historic buildings. It is proposed to invest in the quality of these routes and spaces to include stone paving, street trees, new furniture and lighting. The streetscape extents would cover the historic core and adjoining streets, as indicated in the adjacent location plan.

Context

Through analysis and public consultation, the quality, condition and inconsistency of the footpaths and streets in Tuam was raised as a concern for the local community and business owners. During peak times of the day, such as school drop off and pick up, some footpaths can become impassable due to the number of users and the footpaths narrow width. This especially affects those with reduced mobility, including the elderly and those using wheelchairs or prams. There is a need to invest in Tuam's streetscapes to serve those who live and work there and to make walking or cycling the first choice of transport for many.

Finally, the level of congestion in the centre detracts from the charm of its historic character. There is an opportunity with the Streetscape proposal to dramatically improve the aesthetic of its streets and spaces, while providing more usable space for events and outdoor seating.



Shop Street

C. Streetscapes

Description

The proposal would be delivered over a phased period guided by a detailed streetscape plan of the historic core and underpinned with a transport model. This would ascertain how traffic should move through the centre and the viability of increased pedestrian space and ability to close streets for events.

Significant scope exists to increase space for pedestrians and cyclists. This would include increasing footpaths to an appropriate width and incorporation of cycle lanes where possible. Opportunity will then exist for attractive outdoor seating and spill out spaces for local businesses, cafés and restaurants, as well as the integration of street trees. Squares and car parks should be included in the streetscape plan, both existing and proposed to improve the overall public realm of the town. Car parking in Tuam must be managed as part of this process, ensuring that adequate convenient provision exists, without detracting upon the experience of the historic town centre.

The inclusion of squares and car parks in this proposal is an important one in providing spaces for outdoor markets, fairs and community events in the town. One such space is the Shambles car park located off Vicar Street, which with careful redesign could offer an exiting and improved multi-purpose space with an element of car parking retained.

A palette of high quality public realm materials should be developed for consistent application across the town centre. This should include natural stone paving, with slabs for footways and setts for road space. Street trees should be of a semi-mature standard and consideration given to the design of bespoke street furniture and public art that is unique to the town. Micro green and blue infrastructure should be incorporated where possible as part of streetscape improvements.

Benefits

Improving the streetscapes of Tuam has numerous benefits as set out below:

- Pedestrian and cycle connectivity
- Encouraged modal shift away from car dependency
- Increased road safety
- Reduced congestion and parking
- Improved biodiversity and 'green pocket spaces'
- Restored historic character and buildings
- High quality material palette
- Improved identity and aesthetic of town
- Increased spill out space for local businesses
- Opportunity for pop up local businesses
- Improved and increased event and community spaces
- Phased design approach which allows for future phases
- Connectivity of Town Quarters, communities, businesses and schools

Actions

- i. Historic Core Streetscape Plan (Including Transport Model)
- ii. Appoint Design Team
- iii. Phased Delivery Plan



High Street



Lighting detail examples for street lighting and furniture (Helensburgh, Scotland)



Raised pedestrian crossing integrated with footpath materials and furniture (Clonakilly, Co Cork)



High quality public realm materials and furniture (Rochdale, England)

D. Town Centre Buildings



Chapel Lane

Introduction

Empty buildings present a challenge for Tuam, especially as these include several of its most prominent historic landmarks.

A wide-ranging initiative with building owners is required to repopulate the town centre with places to live and work, while reviving empty ground floor retail units and shop frontages.

Context

The town centre has a strongly defined core, which has deteriorated over time and through built development. First impressions of the town can be lasting and there was a strong drive from the community to uplift the appearance and role of town centre buildings.

Several buildings in the town range from those with dated façades, to being in a state of disrepair, vacant, or derelict. A lack of town centre work opportunities arose from public consultation, as well as a desire to bring vibrancy back into Tuam. While there are several local businesses, there are many opportunities to provide more.

A key issue is the vacancy of several historic buildings. Due to their prominence in the town and roles to play in the towns heritage, there must be an initiative to revive and rejuvenate these buildings.



Well maintained roof

Sash windows where appropriate

Appropriate building colour and materials

Facade kept clear of clutter and ancillary equipment

Correct proportions of fascia

High quality signage

Appropriate proportions of shop facade

Complementary details on stallriser

D. Town Centre Buildings

Description

To begin with, buildings should be identified as those requiring minor improvements such as painting and repairs, to those in need of a complete refurbishment.

A palette of materials and colours should be agreed upon with a Task Force working closely with building owners to ensure a high quality and sense of character is retained. Once agreed, there should be a systematic approach to improvements to all existing and new buildings where required.

Short term proposals, such as town murals, can act as a relatively cost effective enhancement of vacant buildings or spaces. Collaboration with the community, Tidy Towns or a local artist can be an excellent way to bring such a proposal to life, as long as a focus on quality is upheld.

Prominent buildings require prioritisation due to the wider impact their condition has on perceptions of Tuam. Historic buildings should be carefully restored and adapted where appropriate, while good quality contemporary architecture should also be embraced.

Benefits

Caring for Town Centre buildings benefits:

- Improved identity and aesthetic of town
- High quality material palette
- Restored historic character and buildings
- Ensure historic built fabric is repaired and improved appropriately
- Increase viable town centre business and accommodation premises
- Support local business to expand
- Improve economic impact of the town
- Improve streetscape character
- Have potential to increase event and community spaces
- Phased approach which allows for continual improvements
- Relatively low cost for minor repairs with high impact

Actions

- i. Town Centre Building Plan
- ii. Appoint Design Team
- iii. Task Force & Phased Delivery Plan



Wall art murals



High quality active street frontages with sensitive colour palette



Bespoke business signage

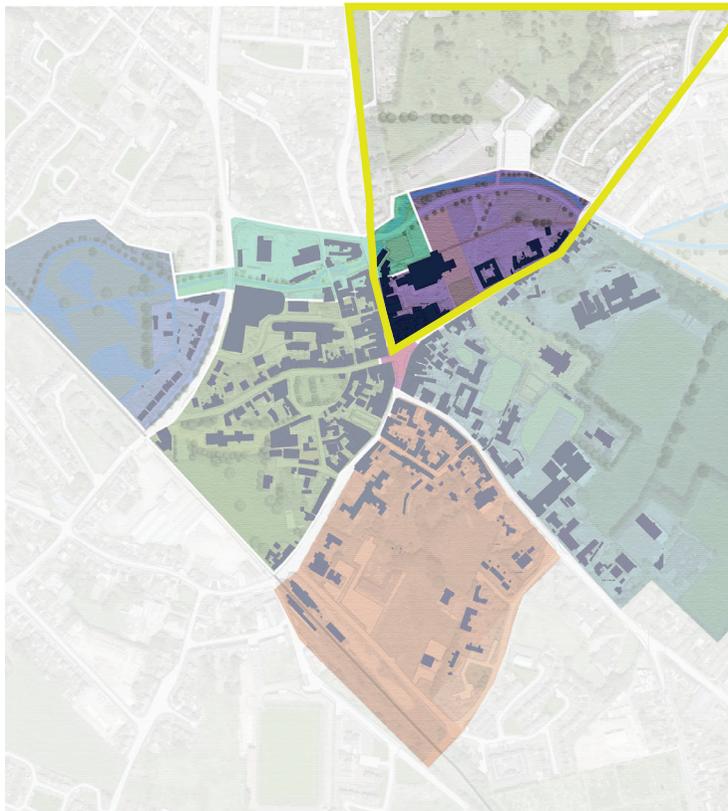


Contemporary glazed extension to heritage building

E. Palace Grounds

Introduction

The Palace Grounds are a much valued public space in Tuam. This proposal integrates with those developed in 2018 for the park and its component proposals which include new footpaths, tree planting and further improved play area and car parking.



Location Plan

Context

Tuam is fortunate to have a large park within its centre, which is valued extremely highly by the local community. The Palace Grounds originally had a strong relationship with the Bishop's Palace and the River Nanny, seen in the historic map on page 61.

The river course was diverted for a mill race and during more recent years the development of a shopping centre, surface car parking and new road infrastructure has fractured the once strong connection between the Palace and its grounds. Several historic trees remain in the park, providing a sense of this once grand palace setting, however many historic remains have been lost or hidden over time.

The park now provides a vital amenity space for the town, leisure centre and schools, one of which, Presentation College, sits to the south of the grounds. During public consultation the park was noted as one of the towns most valuable assets however issues of antisocial behaviour and lack of lighting lead it to being perceived as unsafe in the evenings and night.



Palace Grounds Pavilion (indicative only)

E. Palace Grounds

Description

The masterplan strives to strengthen the connection of the Palace Grounds to the Town Centre, the Bishop's Palace and proposed Palace Quarter. It will also be important to ensure the heritage of the River Nanny and surrounding spaces is appropriately interpreted. It will be important that Proposals G. Foot and Cycle Network and L. Heritage Trail works alongside this proposal to insure cohesive designs for Tuam.

Additional proposals that would complement the 2018 park proposals were raised through public consultation feedback, as well as existing issues that should be addressed. One such issue was the lack of covered and sheltered areas within the town for all ages and occasions. Therefore, it is proposed that a high quality covered pavilion or stage area be explored within the Palace Grounds, in close proximity to the sports facilities. This would be a community space for use by groups, workshops, schools and for performances.

Use of the park for events and sporting activities should also be further encouraged, so that the Palace Grounds are truly a place for all to enjoy.

Benefits

Strengthening and improving the town centre connection to the Palace Grounds benefits include:

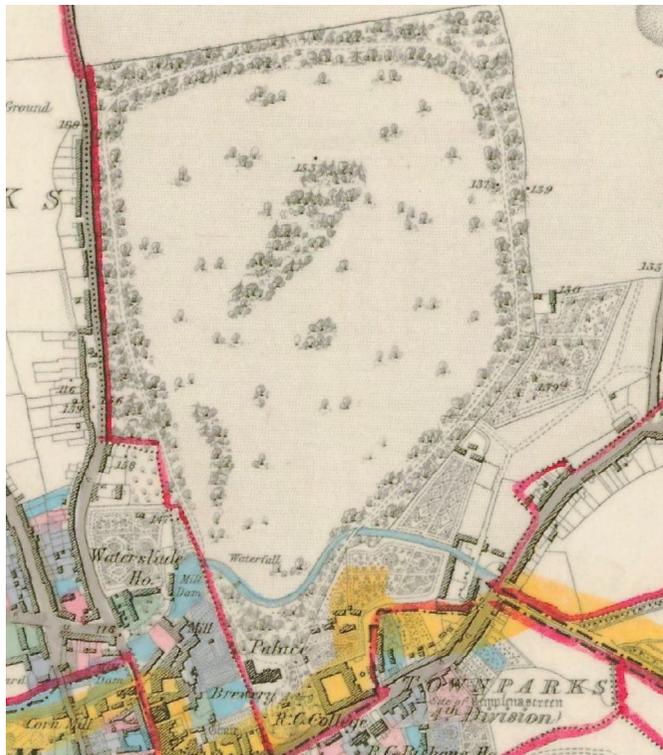
- Improved identity, aesthetic and connectivity of town
- Phased approach which allows for continual improvements alongside proposals F. Palace Quarter, G. Foot and Cycle Network and L. Heritage Trail.
- Potential for a high quality designed pavilion or outdoor space is explored
- Improve economic impact of the town with outdoor performance space
- Improve outdoor community spaces
- Support local community groups to expand

Actions

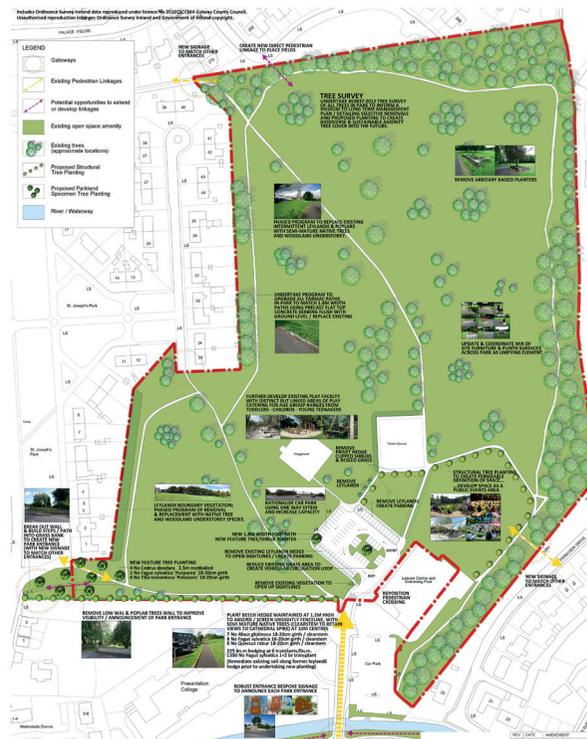
- i. Palace Grounds sub proposals
- ii. Phased path network



High quality landscape



Historic Plan of Palace Grounds



Conceptual Landscape Improvement Works Plan

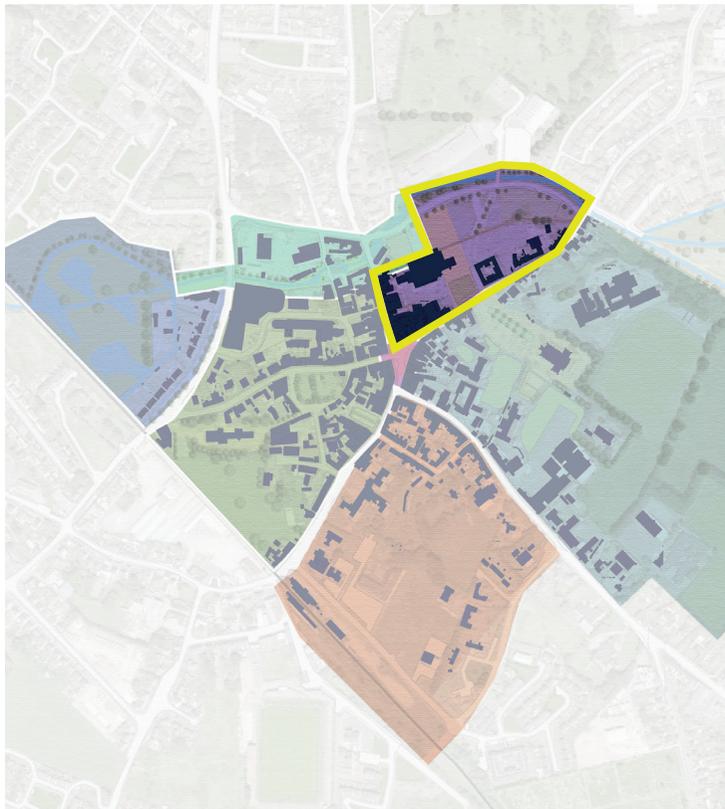


Planting to attract pollinators

F. Palace Quarter

Introduction

The lands around the former Bishop's Palace on Bishop's Street have significant potential for mixed use town centre development.



Location Plan

Context

The former Bishop's Palace is currently occupied by a supermarket, with the shops entrance next to the historic building. Associated car parking and road infrastructure has removed any formal or landscaped setting of the once prestigious Palace Grounds.

Car dominance of this space, alongside the poor historic setting of the Palace requires attention in order to preserve an important heritage asset within Tuam, but also an important historic setting and landscape.

A sizable area of underutilised land lies to the north east of the Palace, which requires careful consideration for future development. This quarter offers a significant investment and development potential within the heart of the town.

At present there is very little character to the space which once was a grand demesne. The connection to the Palace Grounds as well as Jarlath's Quarter will be key in improving the towns connectivity, reputation and heritage identity.

“ The palace was a seven-bay three-storey-over-basement structure built in early Georgian Style. It was not meant to stand in isolation but rather to be part of a comprehensive scheme that included out-offices, gardens, high enclosing walls and grounds laid out in natural landscaped fashion. ”

Irish Historic Town's Atlas



Palace Quarter

F. Palace Quarter

Description

The Palace Quarter will focus on new streets and spaces that reconnect the cathedral with the park, while providing places to live and work in the heart of the town. The quality of urban design will be central to the success of this endeavour, ensuring that the development complements the history and distinctive 'urban fabric' of Tuam.

Opportunity exists to re-introduce public green spaces and gardens befitting of the palace's heritage. There was strong public feedback in relation to improving the green infrastructure throughout the town centre including such spaces, as well as street trees and edible gardens.

In revitalising this quarter with high quality design and materials, the Palace Quarter will set a new standard for built development and open spaces within Tuam.

