

Portumna Local Area Plan 2016 - 2022



Forward Planning

Galway County Council

Áras an Chontae

Prospect Hill

Galway



Comhairle Chontae na Gaillimhe
Galway County Council

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1. Introduction

1.1 Preamble

This Local Area Plan is a land use plan and overall strategy for the development of Portumna covering the period 2016 – 2022. This plan shall have effect from the date of adoption by the elected members of Galway County Council and shall cease to have effect at the expiration of 6 years from that date, unless the plan period is extended by resolution in accordance with Section 12 (d) to (f) of the *Planning and Development (Amendment) Act 2010*. The successful implementation of the plan should have a positive impact on Portumna, ensuring it develops in a sustainable manner and complements the implementation of the current *Galway County Development Plan 2015-2021*.

1.2 Profile of Portumna

Portumna is located in south-east County Galway, approximately 68 kilometres south east of Galway City, 31 kilometres south of Ballinasloe and 24 kilometres west of Birr. The town straddles the county boundary with County Tipperary and it is recognised as the principle urban setting in south-east County Galway serving an extensive rural hinterland on either side of the county divide. Portumna is served by the National Secondary Road, the N65 and same acts as the main vehicular gateway to the town.

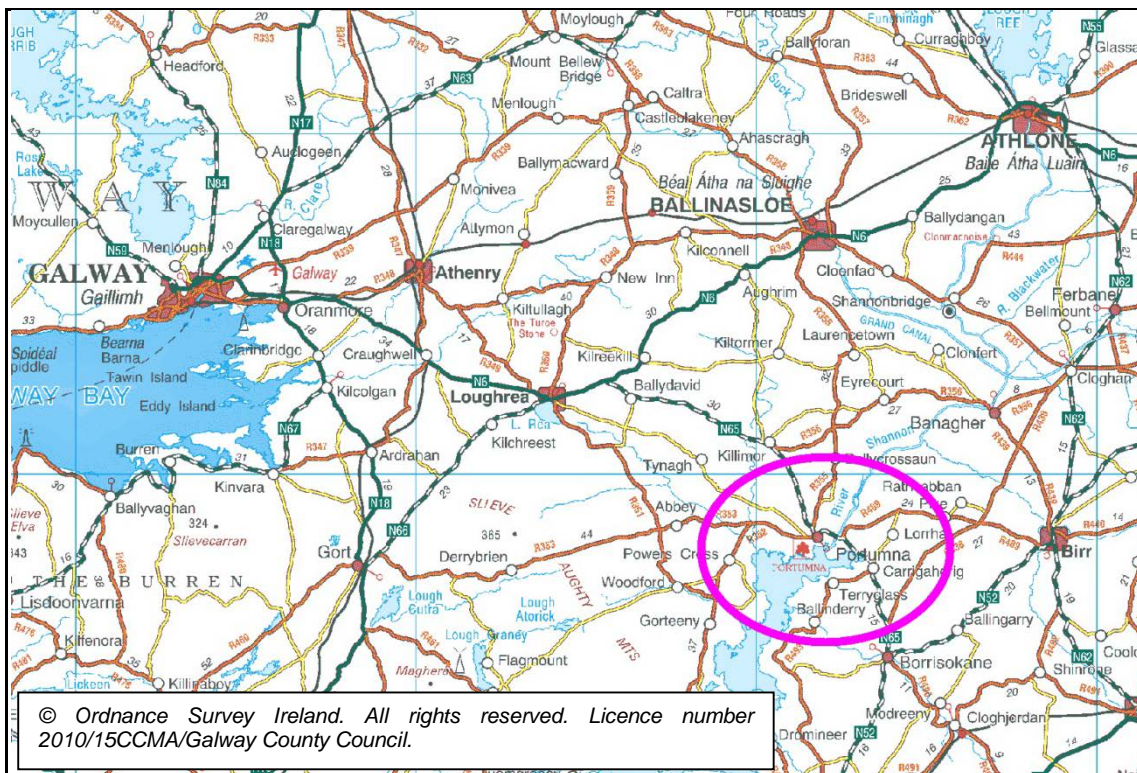


Figure 1: Contextual Map of Portumna

Portumna derives its name from the Gaelic ‘Port Omna’ meaning the landing place of the oak tree and it developed as a monastic settlement in the thirteenth century. The topography and natural features of the area have also influenced the pattern and form of development in the town over the years. Portumna is bounded by the River Shannon to the east, Lough Derg to the south and Portumna Forest Park to the south-west. The Shannon forms a natural boundary between County Galway and County Tipperary and it is prone to occasional flooding which is a constraint to development in some parts of the town. Lough Derg is the largest lake on the river covering 32,000 acres, stretching approximately 32 miles in length and 3 miles in width. Portumna Forest Park encompasses an area of approximately 600 hectares.

The Galway County Development Plan 2015 – 2021 identifies Portumna as a Key Town in the settlement hierarchy for the county. This entails it functioning as a self sufficient service hub, offering a range services including health, community, finance, employment, educational and retail provision to a broad catchment population. A significant industry and large employer, Green Isle Foods, has recently

announced an expansion plan for its existing operation in the town that will result in additional employment at the facility. Tourism represents a major asset to the town which can be enhanced upon further in the future. Portumna is