Benefits

The Palace Quarter masterplan benefits will be:

- Improved identity and aesthetic of town
- High quality material palette
- Restored historic character and buildings
- Ensure historic built fabric is repaired and improved appropriately
- Increase viable town centre business and accommodation premisses
- Support local business to expand
- Improve economic impact of the town
- Improve streetscape character
- Have potential to increase event and community spaces
- Phased approach which allows for continual improvements

Actions

- i. Comprehensive Development Masterplan



Historic photograph of the palace



Palace today



Historic plan of Palace Quarter - Historic 6" First Edition Colour - 1837



New mixed use town centre development



High quality garden spaces

G. Foot and Cycle Network



Tuam Curragh

Introduction

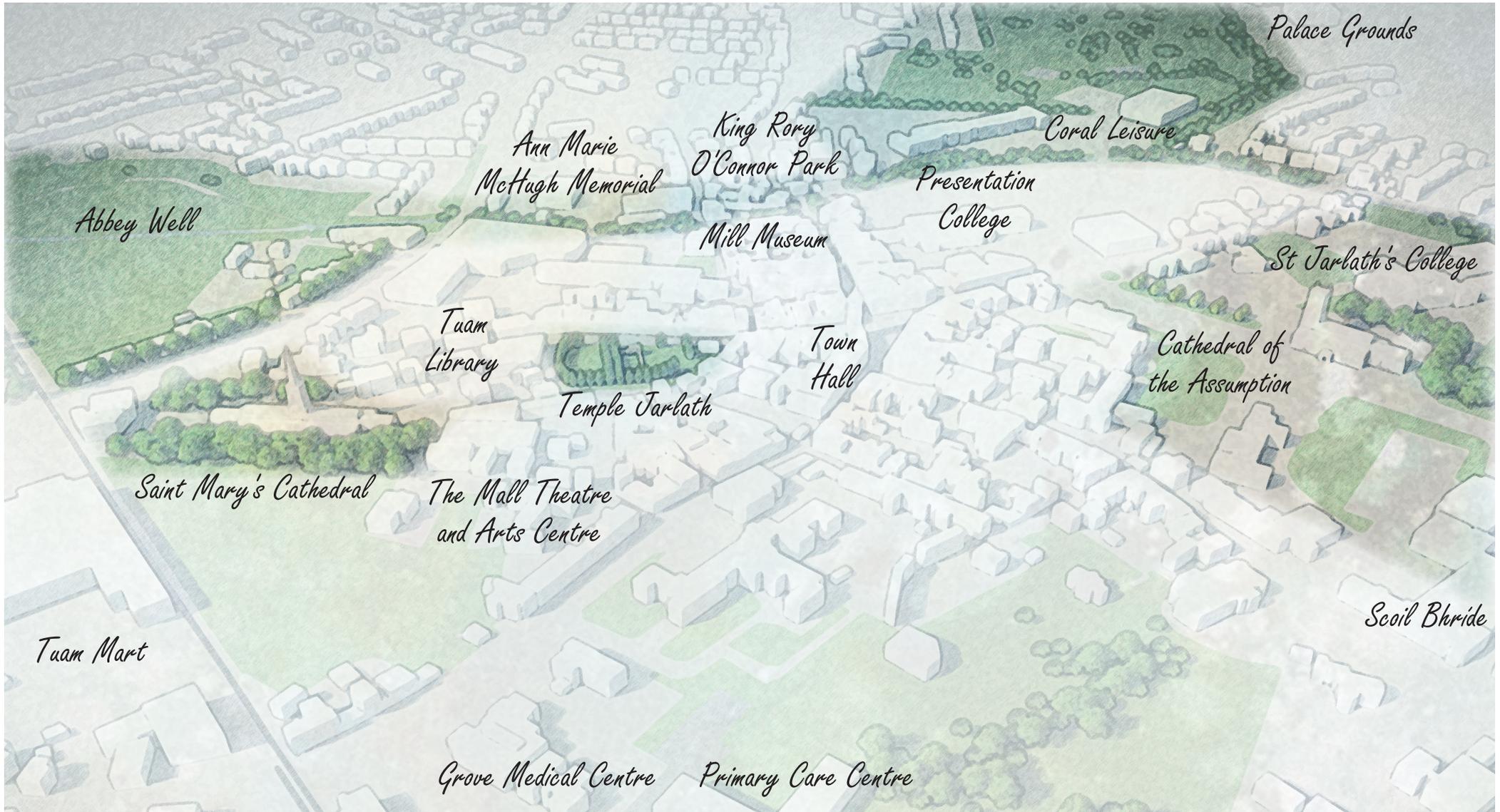
It is proposed to develop a network of foot and cycle links throughout Tuam. These would link the historic centre with neighbourhoods, schools, sports areas and other destinations, providing a valuable resource for local people, visitors and businesses.

Context

Throughout the public consultation there was considerable feedback regarding the lack of foot and cycle friendly routes in the town and wider extents. Specifically, the town was noted to be especially congested at peak times, with inadequate and unsafe infrastructure for walking and cycling into and around the town.

The town suffers from poor connectivity from the town centre to the various residential communities, schools, businesses sports groups and amenities in its wider extents. This has created a disconnected nature of built development and created a demand for car dependency.

There also is a need to provide an attractive, vibrant and environmentally improved series of paths in Tuam which celebrate its fantastic assets.



Potential assets for connection in Foot and Cycle Network (indicative only)

G. Foot and Cycle Network

Description

The proposal would develop a series of foot and cycle paths through Tuam. This would include upgrading and improving existing paths and examining the possibility of introducing a series of new paths and links through the town. This proposal is supported by Objective ST8 of the Tuam LAP as follows:

Objective ST 8 – Amenity Walking/Cycling Network, supports the progressive improvement of the amenity walking/cycling network within Tuam. This includes existing and enhanced public footpaths along the main streets and the provision of linkages to existing and future schools, cycling routes where possible and amenity corridors linking the town centre, residential areas, community facilities, public amenity areas and public transport areas.

The proposal would seek to unify and connect all the proposed Town Quarters and beyond. With proposals such as E. Palace Grounds, H. Abbey Well and I. Jarlath's Quarter this proposal has the potential to consolidate Tuam as foot and cycle friendly town and enhance climate adaptation credentials by modal shift. Such a resource could be an invaluable wildlife habitat, community amenity and tourism asset.

The network would help to provide an alternative to the car for people in Tuam, helping to reduce congestion and air pollution.

It would provide a respected and exciting recreational resource that promotes healthy lifestyles, while creating a safe venue for walking, running and cycling.

The proposal would be phased to unlock areas of the town over a period of years. As part of a path network plan, a variety of smaller parks and spaces should be introduced to create an even more environmentally enriched resource and amenity for the town.

Benefits

The foot and Cycle Network benefits would be:

- Improved foot and cycle network in and around the town
- Reduced car dependency
- Reduced congestion
- Improved identity and aesthetic of town as foot and cycle friendly
- Improved biodiversity
- Promoted healthy lifestyles
- Improved safety
- Increased green infrastructure and parks
- Potential to create community spaces
- Connected character
- Potential to improve economic impact of town
- Phased approach which allows for paths and linkages to be added
- High impact proposal with high profile for Tuam

Actions

- i. Path Network Plan
- ii. Phased Delivery Plan



Flooding at Curragh Tuam



Foot and cycle path



Off road bike trail

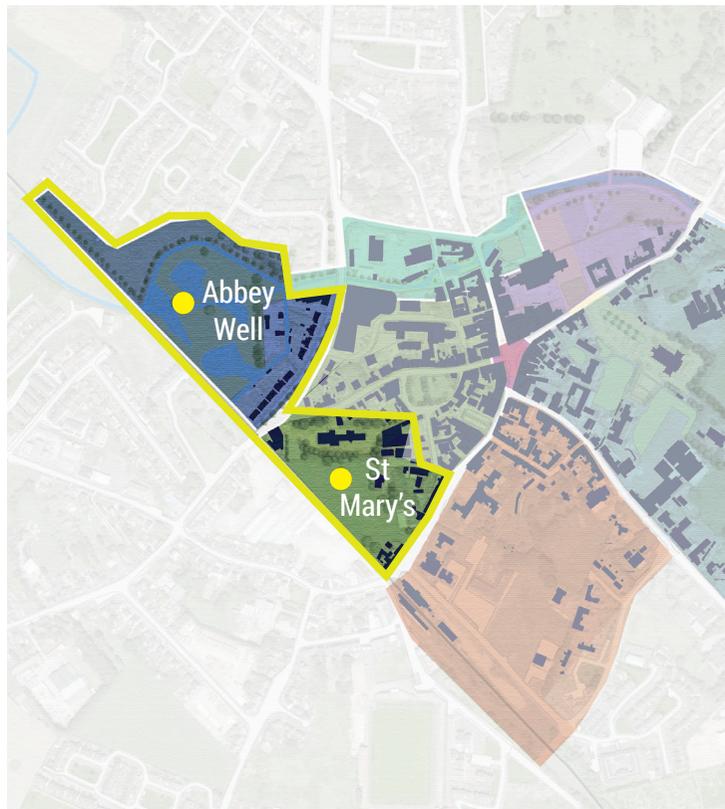


Wetland boardwalk

H. Abbey Well & Town Green Spaces

Introduction

Tuam has a number of underutilised green spaces close to the town centre, it is proposed that these should become public amenities for the enjoyment of all.



Location Plan

This project identifies two locations. The first, Abbey Well is a space to the west of the town which has the opportunity of becoming a wetland haven. The second, is the field to the south of St. Mary's Cathedral which has great potential to become a new public park or green.

Context

One of the most valued public amenity which came through during the public consultation was 'the Park' or Palace Grounds. Being one of the largest and centrally located, the Palace Grounds offers an excellent outdoor space for recreation and leisure.

Adding to the green space offer of the town with a variety of characters and connecting them with the foot and cycle network project, would be a fantastic resource for locals and visitors.

Some of the spaces in the town do not lend themselves to built development, such as the Abbey Well Quarter which is within the flood plains of the River Nanny. Therefore appropriate designs and masterplans for these spaces is essential for their success in the town.



Explore opportunities for town centre parks

H. Abbey Well & Town Green Spaces

Description

The fields at Abbey Well form an important part of the River Nanny floodplain. Maintaining the wetland integrity of this area can help to further protect the town from flooding while becoming a haven for wildlife. Sensitively designed paths and boardwalks would turn it into a wonderful asset for the local people and visitors.

Meanwhile, the field off Vicar Street at the railway line also has great potential to become a new public park or green. This would create a beautiful setting for St Mary's cathedral, while providing space for relaxation and recreation. The area around St Mary's cathedral should be enhanced where possible to celebrate its improved surroundings, with the Yew Tree walk connecting to Tempall Jarlath brought back into use.

A wealth of heritage features and stories are associated within these two spaces which deserve interpretation.

The proposal will help consolidate the south of the town, providing open green amenity spaces for communities and schools, as well as outdoor event spaces easing the pressure on town centre spaces and venues.

Benefits

Abbey Well & St Mary's benefits:

- Increased green infrastructure and parks
- Improved identity and aesthetic of town
- Restored historic character and setting of buildings
- Ensure historic built fabric is repaired and improved appropriately
- Improved foot and cycle network in and around the town
- Reduced car dependency
- Reduced congestion
- Improved biodiversity
- Promoted healthy lifestyles
- Potential to create community spaces
- Phased approach which allows for future green spaces to be added

Actions

- i. Abbey Well Masterplan
- ii. St. Mary's Field Masterplan



St Mary's Cathedral



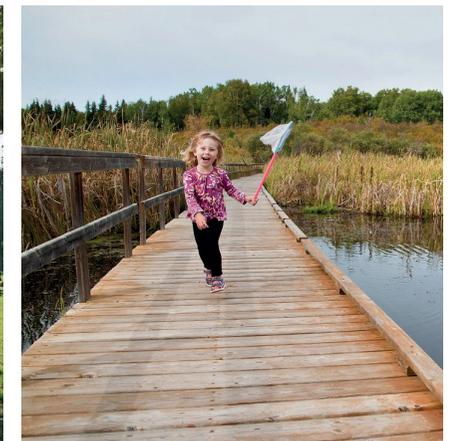
Opportunities for wildlife watching



Traditional village green



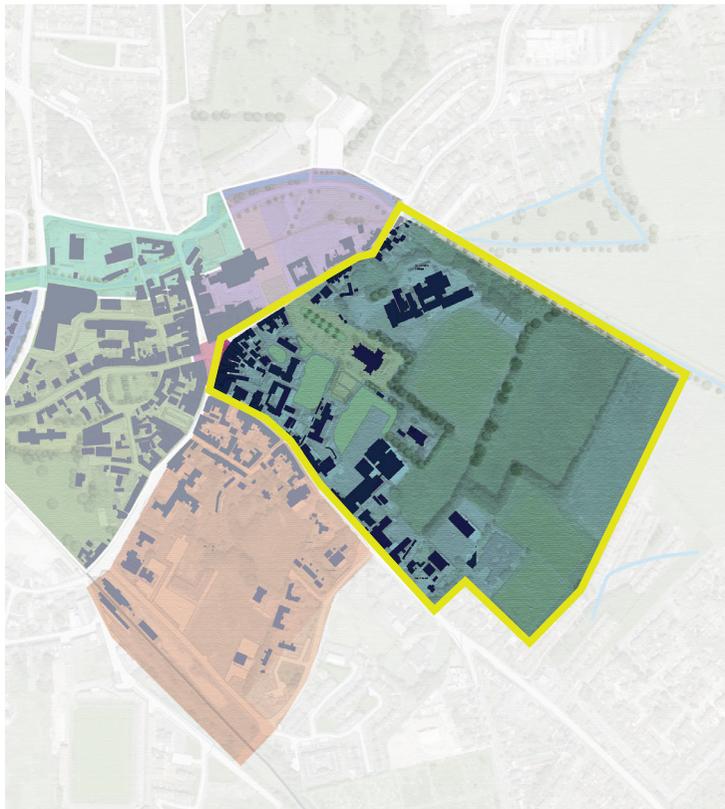
Public spaces for the enjoyment of all



I. Jarlath's Quarter

Introduction

Jarlath's Quarter is one of the larger proposals in the plan, incorporating several buildings including the Cathedral of the Assumption, sporting pitches, green spaces and underutilised land.



Location Plan

Context

Consolidation of the educational offer in the future may lead to vacancy of some of the existing buildings. It will be important that these buildings and their associated land, such as sports pitches and parking areas, are appropriately redeveloped and used in the best way for the town.

There will need to be a review of the condition of the built fabric, as many of these buildings are of important heritage value, while some have been more recent additions.

The Cathedral of the Assumption setting once served to celebrate the cathedral and ecclesiastical buildings around it, with gardens and landscaped spaces. Today the space plays many roles such as parking, an event space and bus pick up point. This has resulted in the area becoming congested and over used at times during the week and throughout the year. As it is in such a central location and these uses can detract from the setting of a beautiful heritage asset, the role of this space requires review.



Jarlath's Quarter Event

I. Jarlath's Quarter

Description

The setting of the Cathedral has much scope for improvement. The re-design of the parking area as a high quality square would involve upgrading the quality of the surfacing, opening various green spaces and memorials, while managing car parking more effectively. The landscape nature should be reviewed with the existing spaces and trees retained and added to. Consideration should be given to more landscaped spaces to soften the setting of the cathedral and reduce the impact of the car dominated space.

The cathedral was the staging point of the Galway 2020 inaugural event and has great potential to be used on a regular basis for similar outdoor events. The space should be designed accordingly to relieve pressure on other events spaces in the town and link with event's spaces in the Palace Grounds.

More widely, surrounding areas should be developed into a campus setting for continued religious and educational use, restoring historic buildings and spaces, while adding appropriate contemporary architecture.

Overtime if buildings are vacated, appropriate reuses should be reviewed in relation to community needs and future investment opportunities for the town.

The entire area would require a masterplan to ensure a collective vision is developed for the quarter.

Benefits

Benefits of developing Jarlath's Quarter:

- Improved identity and aesthetic of town and its assets
- Restoring ecclesiastical heritage setting
- High quality material palette
- Restored historic character and buildings
- Ensure historic built fabric is repaired and improved appropriately
- Increase viable town centre venue spaces
- Potential to support local business to expand within town core
- Improve streetscape character
- Have potential to increase event and community spaces
- Phased approach which allows for continual improvements as the masterplan is developed

Actions

- i. Comprehensive Development Masterplan
- ii. Jarlath's Quarter (inc Cathedral Space)



The Cathedral of the Assumption



Campus Setting



Dynamic Public Art

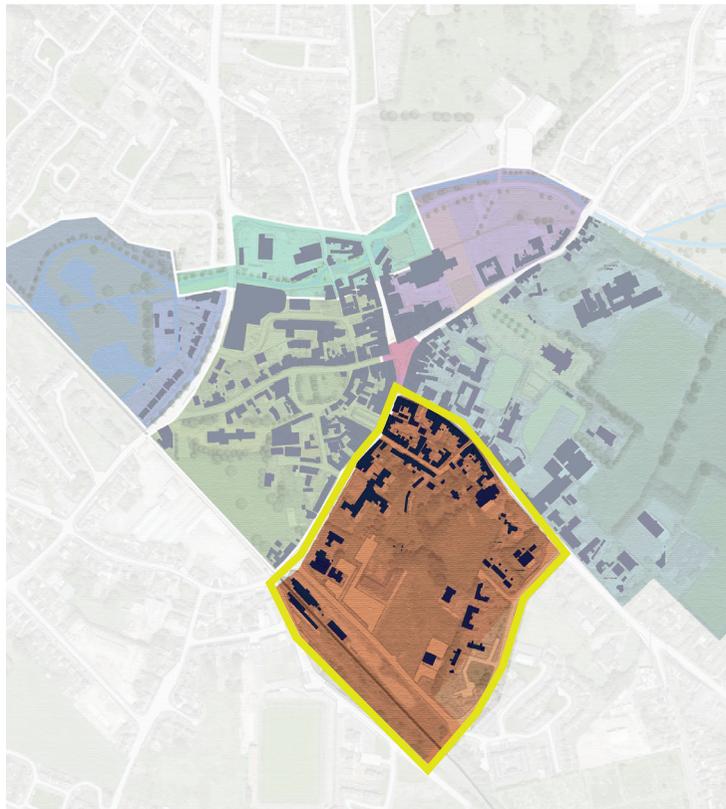


Civic space and Church

J. Station Quarter

Introduction

The former railway station and surrounding lands in Tuam lie largely underused at present. The area has been identified as suitable for comprehensive mixed use development. This would involve the restoration of historic buildings, while creating new spaces for employment generating uses.



Location Plan

Context

The station lands lie to the south of the town centre, encompassing a large parcel of underdeveloped land with heritage buildings associated with the railway. Some newer development has taken place with Grove Medical Care, Tuam Primary Care Centre and Tuam Ambulance Base all located on Sean Purcell Road. However these facilities are poorly connected to the town core and also to the lands to the south of the railway line.

Opportunity exists to maximise appropriate mixed use development and connect the quarter effectively to the town core with foot and cycle connections. It will be important that heritage assets are repaired, restored and re-purposed where possible and unused lands identified as part of the quarter masterplan.

The poor connectivity to residential communities, schools and Tuam Stadium to the south of the railway demands that a car journey is required to visit these areas or the town centre. The Station quarter can offer potential to improve this connection.



Station Quarter Diagram

J. Station Quarter

Description

The development of the Station Quarter should leave open the possibility of a reintroduced rail connection, while also creating a public transport interchange. Due to the size of the underutilised land, this area would be an ideal location for such a transport hub for buses, taxis, and in the future potentially trains. It will therefore be vital to improve pedestrian and cycle links back into the town from this location.

The Station Quarter must be planned as a phased development proposal or masterplan which also connects to the southern lands of the railway line. Pedestrian and cycle connectivity from the south to the town centre is crucial in opening up residential communities, schools and Tuam Stadium.

The masterplan should identify available land for development and set out a series of appropriate mixed uses for future development. A high quality and sympathetic design will be key in extending the town centre to the Station Quarter and in making this newer area of the town an attractive investment for businesses and homes.

Benefits

Station Quarter benefits:

- Improved identity and aesthetic of town
- High quality material palette
- Restored historic character and buildings
- Ensure historic built fabric is repaired and improved appropriately
- Potential creation of transport interchange
- Increase viable town centre business and accommodation premisses
- Support local business to expand
- Improve economic impact of the town
- Improve streetscape character
- Have potential to increase event and community spaces
- Phased approach which allows for continual improvements
- Opportunity to develop the town centre south and connect to wider southern settlements of Tuam

Actions

- i. Comprehensive Development Masterplan
- ii. Station Quarter (inc Stadium)



Former Railway Line



Contemporary Restoration



Vibrant urban quarter



Re-use of industrial buildings

K. Arts Centre & Programme



Cathedral of the Assumption, Tuam

Introduction

Tuam has long been known a centre for the arts, including choral singing, theatrical performances and traditional music. Yet the town lacks adequate internal and external spaces through which to support and grow a diverse, year long arts programme.

Context

The people of Tuam have a rich history of arts and performances however, throughout public consultations it was highlighted that there was no dedicated and adequately sized performance spaces in the town. The Mall Theatre is a well loved asset for the arts, but does not lend itself to accommodating a variety of performance and or exhibitions.

There is a lack of any workshop or studio spaces for artists to rehearse, study, create and learn in the town. For having such a thriving arts community there requires a dedicated space in the short term, with a purpose built building in the long term.

As well as the Mall Theatre, St. Mary's Cathedral and the Cathedral of Assumption have been able to provide internal and external spaces for performances in previous Tuam Arts Festivals, accompanied by street theatre events, visual arts exhibitions, workshops in various locations throughout the town.



The Shambles

K. Arts Centre & Programme

Description

Investment in arts venues is therefore proposed, along with a designated Arts Centre to provide 21st century studio and performance space in the heart of the town.

Short term solutions should be explored, such as vacant buildings and spaces, with the ultimate aim of a dedicated Arts Centre which provides spaces for performance, education and creativity. The Arts Centre has the opportunity to showcase Tuam for being at the forefront of the arts for its entire region, if not Ireland.

A comprehensive programme throughout the year will be important to ensuring the centres success in the town as well as an economically viable venture. It will be important to develop an online presence for this to create a user friendly website for bookings, updates and links to social media.

Outdoor spaces for performance should be explored, including the Shambles and the Palace Grounds offering an exciting and bespoke area which could be covered or open during various months of the year.

Benefits

Celebrating and investing in the Arts Centre and programme benefits:

- Improved creative and arts identity of town
- Ensure a dedicated arts facility in the short term
- Support local arts and performance groups to expand
- Improve economic impact of the town with increased visitor numbers
- Improve streetscape character with street performances
- Have potential to increase event and community spaces alongside the arts centre
- Phased approach which allows for continual improvements

Actions

- i. Arts Centre
- ii. Arts Centre Programme



Arts Centre



Tuam Arts Festival Performance in Market Square

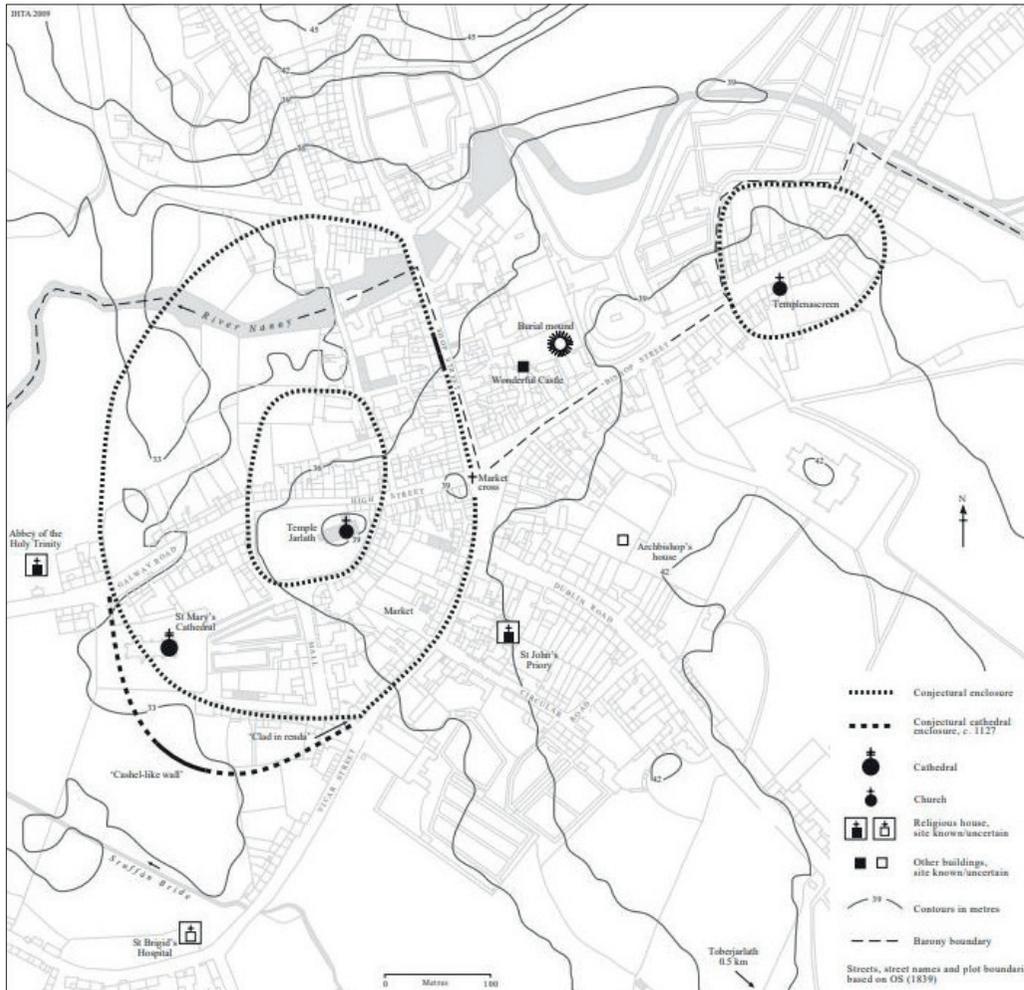


Professional Performance Space



Outdoor performance and public engagement

L. Heritage Trail



Medieval Tuam Map - Irish Historic Town Atlas

Introduction

With such a rich history and so many stories to tell, development of Tuam's existing heritage trail is another important proposal of the masterplan.

Context

Tuam's past pre-dates documented history and has a captivating layered story, built up over thousands of years. Some of the important buildings and relics remain intact, however some only survive in text. Those that do remain are not celebrated in the way they should be. The existing work that has been carried out on the town heritage trail is a good starting base to be built upon and added to.

Several of the remaining heritage sites, relics or remains are in good condition, however require intervention to improve and support them for future generations. Some have inadequate interpretation, are closed to the public or are difficult to find. There is a mixture of the type of heritage that is remaining, which makes the heritage trail offer a confusing one to those visiting Tuam wishing to find out about its complex past.

There is also no comprehensive online mapping resource which would allow locals or visitors to follow a trail digitally, on foot, or find out more detailed information about places in the town.

L. Heritage Trail

Description

The Heritage Trail should include the provision of well designed signage, augmented with high quality sculptures and lighting. Together these will encourage visitors to explore the town, while bringing its many fascinating stories to life.

It will be important to work with the existing heritage trail, adding and enhancing to the valuable work already done. An online trail resource will be invaluable for visitors and tourists wishing to explore the town for the first time. This will also be a means of increasing visitors to the town by sharing the important historic and ecclesiastical past of the town, who can research before, during and after visiting the town.

Opportunity existing to incorporate events and performances within these historic settings to bring heritage of the town back to life, therefore working alongside the Arts Centre and Programme (Proposal K) will be vital in this process. Where possible heritage sites such as Tempall Jarlath should be unlocked and open to the public to enrich what the heritage trail can offer to locals and visitors.

A wealth of knowledge is hidden in text and with locals stories of the town. This should be uncovered and play an important role in any interpretation, signage and sculptures that accompany the trail.

Benefits

Expanding Tuams Heritage Trail benefits:

- Improved heritage and ecclesiastical identity
- High quality signage, interpretation and sculpture
- Restored historic character and buildings
- Ensured historic built fabric is repaired and improved appropriately
- Opening of historic sites for visitors and interpretation
- Improve local and visitor offer
- Complimented streetscape character with artworks
- Phased approach which allows for appropriate heritage features to be added over time
- Opportunity to engage with local historians for knowledge
- Online resource accessible by locals and visitors
- Education resource for site visits and online research

Actions

- i. Heritage Trail
- ii. Festival Programme



Historic Photo of Market Cross in Market Square



Outdoor Events



Tuam Heritage Trail



Stories through Public Art



Interpretative Signage



IMPLEMENTATION PLAN

Introduction

This Masterplan sets out a shared vision and aspiration proposals that together have the capacity to transform the centre of Tuam over the next 10 - 15 years. Achieving this goal will require a determined effort and careful coordination to ensure implementation.

In this section we outline the principles of a collaborative implementation process involving Galway County Council and its many partners from the public, private and community sectors. An action plan for delivery is also provided, which sets out a strategic road map for proposal prioritisation.

The Tuam Regeneration Masterplan is a strategic document which identifies priorities for funding and investment opportunities for the town of Tuam. Any proposals progressed as a result of this Masterplan will be subject to all relevant environmental assessments at the point of progression through the statutory planning consent process or detailed masterplanning process.

Implementation Plan

Routes to Delivery

The Masterplan comprises a suite of proposals that share common regeneration ambitions, while being diverse in scope and scale. It will therefore be essential to strategically coordinate proposal delivery over the life of the plan, so that individual proposals can be prioritised, funded and brought forward by various parties in a manner that is compatible with one another. Such an oversight role should be performed by Galway County Council in close consultation with its local and regional partners.

Progress should be regularly monitored and success measured against a series of agreed Key Performance Indicators. The masterplan should be reviewed against these at regular intervals and updated as necessary to reflect progress made. New initiatives should be welcomed, but carefully shaped to ensure that they complement the ethos and vision of the masterplan.

In a number of instances such as streetscapes, the foot and cycle network or site specific masterplans, more detailed overarching plans will be required to define specific sub-actions for phased delivery plan.

MEASURING SUCCESS: POTENTIAL KEY PERFORMANCE INDICATORS	
ECONOMIC	
New business openings	No. of registered businesses
Town centre vacancies	No. of vacant units
New jobs	No. of jobs created
Overnight stays	No. of bed nights
ENVIRONMENTAL	
Biodiversity	No. of new species
Air Quality	Levels of air pollutants
Walking	No. of pedestrian counts
Cycling	No. of cycle counts
SOCIAL	
Perceptions	Levels of satisfaction rating

Key Stakeholders, Public Engagement and Communication

This masterplan has been created in partnership with the people of Tuam, its residents, business owners, sports and cultural groups, as well as elected members and their officials. Its success will be reliant on such a spirit of collaboration being continued through delivery, communicating well and finding opportunities for genuine participation at every turn.

Such engagement should take many forms. The formation of the Masterplan Forum provides an excellent means by which to bring local groups together, to share information, expertise and to identify tasks for joint delivery. As funding is secured for proposals, each design process should follow a collaborative methodology that goes beyond 'checkbox consultation'. And as proposals progress to delivery, the opportunity should always be taken to highlight how they've derived from this plan and the inputs of local people.

Formal engagement processes will also be a feature of implementation, primarily through the provisions of the planning system. Specific proposals will also be developed through close engagement with those directly affected, including land and business owners and neighbouring residents.

Action Plan

A key process to be undertaken at regular intervals is the prioritisation of masterplan proposals. A number of factors should influence these decisions, including:

- likely regeneration impact
- ability to catalyse private sector investment
- visibility and profile
- availability of funding
- popular consensus
- opportunities for local participation

The adjacent Action Plan should be developed and managed by the Galway County Council and stakeholders. This will be 'live' document, used to track progress and prioritise proposals.

In addition to a clear strategic plan for delivery, an alert and responsive attitude is required to identify opportunities as they arise. This may be new funding opportunities, potential investors or developments taking place in the town that would be complemented by a specific proposal.

While the pace of delivery will be greatly influenced by financial constraints, a constant focus on quality must be upheld at all times. This will involve an insistence on high standards of urban, landscape and architectural design. It must also involve carefully planning of proposals to ensure delivery is phased in line with adequate funding, avoiding processes of 'value engineering' that reduce quality.

A number of proposals identified will require a planned phased delivery plan over the lifetime of this Masterplan. These proposals are identified on the Action Plan Delivery Table overleaf.

TUAM REGENERATION MASTERPLAN

ACTION PLAN FOR DELIVERY

PROPOSALS	PRIORITY	TIMEFRAME	COST	STAKEHOLDERS
A. Market Square				
i. Historic Core Streetscape Plan (inc Transport Model)	Very High	Short	Low	Galway County Council, Local Businesses
ii. Market Square	High	Medium	Medium	Galway County Council, Local Businesses
iii. Phased Delivery Plan	High - Medium	Long	High	Galway County Council, Local Businesses
B. Town Hall				
i. Appoint Design Team	High	Medium	Medium	Galway County Council, Local Businesses
ii. Task Force & Phased Delivery Plan	High - Medium	Long	High	Galway County Council, Local Businesses
C. Streetscapes				
i. Historic Core Streetscape Plan (Inc Transport Model)	Very High	Short	Low	Galway County Council, Local Businesses, Owners, Community Groups, Residents
ii. Appoint Design Team	Medium	Medium	Medium	Galway County Council, Local Businesses, Owners, Community Groups, Residents
iii. Phased Delivery Plan	Medium	Medium	Medium	Galway County Council, Local Businesses, Owners, Community Groups, Residents
D. Town Centre Buildings				
i. Town Centre Building Plan	High	Long	High	Owners, Galway County Council, Local Businesses, Owners
ii. Appoint Design Team	High	Long	High	Owners, Galway County Council, Local Businesses, Owners
iii. Task Force & Phased Delivery Plan	High	Long	High	Galway County Council, Owners, Local Businesses , Owners
E. Palace Grounds				
i. Palace Grounds sub proposals	High - Medium	Medium	Medium	Galway County Council, Sports Clubs, Community Groups, Residents
ii. Phased path network	High	Short	Low	Galway County Council, Owners, Community Groups, Sports Clubs, Residents

TUAM REGENERATION MASTERPLAN

ACTION PLAN FOR DELIVERY

PROPOSALS	PRIORITY	TIMEFRAME	COST	STAKEHOLDERS
F. Palace Quarter				
i. Comprehensive Development Masterplan	High	Long	High	Owners, Galway County Council, Local Businesses
G. Foot and Cycle Network				
i. Path Network Plan	Very High	Short	Low	Galway County Council, Owners, Community Groups, Sports Clubs, Residents
ii. Phased Delivery Plan	High	Medium	Medium	Galway County Council, Owners, Community Groups, Sports Clubs, Residents
H. Abbey Well & Town Green Spaces				
i. Abbey Well Masterplan	Medium	Medium	Medium	Galway County Council, Owners, Community Groups, Residents
ii. St. Mary's Field Masterplan	Medium	Medium	Medium	Galway County Council, Owners, Community Groups, Residents
I. Jarlath's Quarter				
i. Comprehensive Development Masterplan	High	Long	High	Owners, Galway County Council, Church, Schools
ii. Jarlath's Quarter (inc Cathedral Space)	High	Long	High	Owners, Galway County Council, Church, Schools
J. Station Quarter				
i. Comprehensive Development Masterplan	High	Long	High	Owners, Galway County Council, Irish Rail, Local Businesses
ii. Station Quarter (inc Stadium)	High	Long	High	Owners, Galway County Council, Irish Rail, Local Businesses
K. Arts Centre & Programme				
i. Arts Centre	High	Medium	Medium	Galway County Council, Arts Groups, Community Groups
ii. Arts Centre Programme	Very High	Short	Medium	Galway County Council, Arts Groups, Community Groups
L. Heritage Trail				
i. Heritage Trail	Very High	Medium	Medium	Galway County Council, Community Groups
ii. Festival Programme	High	Short	Low	Galway County Council, Arts Groups, Community Groups

TUJAM

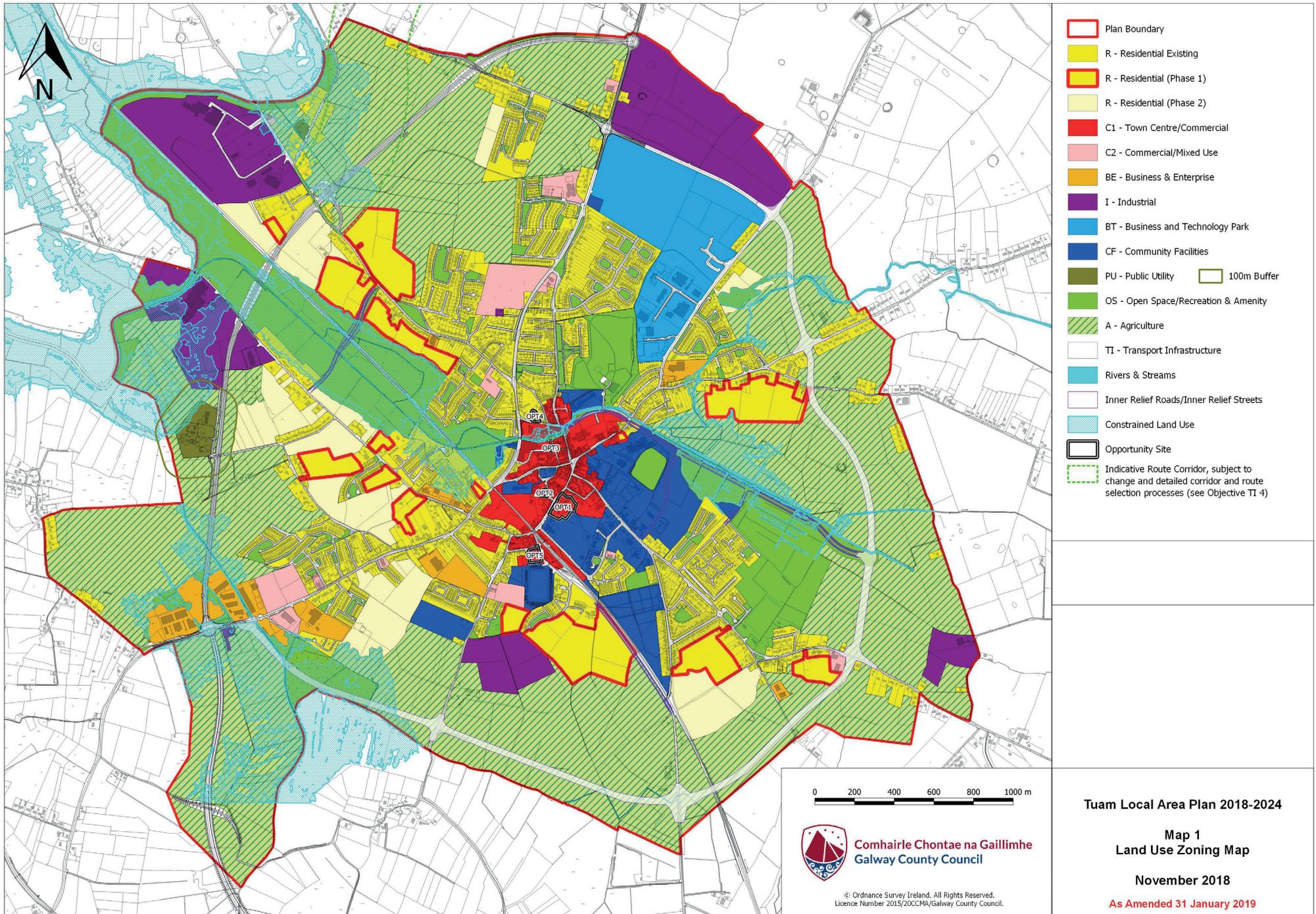


REGENERATION MASTERPLAN APPENDICES

APPENDICES

- 1. Tuam LAP Zoning Map*
- 2. Tuam LAP 2018-2024 Policy compliance table*
- 3. Tuam LAP 2018-2024 Proposals compliance table*
- 4. Environmental screenings*

1: Tuam LAP Zoning Map



2. Tuam LAP 2018-2024 Policy compliance table

Regeneration Masterplan Proposal	Tuam Local Area Plan Objective /Policy
A. Market Square	LU1: Town Centre/Commercial (C1) (land use zoning) ED5: Town Centre Management ED7: Visual Quality Working Environments SI2: Universal Design and Access TI2: Urban Street Network UD2: Public Spaces and Streets HC3: Architectural Conservation Areas HC11: Protection of Monuments and Places
B. Town Hall	LU1: Town Centre/Commercial (C1) (land use zoning) ED1: Employment & Economic Development ED4: Town Centre Viability & Vitality HC2: Protected Structures HC4: Development Relating to Protected Structures and ACAs HC5: Energy Efficiency and Traditional Buildings
C. Streetscapes	LU1: Town Centre/Commercial (C1) (land use zoning) ED4: Town Centre Viability & Vitality ED5: Town Centre Management SI2: Universal Design and Access ST3: Walking ST4: Cycling TI2: Urban Street Network TI11: Local Roads Upgrade UD2: Public Spaces and Streets HC3: Architectural Conservation Areas HC4: Development Relating to Protected Structures and ACAs HC11: Protection of Monuments and Places
D. Town Centre Buildings	LU1: Town Centre/Commercial (C1) (land use zoning) ED1: Employment & Economic Development ED4: Town Centre Viability & Vitality HC2: Protected Structures HC3: Architectural Conservation Areas HC4: Development Relating to Protected Structures and ACAs

2. Tuam LAP 2018-2024 Policy compliance table

	<p>HC5: Energy Efficiency and Traditional Buildings UD1: High Quality, Contextually Sensitive Design ED5: Town Centre Management ED7: Visual Quality Working Environments</p>
E. Palace Grounds	<p>LU8: Open Spaces/Recreation & Amenity (OS) (land use zoning) CF1: Community Facilities, Amenities and Greenspace CF5: Recreation, Amenity and GreenSpaces CF6: Palace Grounds</p>
F: Palace Quarter	<p>LU1: Town Centre/Commercial (C1) (land use zoning) RD5: Apartment Development ED4: Town Centre Viability & Vitality ST1: UD1: High Quality, Contextually Sensitive Design UD3: Spatial Definition and Animation UD5: Street-Oriented Development and Responsive Frontages</p>
G: Foot and Cycle Network	<p>LU10: Transport Infrastructure (TI) (land use zoning) CF9: Amenity Network ED5: Town Centre Management ST3: Walking ST4: Cycling ST8: Amenity Walking/Cycling Network TI15: Footpath, Public Lighting, Cycle Provision & Traffic Calming</p>
H: Abbey Well	<p>LU8: Open Spaces/Recreation & Amenity (OS) (land use zoning) CF5: Recreation, Amenity and GreenSpaces CF9: Amenity Network ST8: Amenity Walking/Cycling Network FL2: Flood Zones and Appropriate Land Uses FL9: Protection of Water Bodies and Watercourses UD4: Green Network and Landscaping NH5: Biodiversity & Ecological Networks NH6: Water Resources NH8: Riparian Zones</p>
I: Jarleth's Quarter	<p>LU7: Community Facilities (CF) (land use zoning) CF2: Educational Facilities</p>

2. Tuam LAP 2018-2024 Policy compliance table

	<p>UD1: High Quality, Contextually Sensitive Design UD2: Public Spaces and Streets HC2: Protected Structures HC3: Architectural Conservation Areas HC8: Vernacular Architecture & Structures of Local Interest HC11: Protection of Monuments and Places</p>
J: Station Quarter	<p>LU1: Town Centre/Commercial (C1) (land use zoning) LU10: Transport Infrastructure (TI) (land use zoning) ED7: Visual Quality Working Environments ST1: Integrated Land Use and Transport ST2: Sustainable Transportation ST11: Bus Facilities & Services UD5: Street-Oriented Development and Responsive Frontages HC2: Protected Structures HC4: Development Relating to Protected Structures and ACAs HC8: Vernacular Architecture & Structures of Local Interest</p>
K: Arts centre & programme	<p>LU7: Community Facilities (CF) (land use zoning) Policy CF1: Community Facilities, Amenities and Greenspace ED6: Tourism Development Policy HC2: Cultural Heritage</p>
L: Heritage Trail	<p>ED6: Tourism Development Policy HC2: Cultural Heritage</p>

3. Tuam LAP 2018-2024 Proposals compliance table

-  Proposal directly supports LAP guiding principles
-  Proposal indirectly supports LAP guiding principles

TUAM LOCAL AREA PLAN 2018 - 2024 Guiding Principles

TUAM REGENERATION MASTERPLAN - CONCEPTS & PROPOSALS

	<i>The Heart</i>		<i>The Core</i>		<i>The Lungs</i>	<i>The Intellect</i>	<i>The Lifeblood</i>	<i>The Lungs</i>	<i>The Spirit</i>	<i>The Intellect</i>	<i>The Life & Soul</i>	
	A. MARKET SQUARE	B. TOWN HALL	C. STREETSAPES	D. TOWN CENTRE BUILDINGS	E. PALACE GROUNDS	F. PALACE QUARTER	G. FOOT & CYCLE NETWORK	H. ABBEY WELL & TOWN GREEN SPACES	I. JARLATH'S QUARTER	J. STATION QUARTER	K. ARTS CENTRE & PROGRAMME	L. HERITAGE TRAIL
1. 'Hub Town' and attracting population target												
2. The growth focus on establishing new sustainable communities												
3. Ensure there are a range of facilities, amenities and supporting services - which promote an inclusive and cohesive local community												
4. Maintain a strong and vibrant town centre - which attracts new businesses and provides appropriate retailing and service functions												
5. Provide pleasant and attractive environment - for shopping, business, recreation and living												
6. Capitalise on compact urban form - encouraging greater connectivity which promotes walking, cycling, sustainable transportation												
7. Promote sustainable development - which minimises negative impacts on the environment and mitigate against effects of Climate Change												
8. Integrate high quality design into all future development - promoting innovative and green technologies												
9. Ensure all new development within the ACA - reinforces local distinctiveness, creates a sense of place, while protecting, conserving and enhancing the historic character of Tuam												
10. Encourage development which is sensitively integrated into the existing landscape - which understands landscape setting, protects and enhance landscape characteristics, features and biodiversity												

4. Environmental screenings

GALWAY COUNTY COUNCIL

STRATEGIC
ENVIRONMENTAL
ASSESSMENT
SCREENING REPORT
OF THE TUAM
TOWN CENTRE
MASTERPLAN

Prepared for Galway County Council under SIs 435 of 2004 and 200 of 2011.

January 2021

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This report has been prepared by Minogue Environmental Consulting Ltd with all reasonable skill, care and diligence. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is prepared for Galway County Council and we accept no responsibility to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

Version 1 18.01.2021	Ruth Minogue MCIEEM
Version 2	02.02.2021

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ENVIRONMENTAL CONSULTANCY

1.1 Introduction

Galway County Council has prepared a Tuam Regeneration Masterplan (the plan). This will be a non - statutory plan and will be applied within the statutory planning framework including the Galway County Development Plan and the Tuam Local Area Plan (LAP)2018-2024.

1.2 Strategic Environmental Assessment

The European Union Strategic Environmental Assessment (SEA) Directive (2001/42/EC) requires an environmental assessment be carried out for all plans that are prepared for certain specified sectors, including town and country planning and landuse.

The following Regulations transpose this Directive into Irish law:

- The European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004),
- The Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004) and further amended by
- S.I. No. 200 of 2011 (European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011) and S.I. No. 201 of 2011 (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).

The Planning and Development (Strategic Environmental Assessment) Regulations, 2004 (as amended) state that SEA is mandatory for certain plans while screening for SEA is required for other plans that fall below the specified thresholds. The purpose of this screening report is to determine whether the making and implementation of the plan will or will not, lead to significant environmental effects for the plan area and if it will require a full Strategic Environment Assessment.

In deciding whether a particular plan is likely to have significant environmental effects, regard must be had to the criteria set out in Annex II of the SEA Directive - which is reproduced in the Schedule 2A to the Planning and Development Regulations 2001, as inserted by article 12 of the Planning and Development (Strategic Environmental Assessment) Regulations 2004. The approach to this screening assessment is to assess the regeneration masterplan's principles, placemaking principles and proposals against the criteria contained in Schedule 2a of the Regulations; this is presented in Section Three of this report.

1.2.1 Appropriate Assessment and Screening for Strategic Environmental Assessment.

The EU Habitats Directive (92/43/EEC) requires an 'Appropriate Assessment' (AA) to be carried out where a plan or project is likely to have a significant impact on a Natura 2000 site. The first step in this process is to undertake a Screening in line with the requirements of Article 6(3) of the EU Habitats Directive, as transposed into Irish law in Part XAB of the Planning and Development Act 2000 (as amended) in relation to land use planning.

The Screening represents the first stage of the Article 6(3) Habitats Directive assessment process and was undertaken to identify whether the Plan has the potential to result in likely significant effects to European Sites. The first step of the Screening was to identify all land use actions proposed by the

Plan and/or the land use activities likely to arise as a result of the Plan and examine the potential for these elements of the Plan to result in likely significant effects to European Sites.

The relationship between SEA and AA Screening is that the findings of the latter are one of the criteria to determine the need for full SEA. Should the Screening for AA determine the need for Stage II Appropriate Assessment, the plan shall also require full SEA. An assessment under Article 6(3) of the EU Habitats Directive has also been undertaken in conjunction with this SEA Screening report and should be read in tandem with this and the *Tuam Regeneration Masterplan*.

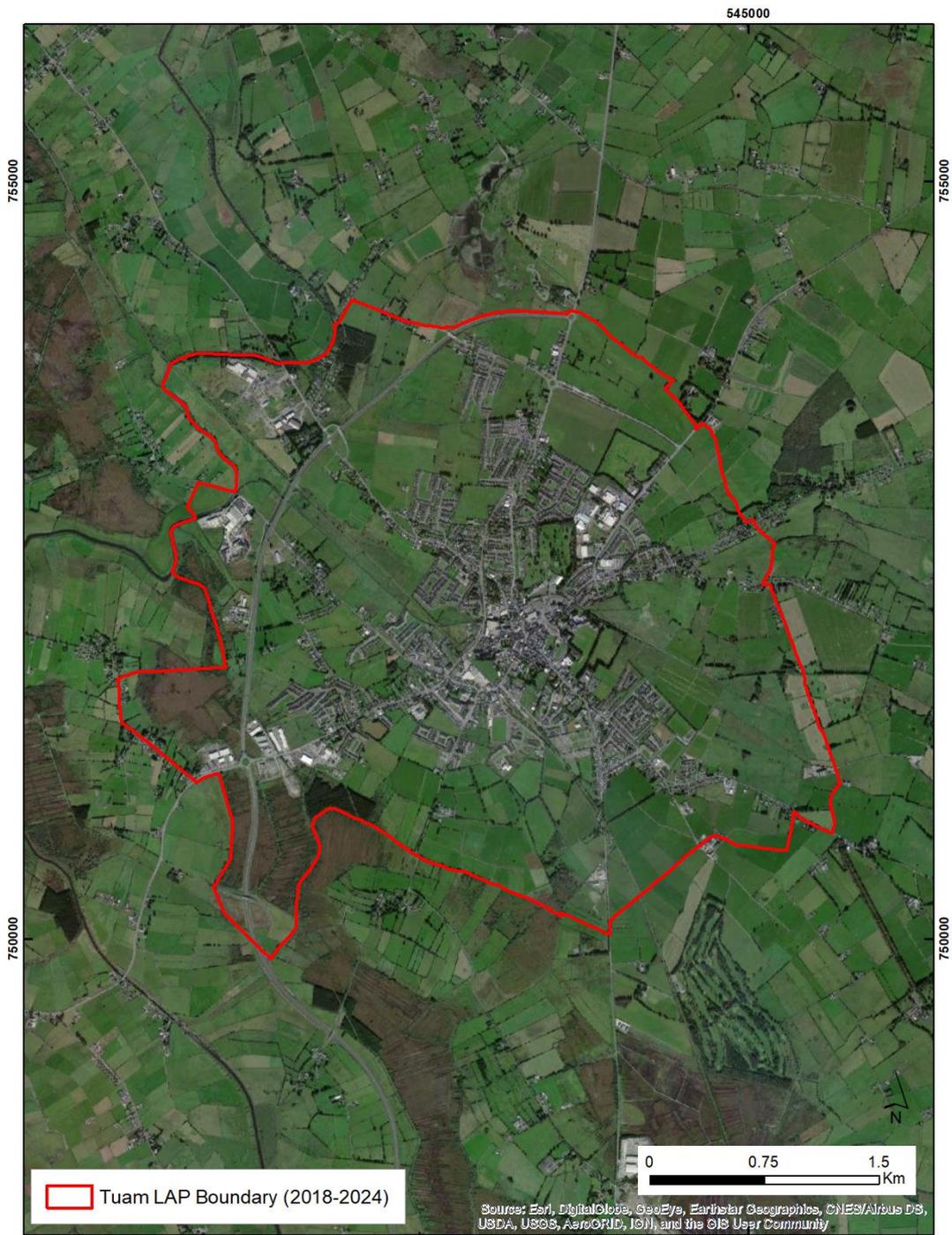
1.3 Background and Context

The historic town of Tuam, County Galway is thought to have been established by St Jarlath in the 6th Century, before growing to become Ireland's early medieval seat of power and religion. While its castle no longer stands, Tuam retains a rich built heritage, including its two cathedrals and historic streets. Today it is home to well over 8000 people, who enjoy its thriving community, good schools and businesses, while availing of improved regional connections. Yet the town, and in particular its centre, faces the challenges of a changing economy. Retail is experiencing rapid change, with a move to online shopping, which along with the hospitality industry, has faced further setbacks due to the Covid-19 pandemic. Tuam has also large sites available for industrial and commercial development that have remained vacant for many years. Consequently, many people are required to commute out of the town each day.

The Tuam Regeneration Masterplan was commissioned by Galway County Council in 2020 to establish a shared vision for the town, to guide future development and to identify proposals suitable for public sector funding and private sector investment over the next 10 - 15 years. This Regeneration Masterplan for Tuam is part-funded under Project Ireland 2040 through the Rural Regeneration and Development Fund. Importantly the masterplan was developed through a collaborative methodology that involved a wide range of people from across the town and beyond.

The plan seeks to address the Social, Economic, Cultural and Environmental opportunities and challenges within Tuam and incorporates them into a comprehensive Regeneration Plan. The Regeneration Masterplan identifies a series of aspirational proposals which are compatible and complementary within the current planning framework of the town as determined in the Tuam LAP.2018-2024 which itself was subject to full SEA and AA. The proposals will enable a phased approach to the application for future funding and investment opportunities available to Tuam. *Figure 1* shows the plan boundary and wider context of Tuam.

FIGURE 1 TUAM PLAN BOUNDARY AND WIDER LOCATION



Tuam Regeneration Masterplan

Data: Galway County Council
© ArcGIS Imagery
CRS: IRENET95

1:30,000

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2020

2 The Tuam Regeneration Masterplan overview

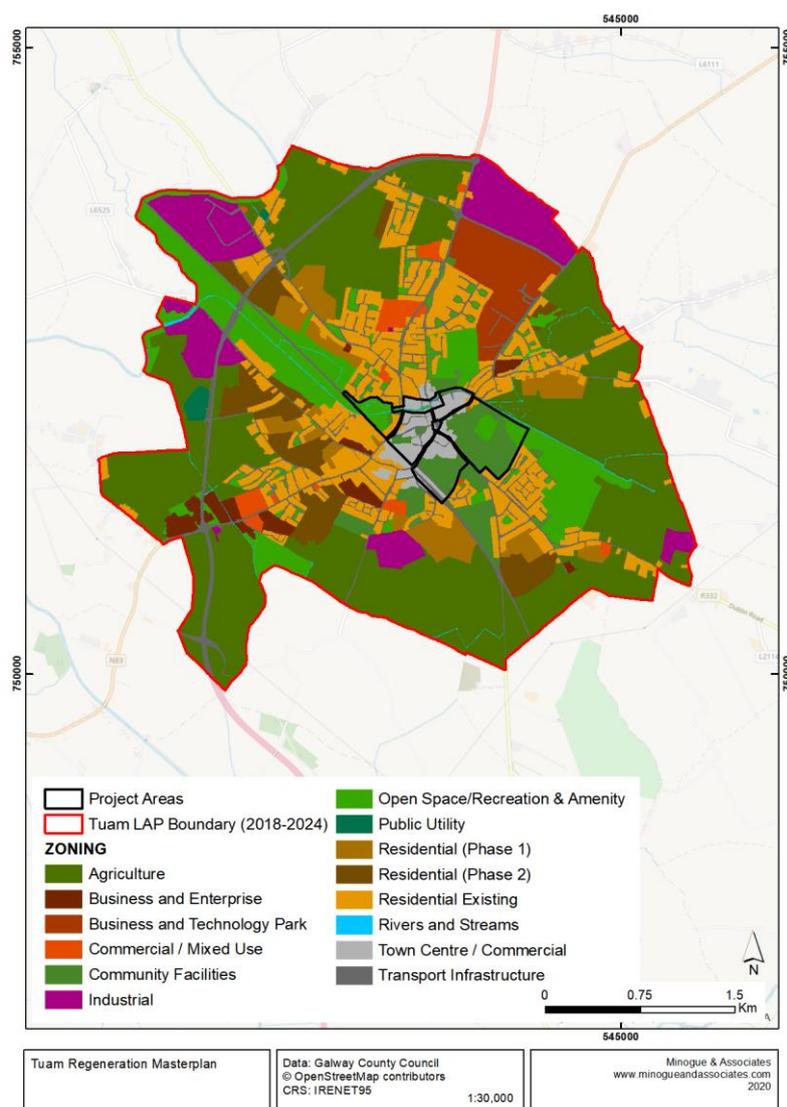
2.1 Introduction

Building upon the Vision of the Tuam LAP 2018-2024, the purpose of this regeneration masterplan is to identify a prioritisation of the existing objectives within the Tuam LAP 2018-2024 to help achieve the vision for Tuam in a planned and phased manner through the promotion of a series of strategic proposals. Objective ED5 of the Tuam Local Area Plan sought the preparation of a town centre management plan. The Tuam Regeneration Masterplan represents a response to this objective. The Tuam LAP Vision is as follows:

To promote Tuam as a thriving vibrant market town, providing a focus for future residential, economic and social development in a sustainable manner, encouraging new development and capitalising on the town's unique historic identity and character, as well as its accessibility, thereby realising Tuam's potential as well as supporting the surrounding rural hinterland.

Figure 2 presents the plan boundary and the existing landuse zoning objectives in the Tuam LAP 2018-2024.

FIGURE 2 LANDUSE ZONING OBJECTIVES TUAM LOCAL AREA PLAN 2018-2024



2.2. Key Principles

The key principles for the Tuam Regeneration plan are shown below in Figure 3.

FIGURE 3 TUAM'S KEY PRINCIPLES



Through the plan making process, seven town centre quarters have been identified and characterised and a series of placemaking principles developed for the plan. These are then further explained through a series of masterplan proposals and an implementation plan.

2.3 Town Quarters

A series of town centre character areas or quarters have been identified to help guide development and regeneration within parts of the town centre. Alongside these are a series of placemaking principles have been developed to help each retain and enhance its identity and character. The Tuam Regeneration Masterplan is based on the following key concepts for its development.

- **The Heart:** The Town Hall and Square will be a lively, animated space where the 'lights are always on'. This place will be welcoming to the public, safe for pedestrians and restored to its former glory. The beating heart of Tuam.
- **The Spirit:** The Two Cathedrals will be restored and conserved for the future. They will be open to the public, with interpretation and energised outdoor spaces.
- **The Core:** The town will have a high quality streetscape network, improved frontages and appropriate infill developments. The core will have opportunities for people to live, work and enjoy
- **The Lungs:** New public open spaces and parks will be investigated further which will protect and enhance wildlife habitats, flood resilience and provide sporting amenities.

- The Lifeblood: A linked network of foot and cycle ways will be established, while retaining the opportunity for railway reinstatement.
- The Intellect: Comprehensive mixed use development will take place at the former Railway Station and at Bishop Street.
- The Life and Soul: A year long events programme will be developed for the town, energised by a dedicated art centre and the Heritage Trail.

Figure 4 presents each of the Quarters identified for the plan area, and Table 1 overleaf presents the placemaking principles for each Quarter.

FIGURE 4 TUAM REGENERATION PLAN QUARTERS



TABLE 1 PLACEMAKING PRINCIPLES FOR EACH QUARTER

The Town Square	Reinstate the heart of Tuam for the community and town. Improve pedestrian safety and reduce car dominance. Invest in high quality materials that demonstrate its importance. Increase viability of space for events and closing (some) streets for special events. Town Hall open 24/7 community and public facing.
The Palace Quarter	Improve setting of Palace. Appropriate mixed use development to repair built fabric. Improve open and green spaces for heritage assets. Celebrate hidden and lost heritage. Improve connection to palace grounds.
Mill Quarter	Celebrate the River Nanny and its heritage. Explore mill and brewery settings. Improve connections and spaces. Improve biodiversity. Examine potential for pedestrian and cycle connections.
Abbey Well	Promote ecologically diverse green spaces. Promote biodiversity. Improve spaces for external education. Examine potential for pedestrian and cycle friendly spaces. Connect residential communities. Improve heritage interpretation.
Teampall Quarter	Improve setting of heritage assets and connection between them. Open heritage assets. Expand green spaces within town. Improve connectivity to town centre. Develop smaller town squares for event use (and everyday) to improve town navigation
Station Quarter	Improve connectivity within quarters. Retain rail infrastructure and do not compromise rail buildings. Improve built development frontages. Remove built form of inappropriate or poor quality. Celebrate lost heritage. Improve

	pedestrian connections from town centre to south of town. Explore multi-modal transport interchange options.
Jarlath's Campus	Celebrate the ecclesiastical heritage in an appropriate way. Improve areas to be used throughout the whole calendar year. Increase connectivity between campus grounds and town centre. Retain important heritage assets and improve access to them. Complimentary new build appropriate to the setting, heritage and needs of the town. Consider appropriate re-use of educational buildings once vacated.

3 Schedule 2a Screening Assessment 3

3.1 Introduction

The following section and table below present the SEA Screening assessment of the Tuam Regeneration Masterplan against the criteria provided in Schedule 2a of the Planning and Development (Strategic Environmental Assessment) Regulations 2001-2011 which details the criteria for determining whether a plan or programme is likely to have significant effects on the environment.

The Screening assessment should be read in conjunction with the Tuam Regeneration Masterplan and, and the accompanying Habitats Directive Screening report.

TABLE 2 SEA SCREENING

Criteria for determining whether the proposed Tuam Regeneration Masterplan is likely to have significant effects on the environment
<p>1. The characteristics of the Plan having regard, in particular, to:</p>
<p><i>the degree to which the Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,</i></p>
<p>The land use zoning objectives and activities for the lands are set out in the Tuam Local Area Plan 2018-2024. Objective ED 5 of the LAP supports the preparation of a Masterplan</p> <p>Appendix 2 of the masterplan presents a consistency and compliance table that demonstrates all masterplan proposals are consistent with objectives and policies in the Tuam LAP. The Tuam Regeneration Masterplan reflects key principles in the National Planning Framework, the Galway CDP and outlines proposals in a manner wholly consistent with the landuse zoning objectives and policies of the Tuam LAP.</p>
<p><i>the degree to which the Plan influences other plans, including those in a hierarchy,</i></p>
<p>The Tuam Regeneration Masterplan is a non-statutory plan that has been prepared in response to the specific objective ED 5 of the Tuam LAP 2018-2024. The purpose of this regeneration masterplan is to identify a prioritisation of the existing objectives within the Tuam LAP 2018-2024 to help achieve the vision for Tuam in a planned and phased manner through the promotion of a series of strategic proposals.</p> <p>The Tuam Regeneration Masterplan will have no influence on other plans either above or below in a hierarchy. The plan prioritises and expands upon existing objectives of the Tuam LAP and has been prepared in a consistent manner with the existing landuse objectives of the Tuam LAP. The Tuam LAP 2018 -2024 has been subject to full SEA and Appropriate Assessment.</p>
<p><i>the relevance of the Plan in the integration of environmental considerations in particular with a view to promoting sustainable development,</i></p>
<p>A non-statutory plan that aims to prioritise the existing objectives in the Tuam LAP and is informed by the following key sustainable principles :</p> <ul style="list-style-type: none"> • Walkable • Mixed use

- **Animated**
- **Permeable**
- **Naturalised**
- **Quality.**

These principles are expanded upon and provide greater direction and guidance for local responses to regeneration of the Tuam town centre with enhanced public realm, permeability, and green/blue space. The plan has been prepared and informed within the context of EU, National, regional and local development plan policies and future development will be prepared in line with the policies, objectives and landuse objectives contained within the Tuam LAP 2018-2024 including environmental enhancement and protection measures in particular.

Objective NH 4 – Impact Assessments

Ensure full compliance with the requirements of the EU

Habitats Directive (92/43/EEC), SEA Directive (2001/42/ EC) and EIA Directives including 2011/92/EU & 2014/52/ EU and associated legislation/regulations, including the associated European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011), European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004-2011, Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 and the European Communities (Environmental Impact Assessment) Regulations 1989-2011 & European Union (Environmental Impact Assessment) Planning and Regulations 2014 (or any updated/superseding legislation). Planning applications for proposed developments within the plan area that may give rise to likely significant effects on the environment may need to be accompanied by one or more of the following: an Environmental Impact Statement, an Ecological Impact Assessment Report, a Habitats Directive Assessment Screening Report or a Natura Impact Statement, as appropriate. Ensure that Natura Impact Statements and any other environmental or ecological impact assessments submitted in support of proposals for development are carried out according to best practice methodologies and contain all necessary baseline assessment

Environmental problems relevant to the Plan

The SEA ER of the Tuam LAP 2018-2024 identified the following environmental issues relevant to the plan area.

Biodiversity, Flora and Fauna: Previous changes in land uses arising from human development have resulted in a loss of biodiversity and flora and fauna however legislative objectives governing biodiversity and fauna were not identified as being conflicted with.

Population and Human Health: The impact of implementing the Plan on population and human health is influenced by the impacts which the Plan will have upon environmental vectors.

Environmental vectors are environmental components, such as air, water or soil, through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings. Population and human health has the potential to interact with issues including the following: • Developmental and recreational pressure on habitats and

landscapes; • Increase in demand for waste water treatment at the municipal level • Increase in demand for water supply; • Water quality; and • Flood risk.

Soil and Geology: Legislative objectives governing soil were not identified as being conflicted with.

Water Resources: Zones of elevated fluvial flood risk have been identified within the Plan area and the moderate status of some of the surface water bodies within and adjacent to the Plan area is less than that required by the Water Framework Directive.

Air and Climatic Factors: Legislative objectives governing air and climatic factors were not identified as being conflicted within Tuam however there are national targets regarding greenhouse gas emissions and air quality that are in danger of not being met.

Material Assets: Continued development within Tuam will need to continue to be accompanied by appropriate levels of waste water and drinking water services.

Cultural Heritage: The context of archaeological and architectural heritage has changed over time however no existing conflicts with legislative objectives governing archaeological and architectural heritage have been identified.

Landscape: Primary and subsequent ecological succession and new developments have resulted in changes to the visual appearance of landscapes within County Galway overtime however legislative objectives governing landscape and visual appearance were not identified as being conflicted with.

In turn by promoting town centre revitalization, reuse of existing buildings, enhancing non vehicular transport options and green/blue space the regeneration plan can contribute to alleviating such issues and enhancing environmental quality. The plan outlines potential future arrangements for the Tuam town centre in a manner consistent with the landuse zoning objectives, as well as key policies and objectives in the Tuam LAP 2018-2024 that was subject to full SEA and AA. Please see Appendix 2 of the masterplan for consistency table with the Tuam LAP and the masterplan proposals.

the relevance of the Plan in the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection).

As stated previously, the Tuam Regeneration Masterplan is non statutory and prioritises the objectives already in the Tuam LAP in a manner consistent with the Tuam LAP 2018-2024. The Tuam LAP and Galway County Development Plan includes for the implementation of EU environmental legislation and is further reflected in the Tuam LAP, notably NH4 Impact Assessments.

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

the probability, duration, frequency and reversibility of the effects,

As the Tuam Regeneration Masterplan expands upon and suggests proposals for existing town centre buildings and areas, positive effects at strategic level are identified in relation to reuse of buildings, public realm,

compact growth and greater, enhanced permeability. In line of the key principles, placemaking principles and prioritization of LAP objectives, environmental effects are identified as being positive at strategic scale.

Should projects arise from the Tuam Regeneration Masterplan they will be subject to more detailed project level assessment and in compliance with the landuse zonings, policies and objectives of the Tuam LAP 2018-2024.

the cumulative nature of the effects,

The Tuam Regeneration Masterplan supports and is informed by the Tuam LAP 2018-2024 which was subject to full SEA and AA. The masterplan is consistent with the LAP and given the focus of the masterplan on the town centre and urban forms, subject to full adherence and implementation of landuse zoning objectives, policies and environmental protection measures in the Tuam LAP, no significant cumulative adverse effects are identified and significant positive environmental effects are identified.

the trans boundary nature of the effects

No international, national, regional or county transboundary effects are identified.

the risks to human health or the environment (e.g. due to accidents),

No such risks are identified as arising from the masterplan. The enhanced permeability and increased non vehicular proposals associated with the masterplan may create positive local effects on human health with increased and enhanced access to quality open space and local reductions in emissions to air quality arising from traffic.

the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).

The proposals in the masterplan are reflective and consistent with the Tuam LAP Objectives and are focused on the town centre of Tuam. Effects are considered to be focused in and around the plan area.

the value and vulnerability of the area likely to be affected due to:

(a) special natural characteristics or cultural heritage

The town centre of Tuam includes a range of significant cultural heritage features and spaces, reflecting its historic ecclesiastical origins. The town centre is both a zone of Archaeological Potential and an Architectural Conservation Area.

“Tuam is classified as a monastic town and is a recorded monument. The town has developed a special historical archaeological interest especially with regard to its medieval importance and the fact that it was a strategically important ecclesiastical centre. There are 55 various entries RMP within and around Tuam providing evidence of early settlement including High Cross (National Monument in State Care). There are also 21 sites and monuments within the Zone of Archaeological Potential

The principal significance of the ACA lies in the town’s ancient origins and historic settlement patterns. The majority of its buildings span the late 18th to late 19th centuries and share many characteristics. Surviving traditional shop fronts are important features. Within the centre the majority of uses are commercial in nature at ground floor with upper stories in a variety of different

uses from residential, storage and offices. Apart from the Cathedrals, ecclesiastical, public and educational buildings, there is a well-defined consistency of buildings lining principal streets” (SEA ER of Tuam LAP 2018-2024).

Much of the plan focus, reflected through the LAP vision and objectives relate to reuse, restoration and enhanced functions and connectivity of the cultural heritage of the town and the towns population. Positive effects are anticipated arising from the masterplan proposals in this regard.

(b) exceeded environmental quality standards or limit values,

It is not anticipated that any environmental quality standards or limit values will be exceeded.

(c) intensive land-use,

The masterplan supports the town centre and compact growth and proposals are consistent with the landuse zoning, objectives, and policies of the Tuam LAP 2018-2024. In seeking to prioritise the objectives of the Tuam LAP the regeneration masterplan aims to further enhance and revitalize the town centre, promote compact growth and reverse town centre decline.

(d) the effects on areas or landscapes which have a recognised national, European Union or international protection status.

Tuam and its environs are located predominately within Landscape Sensitivity Class One – Low Sensitivity. There is, however, still a need to protect the visual and natural amenity of Tuam, its setting, townscape and its historic context and traditions. The amenities of the town consist of the built environment including ecclesiastical buildings, cathedrals and historical ruins, the riverside character, the Palace Grounds Town Park, the sports arenas, parklands and the rich agricultural environs. The regeneration masterplan is consistent with the Tuam LAP objectives and seeks to promote and enhance the townscape and landscape setting of Tuam. No protected landscapes of recognised national, EU or international status are within the plan area.

The Tuam LAP is adjacent to and overlaps to a relatively small degree with the Lough Corrib SAC boundary. There are no provisions within the LAP to reduce the area or quality of any European Site. The policies and objectives of the Galway CDP which the LAP must comply ensure that no direct land take from designated features of the SAC will result due to the implementation of the Plan. The policies and objectives of the plan will aim to support the protection of the River Nanny, River Clare and the Suileen River (Objective NH 5).

The plan prioritises and expands upon existing objectives of the Tuam LAP and has been prepared in a consistent manner with the existing landuse objectives of the Tuam LAP. The Tuam LAP 2018 -2024 has been subject to full SEA and Appropriate Assessment.

The following text is from the Conclusion of the Screening Stage¹ (for Appropriate Assessment):

¹ Doherty Environmental 2021

The Tuam Regeneration Masterplan is wholly consistent with the Tuam LAP 2018-2024 which was subject to NIR and AA. The vision of the LAP has informed the masterplan development and the masterplan proposals are wholly consistent with the landuse zoning objectives of the Tuam LAP as well as the objectives and policies of the Tuam LAP.

Following detailed review and assessment it is considered that the Tuam Regeneration Masterplan will not result in likely significant effects to European Sites. This assessment is derived from consideration of the following factors:

- The plan is a non statutory plan and is wholly consistent with the landuse zoning objectives of the Tuam LAP 2018-2024 which was subject to full SEA and AA.*
- The plan sits beneath the Tuam LAP 2018-2024 as well as the Galway County Development Plan within the statutory planning hierarchy*
- The masterplan proposals aim to prioritise the published objectives of the LAP that relate in particular to the overall enhancement of the town centre.*
- Masterplan proposals have been shown to be wholly consistent with the Tuam LAP (see Table 5.1 above)*
- The existing environmental protection measures of the Tuam LAP as detailed in the NIR and SEA of the LAP.*
- The scale, nature and extent of masterplan proposals which will not give rise to any land use activities that could result in impacts to European Sites not already addressed as part of the Tuam LAP NIR and Appropriate Assessment.*

In light of the findings of this report it is the considered view of the authors of this Screening Report for Appropriate Assessment that it can be concluded by Galway County Council that the Tuam Regeneration Masterplan is not likely, alone or in-combination with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.

3.2 SEA SCREENING DETERMINATION

Section 9 (1) of the (2004) Regulations (S.I. No. 435) (as amended) states “*subject to sub-article (2), an environmental assessment shall be carried out for all plans and programmes*

(a) which are prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism and town and country planning or land use, and which set the framework for future development consent of projects listed in Annexes I and II to the Environmental Impact Assessment Directive, or ”

(b) which are not directly connected with or necessary to the management of a European site but, either individually or in combination with other plans, are likely to have a significant effect on any such site.”.

The Tuam Regeneration Masterplan is wholly consistent with the Tuam LAP 2018-2024 which was subject to full SEA and AA. The vision of the LAP has informed the masterplan development and the masterplan proposals are wholly consistent with the landuse zoning objectives of the Tuam LAP as well as the objectives and policies of the Tuam LAP.

Following detailed review and assessment it is considered that the Tuam Regeneration Masterplan will not result in significant adverse environmental effects and therefore, does not require further assessment of the likely effect on the environment of the implementation of the Draft Masterplan through SEA. This assessment is derived from consideration of the following factors:

- The plan is a non statutory plan and is wholly consistent with the landuse zoning objectives of the Tuam LAP 2018-2024 which was subject to full SEA and AA.
- The plan sits beneath the Tuam LAP 2018-2024 as well as the Galway County Development Plan within the statutory planning hierarchy
- The masterplan proposals aim to prioritise the above objectives of the LAP and relate in particular to the town centre to enhance the town centre overall.
- Masterplan proposals have been shown to be wholly consistent with the Tuam LAP (see Appendix 2 of the masterplan)
- The existing environmental protection measures of the Tuam LAP
- The Tuam Regeneration Masterplan has been determined to not give rise to likely significant effects on the conservation management objectives of European Sites and Lough Corrib SAC.
- The scale, nature and extent of masterplan proposals and the absence of significant adverse environmental effects arising from the masterplan.

This determination will be finalised upon consultation with the environmental authorities.



Tuam Regeneration Masterplan

Screening Report for Appropriate Assessment

Doherty Environmental Consultants Ltd

January 2021

Tuam Regeneration Masterplan

Screening Report for Appropriate Assessment

Document Stage	Document Version	Prepared by
Final	1	Pat Doherty MSc, MCIEEM

This report has been prepared by Doherty Environmental Consultants Ltd. with all reasonable skill, care and diligence. Information report herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is prepared for Galway County Council and we accept no responsibility to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

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1.0 INTRODUCTION

Doherty Environmental Consultants (DEC) Ltd through the Paul Hogarth Company have been commissioned by Galway County Council to undertake a Screening Report for Appropriate Assessment for the Tuam Regeneration Masterplan.

This Screening Report for Appropriate Assessment forms Stage 1 of the Habitats Directive Assessment process and is being undertaken in order to comply with the requirements of the Habitats Directive Article 6(3). The function of this Screening Report is to identify the potential for the plan to result in likely significant effects to European Sites and to provide information so that the competent authority can determine whether a Stage 2 Appropriate Assessment is required for the masterplan.

1.1 BACKGROUND AND CONTEXT FOR THE PLAN

The historic town of Tuam, County Galway is thought to have been established by St Jarlath in the 6th Century, before growing to become Ireland's early medieval seat of power and religion. While its castle no longer stands, Tuam retains a rich built heritage, including its two cathedrals and historic streets. Today it is home to well over 8000 people, who enjoy its thriving community, good schools and businesses, while availing of improved regional connections. Yet the town, and in particular its centre, faces the challenges of a changing economy. Retail is experiencing rapid change, with a move to online shopping, which along with the hospitality industry, has faced further setbacks due to the Covid-19 pandemic. Tuam has also large sites available for industrial and commercial development that have remained vacant for many years. Consequently, many people are required to commute out of the town each day.

The Tuam Regeneration Masterplan was commissioned by Galway County Council in 2020 to establish a shared vision for the town, to guide future development and to identify proposals suitable for public sector funding and private sector investment over the next 10 - 15 years. This Regeneration Masterplan for Tuam is part-funded under Project Ireland 2040 through the Rural Regeneration and Development Fund. Importantly the masterplan was developed through a collaborative methodology that involved a wide range of people from across the town and beyond.

The plan seeks to address the Social, Economic, Cultural and Environmental opportunities and challenges within Tuam and incorporates them into a comprehensive Regeneration Plan. The Regeneration Masterplan identifies a series of aspirational proposals which are compatible and complementary within the current planning framework of the town as determined in the Tuam LAP.2018-2024 which itself was subject to full SEA and AA. The proposals will enable a phased approach to the application for future funding and investment opportunities available to Tuam. Figure 1.1 shows the plan boundary and wider context of Tuam.

1.2 SCREENING FOR APPROPRIATE ASSESSMENT: LEGISLATIVE CONTEXT

This Screening Report for Appropriate Assessment is being prepared in order to enable the competent authority to comply with Article 6(3) of Council Directive 92/43/EEC (The Habitats Directive). It is prepared to assess whether or not the project alone or in combination with other plans and projects is likely to have a significant effect on any European Site in view of best scientific knowledge and in view of the conservation objectives of the European Sites and specifically on the habitats and species for which the sites have been designated.

1.2.1 Requirement for an Assessment under Article 6 of the Habitats Directive

According to Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 – 2015, the competent authority has a duty to:

- Determine whether the proposed Project is directly connected to or necessary for the management of one of more European Sites; and, if not,
- Determine if the Project, either individually or in combination with other plans or projects, would be likely to have a significant effect on the European Site(s) in view of best scientific knowledge and the Conservation Objectives of the site(s).

This Report contains a Screening for Appropriate Assessment and is intended to assess and address all issues regarding the construction and operation of the Project and to inform and allow the competent authority to comply with the Habitats Directive. Article 6(3) of the Habitats Directive defines the requirements for assessment of projects and plans for which likely significant effects on European Sites may arise. The European Communities (Birds



Tuam Regeneration Masterplan

Figure 1.1

**TUAM LAMP Boundary
2018 - 2024**

 LAMP Boundary

0 0.225 0.45 0.9 Km



Drawn By	PD
Date	25/01/2021
Data Source	Bing

and Natural Habitats) Regulations, 2011 – 2015 (the Habitats Regulations) transpose into Irish law Directive 2009/147/EC (the Birds Directive) and Council Directive 92/43/EEC (the Habitats Directive) lists habitats and species that are of international importance for conservation and require protection. The Habitats legislation requires competent authorities, to carry out a Screening for Appropriate Assessment of plans and projects that, alone or in combination with other plans or projects, would be likely to have significant effects on European Sites in view of best scientific knowledge and the Site’s conservation objectives. This requirement is transposed into Irish Law by Part 5 of the Habitats Regulations and Part XAB of the Planning and Development Act, 2000 (as amended).

1.3 STAGE 1 SCREENING METHOD

This Screening Report has been prepared in order to comply with the legislative requirements outlined in Section 1.1 above and aims to establish whether or not the proposed residential development, alone or in combination with other plans or projects, will be likely to have significant effects on European Sites in view of best scientific knowledge and the Site’s conservation objectives. In this context “likely” refers to the presence of doubt with regard to the absence of significant effects (ECJ case C-127/02) and “significant” means not trivial or inconsequential but an effect that has the potential to undermine the European Site’s conservation objectives (English Nature, 1999; ECJ case C-127/02). In other words any effect that compromises the conservation objectives of a European Site and interferes with achieving the conservation objectives for the site would constitute a significant effect.

The nature of the likely interactions between the project and the conservation objectives of European Sites will depend upon the sensitivity of these sites and their reasons for designation to potential impacts arising from the project; the current conservation status of the features for which European Sites have been designated; and any likely changes to key environmental indicators (e.g. habitat structure; vegetation community) that underpin the conservation status of European Sites, in combination with other plans and projects.

This Screening Report for Appropriate Assessment has been undertaken with reference to respective National and European guidance documents: Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities (DEHLG 2010) and *Assessment of Plans and Projects Significantly Affecting Natura 2000 sites – Methodological Guidance of the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC* and recent European

and National case law. The following guidance documents were also of relevance during the preparation of this Screening Report:

- A guide for competent authorities. Environment and Heritage Service, Sept 2002. Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2010). DEHLG.
- Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites – Methodological Guidance of the Provisions of Article 6(3) and (4) of the Habitats Directive 92/42/EEC. European Commission (2001).
- Managing Natura 2000 Sites – The provisions of Article 6 of the Habitats Directive 92/43/EEC. European commission (2018).

The EC (2001) guidelines outline the stages involved in undertaking a Screening Report for Appropriate Assessment for projects. The methodology adopted during the preparation of this Screening Report is informed by these guidelines and was undertaken in the following stages:

1. Describe the project and determine whether it is necessary for the conservation management of European Sites;
2. Identify European Sites that could be influenced by the project;
3. Where European Sites are identified as occurring within the zone of influence of the project identify potential effects arising from the project and screen the potential for such effects to negatively affect European Sites identified under Point 2 above; and
4. Identify other plans or projects that, in combination with the project, have the potential to affect European Sites.

1.3.1 Data Analysis

A study area of 15km surrounding the Tuam LAP boundary as shown on Figure 1.1 above was established as the study area for this screening exercise. The extent of the study area was guided by the recommendations provided by the Departments guidelines on Appropriate Assessment of Plan and Projects which suggests that a 15km area surrounding a plan boundary should be

used as a starting point when examining the potential for the plan to result in likely significant effects to European Sites.

The following data sources, which were access in January 2021, were used to inform the screening of the plan:

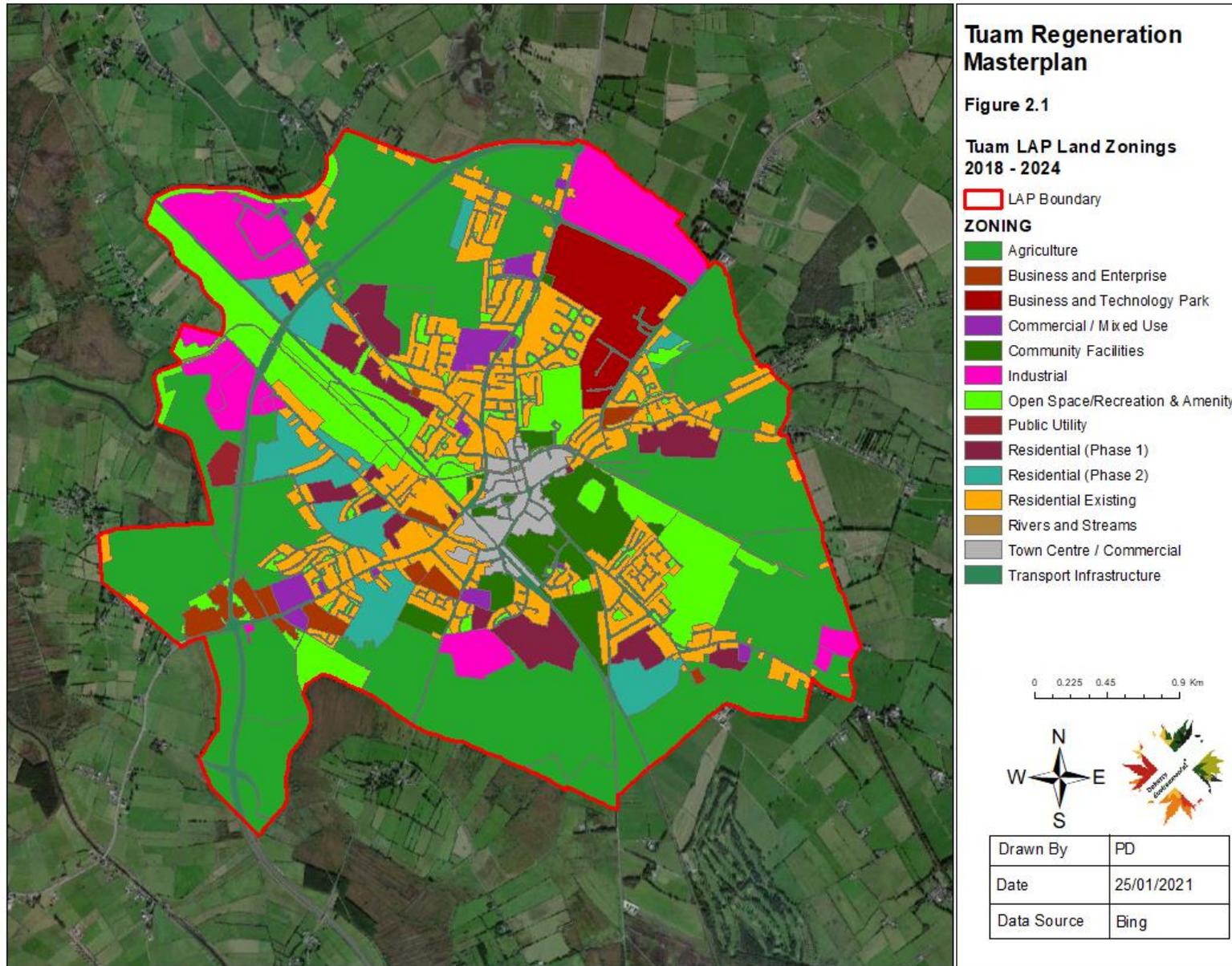
- Review of the Tuam Local Area Plan 2018 – 2024
- Review of the Conservation Objectives, Site Synopsis and Site boundary information for the European Sites within with the 15km study area;
- Review of OSI Discovery Mapping for the 15km study area
- Review of EPA online mapping for watercourse features (<https://gis.epa.ie/EPAMaps/>);
- Review of other plans and projects within 15km

2.0 DESCRIPTION OF THE TUAM REGENERATION MASTERPLAN

Building upon the Vision of the Tuam LAP 2018-2024, the purpose of this regeneration masterplan is to identify a prioritisation of the existing objectives within the Tuam LAP 2018-2024 to help achieve the vision for Tuam in a planned and phased manner through the promotion of a series of strategic proposals. Objective ED5 of the Tuam Local Area Plan sought the preparation of a town centre management plan. The Tuam Regeneration Masterplan represents a response to this objective. The Tuam LAP Vision is as follows:

To promote Tuam as a thriving vibrant market town, providing a focus for future residential, economic and social development in a sustainable manner, encouraging new development and capitalising on the town's unique historic identity and character, as well as its accessibility, thereby realising Tuam's potential as well as supporting the surrounding rural hinterland.

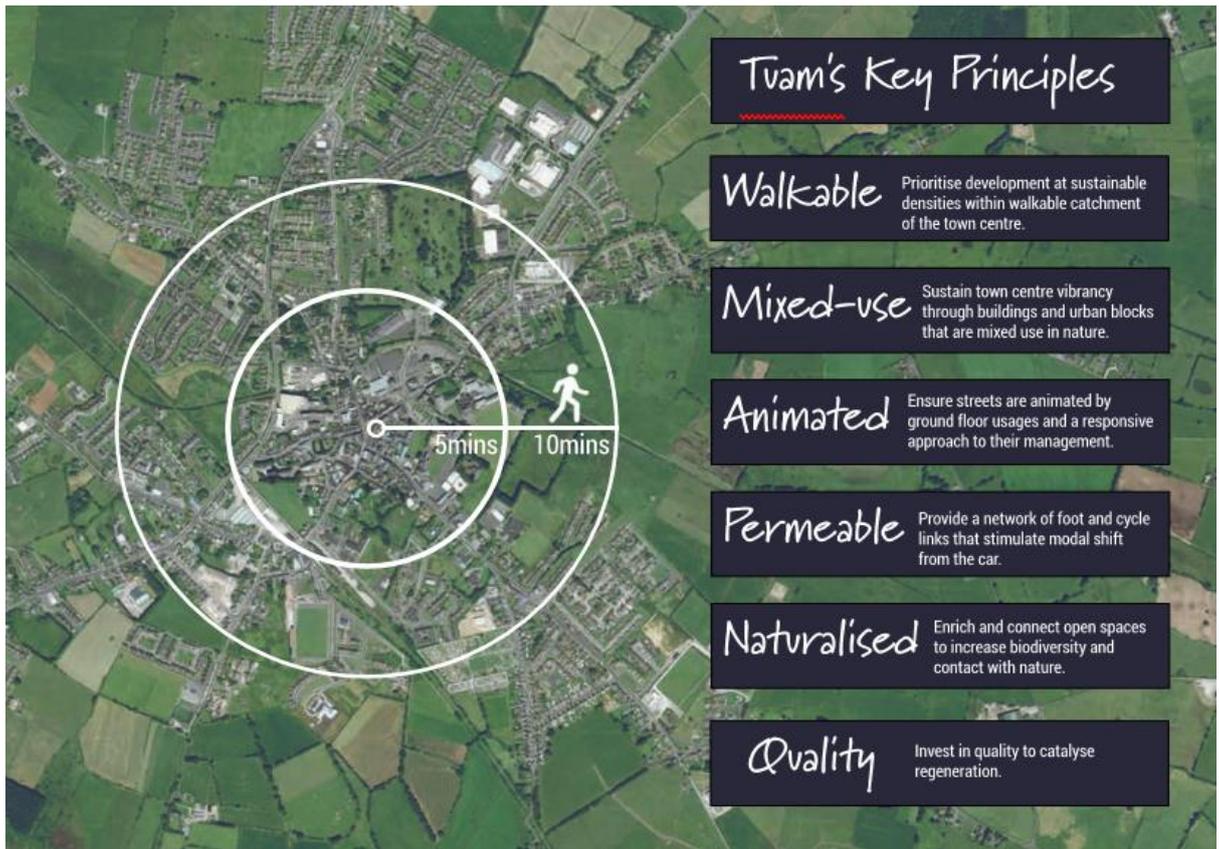
Figure 2.1 presents the LAP plan boundary and the existing landuse zoning objectives in the Tuam LAP 2018-2024.



2.1.1 Key Principles

The key principles for the Tuam Regeneration plan are shown below in Figure 2.2.

Figure 2.2: Tuam's Key Principles



Through the plan making process, seven town centre quarters have been identified and characterised and a series of placemaking principles developed for the plan. These are then further explained through a series of masterplan proposals and an implementation plan.

2.1.2 Town Quarters

A series of town centre character areas or quarters have been identified to help guide development and regeneration within parts of the town centre. Alongside these are a series of placemaking principles have been developed to help each retain and enhance its identity and character. The Tuam Regeneration Masterplan is based on the following key concepts for its development.

- **The Heart:** The Town Hall and Square will be a lively, animated space where the ‘lights are always on’. This place will be welcoming to the public, safe for pedestrians and restored to its former glory. The beating heart of Tuam.
- **The Spirit:** The Two Cathedrals will be restored and conserved for the future. They will be open to the public, with interpretation and energised outdoor spaces.
- **The Core:** The town will have a high quality streetscape network, improved frontages and appropriate infill developments. The core will have opportunities for people to live, work and enjoy
- **The Lungs:** New public open spaces and parks will be investigated further which will protect and enhance wildlife habitats, flood resilience and provide sporting amenities.
- **The Lifeblood:** A linked network of foot and cycle ways will be established, while retaining the opportunity for railway reinstatement.
- **The Intellect:** Comprehensive mixed use development will take place at the former Railway Station and at Bishop Street.
- **The Life and Soul:** A year long events programme will be developed for the town, energised by a dedicated art centre and the Heritage Trail.

Figure 2.3 presents each of the Quarters identified for the plan area, and Table 2.1 overleaf placemaking principles for each Quarter

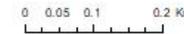


Tuam Regeneration Masterplan

Figure 2.3

Plan Quarters

- Market Square
- Abbey Well
- Teampall Quarter
- Station Quarter
- Jarlath's Campus
- Palace Quarter
- Mill Quarter



Drawn By	PD
Date	25/01/2021
Data Source	Bing

Table 2.1: Placemaking principles for each quarter

The Town Square	Reinstate the heart of Tuam for the community and town. Improve pedestrian safety and reduce car dominance. Invest in high quality materials that demonstrate its importance. Increase viability of space for events and closing (some) streets for special events. Town Hall open 24/7 community and public facing.
The Palace Quarter	Improve setting of Palace. Appropriate mixed-use development to repair built fabric. Improve open and green spaces for heritage assets. Celebrate hidden and lost heritage. Improve connection to palace grounds.
Mill Quarter	Celebrate the River Nanny and its heritage. Explore mill and brewery settings. Improve connections and spaces. Improve biodiversity. Examine potential for pedestrian and cycle connections.
Abbey Well	Promote ecologically diverse green spaces. Promote biodiversity. Improve spaces for external education. Examine potential for pedestrian and cycle friendly spaces. Connect residential communities. Improve heritage interpretation.
Teampall Quarter	Improve setting of heritage assets and connection between them. Open heritage assets. Expand green spaces within town. Improve connectivity to town centre. Develop smaller town squares for event use (and everyday) to improve town navigation

Station Quarter	<p>Improve connectivity within quarters. Retain rail infrastructure and do not compromise rail buildings. Improve built development frontages. Remove built form of inappropriate or poor quality. Celebrate lost heritage. Improve pedestrian connections from town centre to south of town. Explore multi-modal transport interchange options.</p>
Jarlath's Campus	<p>Celebrate the ecclesiastical heritage in an appropriate way. Improve areas to be used throughout the whole calendar year. Increase connectivity between campus grounds and town centre. Retain important heritage assets and improve access to them. Complimentary new build appropriate to the setting, heritage and needs of the town. Consider appropriate re-use of educational buildings once vacated.</p>

2.2 MASTERPLAN PROPOSALS

Section 4 of the Plan sets out a series of masterplan proposals for each of the town quarters identified in the plan. The proposals vary in scale and scope and range from short-term to longer-term initiatives. The masterplan proposals are restricted to the 7 town quarters shown on Figure 2.3 above. All land use activities associated with the Plan are contained within these masterplan proposals.

3.0 IS THE PLAN NECESSARY FOR THE CONSERVATION MANAGEMENT OF EUROPEAN SITES

The plan has been described in Section 2 of the Screening Report and it is clear from the description provided that the project is not directly connected with or necessary for the future conservation management of any European Sites.

4.0 IDENTIFICATION OF EUROPEAN SITES WITHIN THE ZONE OF INFLUENCE OF THE VARIATION

In order to identify the European Sites that could be significantly affected by the implementation of the Plan an initial long-list of sites occurring within a 15km radius of the Tuam LAP Boundary (to be referred to as the study area) has been compiled. As noted in Section 1.3.1 above the establishment of a 15km buffer area surrounding the LAP area is in line with the DAHLG recommended procedures for identifying European Sites. The buffer distance of 15km was also considered sufficient to ensure all potential impacts to European Sites arising from the implementation of the Plan were taken into account (see Section 4.1 below for more information). This is based on the absence of any impact pathways between the Plan boundary and other European Sites occurring at a distance greater than 15km from these lands.

4.1 EUROPEAN SITES WITHIN 15KM OF THE PLAN

A total number of 6 European Sites, comprising 5 SACs and 1 SPA, occur within a 15km radius of the Plan boundary (see Figures 4.1). These European Sites along with their qualifying features of interest are presented in Table 4.1.

Table 4.1: Qualifying features of interest/Special conservation interests of European Sites within 15km of the Plan

European Site	Site code	Distance	Qualifying Features of Interest
Derrinlough Bog SAC	2197	13.5km to the east	Degraded raised bogs still capable of natural regeneration [7120]
Greaghans Turlough SAC	503	14.5km to the west	Turloughs [3180]
Levally Lough SAC	295	7km to the east	Turloughs [3180]
Shrule Turlough SAC	525	13km to the west	Turloughs [3180]
Lough Corrib SAC	297	Within Tuam LAP; 1.3km from the	Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110]

European Site	Site code	Distance	Qualifying Features of Interest
		Plan Town Quarters	
			Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoeto-Nanojuncetea [3130]
			Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140]
			Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation [3260]
			Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210]
			Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410]
			Active raised bogs [7110]
			Degraded raised bogs still capable of natural regeneration [7120]
			Depressions on peat substrates of the Rhynchosporion [7150]
			Calcareous fens with Cladium mariscus and species of the Caricion davallianae [7210]
			Petrifying springs with tufa formation (Cratoneurion) [7220]
			Alkaline fens [7230]
			Limestone pavements [8240]
			Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]
			Bog woodland [91D0]
			Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]
			Austropotamobius pallipes (White-clawed Crayfish) [1092]
			Petromyzon marinus (Sea Lamprey) [1095]
			Lampetra planeri (Brook Lamprey) [1096]
			Salmo salar (Salmon) [1106]
			Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]
			Lutra lutra (Otter) [1355]
			Najas flexilis (Slender Naiad) [1833]
			Hamatocaulis vernicosus (Slender Green Feather-moss) [6216]
Lough Corrib SPA	4042	13.5km to the south-west	Gadwall (Anas strepera) [A051]
			Shoveler (Anas clypeata) [A056]

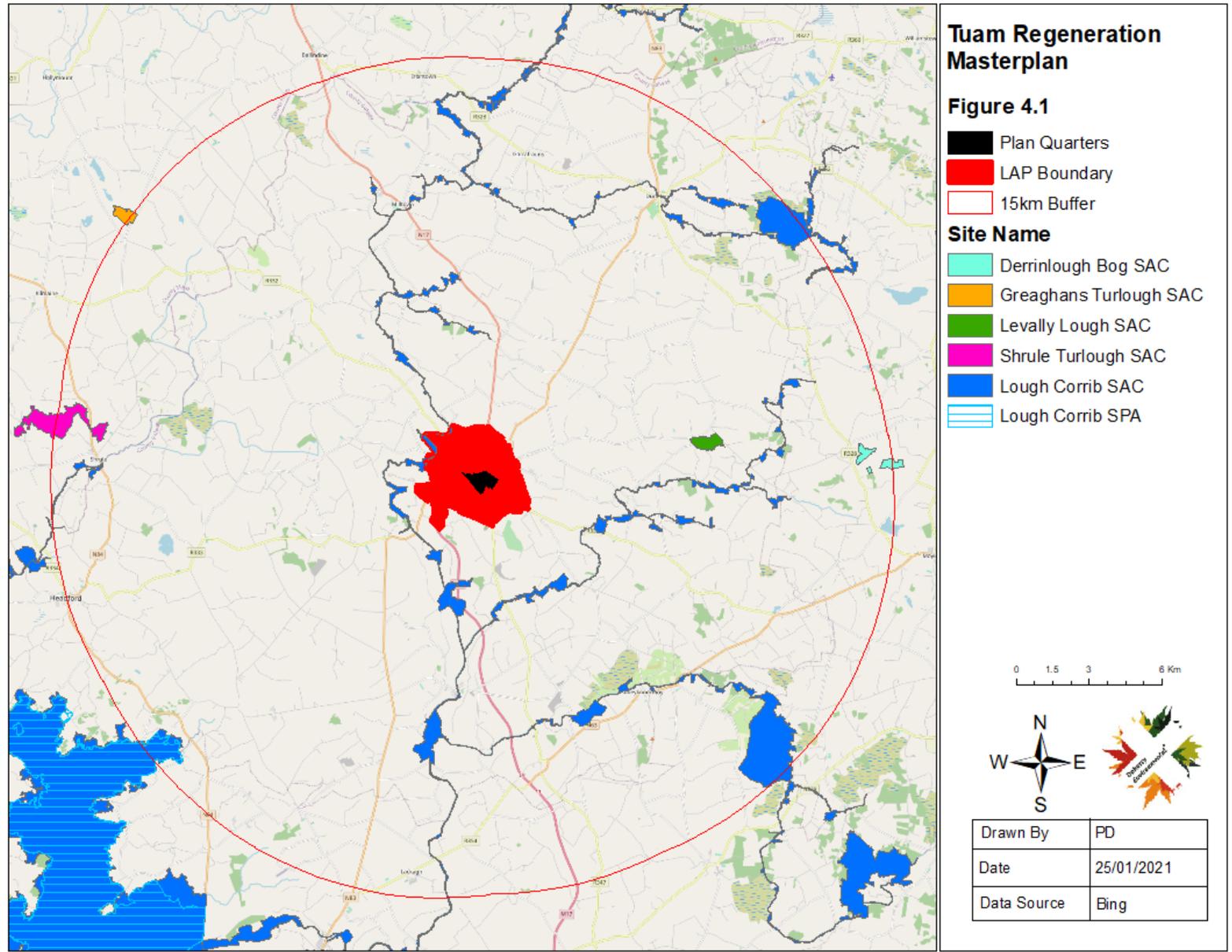
European Site	Site code	Distance	Qualifying Features of Interest
			Pochard (<i>Aythya ferina</i>) [A059]
			Tufted Duck (<i>Aythya fuligula</i>) [A061]
			Common Scoter (<i>Melanitta nigra</i>) [A065]
			Hen Harrier (<i>Circus cyaneus</i>) [A082]
			Coot (<i>Fulica atra</i>) [A125]
			Golden Plover (<i>Pluvialis apricaria</i>) [A140]
			Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]
			Common Gull (<i>Larus canus</i>) [A182]
			Common Tern (<i>Sterna hirundo</i>) [A193]
			Arctic Tern (<i>Sterna paradisaea</i>) [A194]
			Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) [A395]
			Wetland and Waterbirds [A999]

4.2 IDENTIFICATION OF PATHWAY BETWEEN THE TUAM LAP AREA & EUROPEAN SITES

The Tuam LAP NIR identified groundwater pathways with the potential to connect the LAP area to Shrulle Turlough SAC; Graghans Turlough SAC and Levally Turlough SAC. A surface water hydrological pathway was identified connecting the LAP area to Lough Corrib SAC and SPA.

No pathways were identified connecting the Tuam LAP area to Derrinlough SAC and therefore this SAC was screened out during the screening of the LAP.

The potential for significant effects to all qualifying features of interest of the Lough Corrib SAC were identified in the Tuam LAP NIR. The potential for significant effects to the three turlough SACs listed above as well as Lough Corrib were unknown and therefore the precautionary principle was applied and it was considered in the Tuam LAP NIR that mitigation measures were required to ensure that adverse effects to these SACs could be ruled out.



5.0 EXAMINATION OF LIKELY SIGNIFICANT EFFECTS TO EUROPEAN SITES

Each of the masterplan proposals are listed in Table 5.1 below and each of these are examined for their consistency with the Tuam LAP, whether they propose any activities over and above those considered for the Appropriate Assessment of the LAP and whether they will have the potential to result in impacts to European Sites.

Name of proposal	Description	Output	Potential Likely Significant Effects
Market Square	<p>It is proposed to transform this space through a comprehensive public realm proposal. This will include increased pedestrian areas paved with natural stone and management of through-traffic, so that the space can be occasionally closed for events. This would initially be tested on a trial basis, through hourly, half day or full day closure, for events such as a weekly town market, St. Patrick's Day, on Christmas Day or Christmas Markets. In doing so, prioritisation would be given back to pedestrians, with those on foot or bicycle made to feel welcome and safe again in the town centre. Bringing life back to the town through animation of the space with events, potential cafe and restaurant spill out spaces can be complimented by attractive feature lighting to enhance the square and its buildings. Replacement of the Market</p>	<p>a. Historic Core Streetscape Plan (inc Transport Model) b. Market Square c. Phased Delivery Plan</p>	<p>The implementation of this proposal and the delivery of the associated outputs are consistent with the aims of the following objectives of the Tuam LAP:</p> <p>LU1: Town Centre/Commercial (C1) (land use zoning) ED5: Town Centre Management ED7: Visual Quality Working Environments SI2: Universal Design and Access TI2: Urban Street Network UD2: Public Spaces and Streets</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
	<p>House and / or High Cross could also feature in the scheme, which would begin to celebrate the lost heritage in the heart of the town. This proposal offers an exiting opportunity to change the heart of Tuam to a more welcoming, exiting and vibrant centre.</p>		<p>HC3: Architectural Conservation Areas</p> <p>HC11: Protection of Monuments and Places.</p> <p>These LAP objectives have already been assessed for Appropriate Assessment as part of the Tuam LAP NIR and the current masterplan proposal will not result in any activities over and above those already committed to as part of the LAP.</p> <p>In addition the implementation of this proposal will result in the provision of future lower-level plans for the Market Square and will not in itself result in land use activities that could result in likely significant effects to European Sites.</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
Town Hall	<p>A range of uses are possible for this structure and a detailed process is required to determine the most suitable combination, while conserving its heritage features. A preference should be placed on uses that allow the public to enjoy the building day and night, effectively ‘keeping the lights on’ as the beating heart of the town. This could include elements of tourist information, flexible working space and an events space suitable for exhibitions, conferences and performances. Through public consultation feedback, there is an increasing need and desire for flexible work spaces that enables remote working from any location. This can be for students, professionals or members of the community. In some instances simple requirements suffice with access to power, WIFI and a desk or bench. Other facilities such as the opportunity of</p>	<p>a. Appoint Design Team b. Task Force</p>	<p>The implementation of this proposal and the delivery of the associated outputs are consistent with the aims of the following objectives of the Tuam LAP:</p> <p>LU1: Town Centre/Commercial (C1) (land use zoning)</p> <p>ED1: Employment & Economic Development</p> <p>ED4: Town Centre Viability & Vitality</p> <p>HC2: Protected Structures</p> <p>HC4: Development Relating to Protected Structures and ACAs</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
	<p>booking meeting rooms or a larger conference space on an hourly or daily basis is a facility the Town Hall could offer. The Town Hall proposal has the potential to offer a new lease of life not just to the building, but to the Market Square. The building should have ‘the lights on’ day and night, be that through use, or a dramatic lighting strategy which should be applied across the entire Market Square.</p>		<p>These LAP objectives have already been assessed for Appropriate Assessment as part of the Tuam LAP NIR and the current masterplan proposal will not result in any activities over and above those already committed to as part of the LAP.</p> <p>In addition the implementation of this proposal will result in the provision of future lower-level plans for the Market Square and will not in itself result in land use activities that could result in likely significant effects to European Sites.</p> <p>HC5: Energy Efficiency and Traditional Buildings</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
Streetscapes	<p>The proposal would be delivered over a phased period guided by a detailed streetscape plan of the historic core and underpinned with a transport model. This would ascertain how traffic should move through the centre and the viability of increased pedestrian space and ability to close streets for events.</p> <p>Significant scope exists to increase space for pedestrians and cyclists. This would include increasing footpaths to an appropriate width and incorporation of cycle lanes where possible. Opportunity will then exist for attractive outdoor seating and spill out spaces for local businesses, cafés and restaurants, as well as the integration of street trees. Squares and car parks should be included in the streetscape plan, both existing and</p>	<p>Historic Core Streetscape Plan (Including Transport Model)</p> <p>b. Appoint Design Team</p> <p>c. Phased Delivery Plan</p>	<p>The implementation of this proposal and the delivery of the associated outputs are consistent with the aims of the following objectives of the Tuam LAP:</p> <p>LU1: Town Centre/Commercial (C1) (land use zoning)</p> <p>ED4: Town Centre Viability & Vitality</p> <p>ED5: Town Centre Management</p> <p>SI2: Universal Design and Access</p> <p>ST3: Walking</p> <p>ST4: Cycling</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
	<p>proposed to improve the overall public realm of the town. Car parking in Tuam must be managed as part of this process, ensuring that adequate convenient provision exists, without detracting upon the experience of the historic town centre.</p>		<p>TI2: Urban Street Network</p> <p>TI11: Local Roads Upgrade</p> <p>UD2: Public Spaces and Streets</p> <p>HC3: Architectural Conservation Areas</p> <p>HC4: Development Relating to Protected Structures and ACAs</p> <p>HC11: Protection of Monuments and Places</p>
<p>Town centre buildings</p>	<p>To begin with, buildings should be identified as those requiring minor improvements such as painting and repairs, to those in need of a complete refurbishment. A palette of materials and colours should be agreed upon with a Task Force working</p>	<p>A Town Centre Building Plan</p> <p>b. Appoint Design Team</p>	<p>The implementation of this proposal and the delivery of the associated outputs are consistent with the aims of the following objectives of the Tuam LAP:</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
	<p>closely with building owners to ensure a high quality and sense of character is retained. Once agreed, there should be a systematic approach to improvements to all existing and new buildings where required. Short term proposals, such as town murals, can act as a relatively cost effective enhancement of vacant buildings or spaces. Collaboration with the community, Tidy Towns or a local artist can be an excellent way to bring such a proposal to life, as long as a focus on quality is upheld. Prominent buildings require prioritisation due to the wider impact their condition has on perceptions of Tuam. Historic buildings should be carefully restored and adapted where appropriate, while good quality contemporary architecture should also be embraced.</p>	<p>c. Task Force & Phased Delivery Plan</p>	<p>LU1: Town Centre/Commercial (C1) (land use zoning)</p> <p>ED1: Employment & Economic Development</p> <p>ED4: Town Centre Viability & Vitality</p> <p>HC2: Protected Structures</p> <p>HC3: Architectural Conservation Areas</p> <p>HC4: Development Relating to Protected Structures and ACAs</p> <p>HC5: Energy Efficiency and Traditional Buildings</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
			<p>UD1: High Quality, Contextually Sensitive Design</p> <p>ED5: Town Centre Management</p> <p>ED7: Visual Quality Working Environments</p> <p>These LAP objectives have already been assessed for Appropriate Assessment as part of the Tuam LAP NIR and the current masterplan proposal will not result in any activities over and above those already committed to as part of the LAP.</p> <p>In addition the implementation of this proposal will result in the provision of future lower-level plans for the Market Square and will not in itself</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
			result in land use activities that could result in likely significant effects to European Sites.
Palace Grounds	The masterplan strives to strengthen the connection of the Palace Grounds to the Town Centre, the Bishop’s Palace and proposed Palace Quarter. It will also be important to ensure the heritage of the River Nanny and surrounding spaces is appropriately interpreted. It will be important that Proposals G. Foot and Cycle Network and L. Heritage Trail works alongside this proposal to insure cohesive designs for Tuam. Additional proposals that would complement the 2018 park proposals were raised through public consultation feedback, as well as existing issues that should be addressed. One such issue was the lack of covered and sheltered areas within the town for all ages and	a. Palace Grounds sub proposals b. Phased path network	The implementation of this proposal and the delivery of the associated outputs are consistent with the aims of the following objectives of the Tuam LAP: LU8: Open Spaces/Recreation & Amenity (OS) (land use zoning) CF1: Community Facilities, Amenities and Greenspace CF5: Recreation, Amenity and Green Spaces CF6: Palace Ground

Name of proposal	Description	Output	Potential Likely Significant Effects
	<p>occasions. Therefore, it is proposed that a high quality covered pavilion or stage area be explored within the Palace Grounds, in close proximity to the sports facilities. This would be a community space for use by groups, workshops, schools and for performances. Use of the park for events and sporting activities should also be further encouraged, so that the Palace Grounds are truly a place for all to enjoy</p>		<p>These LAP objectives have already been assessed for Appropriate Assessment as part of the Tuam LAP NIR and the current masterplan proposal will not result in any activities over and above those already committed to as part of the LAP.</p> <p>In addition the implementation of this proposal will result in the provision of future lower-level plans for the Market Square and will not in itself result in land use activities that could result in likely significant effects to European Sites.</p>
<p>Palace Quarter</p>	<p>The Palace Quarter will focus on new streets and spaces that reconnect the cathedral with the park, while providing places to live and work in the heart of the town. The quality of urban design will be central to the success of this endeavour, ensuring</p>	<p>A comprehensive development masterplan</p>	<p>The implementation of this proposal and the delivery of the associated outputs are consistent with the aims of the following objectives of the Tuam LAP:</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
	<p>that the development complements the history and distinctive ‘urban fabric’ of Tuam.</p>		<p>LU1: Town Centre/Commercial (C1) (land use zoning)</p> <p>RD5: Apartment Development</p> <p>ED4: Town Centre Viability & Vitality ST1:</p> <p>UD1: High Quality, Contextually Sensitive Design</p> <p>UD3: Spatial Definition and Animation</p> <p>UD5: Street-Oriented Development and Responsive Frontages</p> <p>These LAP objectives have already been assessed for Appropriate Assessment as part of the Tuam LAP NIR and the current masterplan proposal will not result in any activities over and</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
			<p>above those already committed to as part of the LAP.</p> <p>In addition the implementation of this proposal will result in the provision of future lower-level plans for the Market Square and will not in itself result in land use activities that could result in likely significant effects to European Sites.</p>
Foot and cycle network	<p>The proposal would develop a series of foot and cycle paths through Tuam. This would include upgrading and improving existing paths and examining the possibility of introducing a series of new paths and links through the town.</p> <p>The proposal would seek to unify and connect all the proposed Town Quarters and beyond. With proposals such as E. Palace Grounds, H. Abbey</p>	a. Path Network Plan b. Phased Delivery Plan	<p>The implementation of this proposal and the delivery of the associated outputs are consistent with the aims of the following objectives of the Tuam LAP:</p> <p>LU10: Transport Infrastructure (TI) (land use zoning)</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
	<p>Well and I. Jarlath’s Quarter this proposal has the potential to consolidate Tuam as foot and cycle friendly town. Such a resource could be an invaluable wildlife habitat, community amenity and tourism asset.</p>		<p>CF9: Amenity Network</p> <p>ED5: Town Centre Management</p> <p>ST3: Walking</p> <p>ST4: Cycling</p> <p>ST8: Amenity Walking/Cycling Network</p> <p>TI15: Footpath, Public Lighting, Cycle Provision & Traffic Calming</p> <p>These LAP objectives have already been assessed for Appropriate Assessment as part of the Tuam LAP NIR and the current masterplan proposal will not result in any activities over and</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
			<p>above those already committed to as part of the LAP.</p> <p>In addition the implementation of this proposal will result in the provision of future lower-level plans for the Market Square and will not in itself result in land use activities that could result in likely significant effects to European Sites.</p>
<p>Abbey Well</p> <p>This project identifies two locations. The first, Abbey Well is a space to the west of the</p>	<p>The fields at Abbey Well form an important part of the River Nanny floodplain. Maintaining the wetland integrity of this area would help protect the town from flooding. Sensitively designed footpaths and boardwalks would turn it into a wonderful asset for local people and visitors. the field off Vicar Street at the railway line also has great potential to become a new public park or green.</p>	<p>Path Network Plan</p> <p>b. Phased Delivery Plan</p>	<p>The implementation of this proposal and the delivery of the associated outputs are consistent with the aims of the following objectives of the Tuam LAP:</p> <p>LU8: Open Spaces/Recreation & Amenity (OS) (land use zoning)</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
<p>town which has the opportunity of becoming a wetland haven. The second, is the field to the south of St. Mary's Cathedral which has great potential to become a new public park or green.</p>	<p>This would create a beautiful setting for St Mary's cathedral, while providing space for relaxation and recreation. The area around St Mary's cathedral should be enhanced where possible to celebrate its improved surroundings, with the Yew Tree walk connecting to Tempall Jarlath brought back into use.</p> <p>A wealth of heritage features and stories are associated within these two spaces which deserve interpretation.</p> <p>The project will help consolidate the south of the town, providing open green amenity spaces for communities and schools, as well as outdoor event spaces easing the pressure on town centre spaces and venues.</p>		<p>CF5: Recreation, Amenity and GreenSpaces</p> <p>CF9: Amenity Network</p> <p>ST8: Amenity Walking/Cycling Network</p> <p>FL2: Flood Zones and Appropriate Land Uses</p> <p>FL9: Protection of Water Bodies and Watercourses</p> <p>UD4: Green Network and Landscaping</p> <p>NH5: Biodiversity & Ecological Networks</p> <p>NH6: Water Resources</p> <p>NH8: Riparian Zones</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
			<p>These LAP objectives have already been assessed for Appropriate Assessment as part of the Tuam LAP NIR and the current masterplan proposal will not result in any activities over and above those already committed to as part of the LAP.</p> <p>In addition the implementation of this proposal will result in the provision of future lower-level plans for the Market Square and will not in itself result in land use activities that could result in likely significant effects to European Sites.</p>
<p>Jarleth's Quarter Jarlath's Quarter is one of the</p>	<p>Consolidation of the educational offer in the future may lead to vacancy of some of the existing buildings. It will be important that these buildings and their associated land, such as sports pitches and</p>	<p>a. Comprehensive Development Masterplan Town</p>	<p>The implementation of this proposal and the delivery of the associated outputs are consistent with the aims of the following objectives of the Tuam LAP:</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
<p>larger proposals in the plan, incorporating several buildings including the Cathedral of the Assumption, sporting pitches, green spaces and underutilised land</p>	<p>parking areas, are appropriately redeveloped and used in the best way for the town.</p> <p>There will need to be a review of the condition of the built fabric, as many of these buildings are of important heritage value, while some have been more recent additions.</p> <p>The Cathedral of the Assumption setting once served to celebrate the cathedral and ecclesiastical buildings around it, with gardens and landscaped spaces. Today the space plays many roles such as parking, an event space and bus pick up point. This has resulted in the area becoming congested and over used at times during the week and throughout the year.</p>	<p>b. Jarlath's Quarter (inc Cathedral Space)</p>	<p>LU7: Community Facilities (CF) (land use zoning)</p> <p>CF2: Educational Facilities</p> <p>UD1: High Quality, Contextually Sensitive Design</p> <p>UD2: Public Spaces and Streets</p> <p>HC2: Protected Structures</p> <p>HC3: Architectural Conservation Areas</p> <p>HC8: Vernacular Architecture & Structures of Local Interest</p> <p>HC11: Protection of Monuments and Places</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
	<p>As it is in such a central location and these uses can detract from the setting of a beautiful heritage asset, the role of this space requires review.</p> <p>The entire area would require a masterplan to ensure a collective vision is developed for the quarter.</p>		<p>These LAP objectives have already been assessed for Appropriate Assessment as part of the Tuam LAP NIR and the current masterplan proposal will not result in any activities over and above those already committed to as part of the LAP.</p> <p>In addition the implementation of this proposal will result in the provision of future lower-level plans for the Market Square and will not in itself result in land use activities that could result in likely significant effects to European Sites.</p>
<p>Station Quarter</p> <p>The former railway station and surrounding</p>	<p>The development of the Station Quarter should leave open the possibility of a reintroduced rail connection, while also creating a public transport interchange. Due to the size of the underutilised land, this area would be an ideal location for such a</p>	<p>Comprehensive Development Town Masterplan</p>	<p>The implementation of this proposal and the delivery of the associated outputs are consistent with the aims of the following objectives of the Tuam LAP:</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
<p>lands in Tuam lie largely underused at present. The area has been identified as suitable for comprehensive mixed use development. This would involve the restoration of historic buildings, while creating new spaces for</p>	<p>transport hub for buses, taxis, and in the future potentially trains. It will therefore be vital to improve pedestrian and cycle links back into the town from this location.</p> <p>The Station Quarter must be planned as a phased development proposal or masterplan which also connects to the southern lands of the railway line. Pedestrian and cycle connectivity from the south to the town centre is crucial in opening up residential communities, schools and Tuam Stadium.</p> <p>The masterplan should identify available land for development and set out a series of appropriate mixed uses for future development. A high quality and sympathetic design will be key in extending the town centre to</p>	<p>b. Station Quarter (inc Stadium) Masterplan</p>	<p>LU1: Town Centre/Commercial (C1) (land use zoning)</p> <p>LU10: Transport Infrastructure (TI) (land use zoning)</p> <p>ED7: Visual Quality Working Environments</p> <p>ST1: Integrated Land Use and Transport</p> <p>ST2: Sustainable Transportation</p> <p>ST11: Bus Facilities & Services</p> <p>UD5: Street-Oriented Development and Responsive Frontages</p> <p>HC2: Protected Structures</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
employment generating uses	the Station Quarter and in making this newer area of the town an attractive investment for businesses and homes.		<p>HC4: Development Relating to Protected Structures and ACAs</p> <p>HC8: Vernacular Architecture & Structures of Local Interest</p> <p>These LAP objectives have already been assessed for Appropriate Assessment as part of the Tuam LAP NIR and the current masterplan proposal will not result in any activities over and above those already committed to as part of the LAP.</p> <p>In addition the implementation of this proposal will result in the provision of future lower-level plans for the Market Square and will not in itself</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
			result in land use activities that could result in likely significant effects to European Sites.
<p>Arts Centre and Programme</p> <p>Tuam has long been known a centre for the arts, including choral singing, theatrical performances and traditional music.</p> <p>Yet the town lacks adequate</p>	<p>Investment in arts venues is therefore proposed, along with a designated Arts Centre to provide 21st century studio and performance space in the heart of the town.</p> <p>Short term solutions should be explored, such as vacant buildings and spaces, with the ultimate aim of a dedicated Arts Centre which provides spaces for performance, education and creativity. The Arts Centre has the opportunity to showcase Tuam for being at the forefront of the arts for its entire region, if not Ireland.</p> <p>A comprehensive programme throughout the year will be important to ensuring the centres success in</p>	<p>a. Arts Centre</p> <p>b. Arts Centre Programme</p>	<p>The implementation of this proposal and the delivery of the associated outputs are consistent with the aims of the following objectives of the Tuam LAP:</p> <p>LU7: Community Facilities (CF) (land use zoning)</p> <p>Policy CF1: Community Facilities, Amenities and Greenspace</p> <p>ED6: Tourism Development</p> <p>Policy HC2: Cultural Heritage</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
<p>internal and external spaces through which to support and grow a diverse, year long arts programme.</p>	<p>the town as well as an economically viable venture. It will be important to develop an online presence for this to create a user friendly website for bookings, updates and links to social media. Outdoor spaces for performance should be explored, including the Shambles and the Palace Grounds offering an exciting and bespoke area which could be covered or open during various months of the year.</p>		<p>These LAP objectives have already been assessed for Appropriate Assessment as part of the Tuam LAP NIR and the current masterplan proposal will not result in any activities over and above those already committed to as part of the LAP.</p> <p>All measures detailed in the NIR and SEA of the Tuam LAP pertaining to cultural heritage and the provision of an arts centre will be implemented as per the recommendations of these assessments.</p>
<p>Heritage Trail</p>	<p>The Heritage Trail should include the provision of well-designed signage, augmented with high quality sculptures and lighting. Together these will</p>	<p>a. Heritage Trail b. Festival Programme</p>	<p>The implementation of this proposal and the delivery of the associated outputs are consistent with the aims of the following objectives of the Tuam LAP:</p>

Name of proposal	Description	Output	Potential Likely Significant Effects
	<p>encourage visitors to explore the town, while bringing its many fascinating stories to life.</p> <p>It will be important to work with the existing heritage trail, adding and enhancing to the valuable work already done. An online trail resource will be invaluable for visitors and tourists wishing to explore the town for the first time. This will also be a means of increasing visitors to the town by sharing the important historic and ecclesiastical past of the town, who can research before, during and after visiting the town</p>		<p>ED6: Tourism Development</p> <p>Policy HC2: Cultural Heritage</p> <p>These LAP objectives have already been assessed for Appropriate Assessment as part of the Tuam LAP NIR and the current masterplan proposal will not result in any activities over and above those already committed to as part of the LAP.</p> <p>All measures detailed in the NIR and SEA of the Tuam LAP pertaining to heritage trails will be implemented as per the recommendations of these assessments.</p>

Table 5.1 above examines the relationship between the masterplan proposals and the Tuam LAP and has shown that all proposals contained within the masterplan are entirely consistent with the aim of the objectives of the Tuam LAP. These objectives have been examined for their potential to result in likely significant effects to European Sites during the NIR of the LAP and it has been concluded that provided all mitigation measures detailed in that NIR are implemented these objectives will not have the potential to result in adverse effects to European Sites. Given that the masterplan proposals are entirely consistent with the objectives of the LAP and do not propose any land use activities over and above those detailed in the LAP they will not have the potential to give rise to potential impacts not already assessed as part of the Tuam LAP NIR. In addition, it is also noted that the aim of the majority of the masterplan's proposals are for the completion of more detailed studies that will set out the requirements for realising the regeneration of the Tuam's town quarters.

5.1 IN-COMBINATION EFFECTS

The Tuam Regeneration Masterplan supports and is informed by the Tuam LAP 2018-2024 which was subject to NIR and Appropriate Assessment. The masterplan is consistent with the LAP and given the focus of the masterplan on the town centre and urban forms, subject to full adherence and implementation of landuse zoning objectives, policies and environmental protection measures in the Tuam LAP, no significant cumulative adverse effects to European Sites are identified.

6.0 SCREENING CONCLUSION

The Tuam Regeneration Masterplan is wholly consistent with the Tuam LAP 2018-2024 which was subject to NIR and AA. The vision of the LAP has informed the masterplan development and the masterplan proposals are wholly consistent with the landuse zoning objectives of the Tuam LAP as well as the objectives and policies of the Tuam LAP.

Following detailed review and assessment it is considered that the Tuam Regeneration Masterplan will not result in likely significant effects to European Sites. This assessment is derived from consideration of the following factors:

- The plan is a non statutory plan and is wholly consistent with the landuse zoning objectives of the Tuam LAP 2018-2024 which was subject to full SEA and AA.
- The plan sits beneath the Tuam LAP 2018-2024 as well as the Galway County Development Plan within the statutory planning hierarchy
- The masterplan proposals aim to prioritise the published objectives of the LAP that relate in particular to the overall enhancement of the town centre.
- Masterplan proposals have been shown to be wholly consistent with the Tuam LAP (see Table 5.1 above)
- The existing environmental protection measures of the Tuam LAP as detailed in the NIR and SEA of the LAP.
- The scale, nature and extent of masterplan proposals which will not give rise to any land use activities that could result in impacts to European Sites not already addressed as part of the Tuam LAP NIR and Appropriate Assessment.

In light of the findings of this report it is the considered view of the authors of this Screening Report for Appropriate Assessment that it can be concluded by Galway County Council that the Tuam Regeneration Masterplan is not likely, alone or in-combination with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.



Comhairle Chontae na Gaillimhe
Galway County Council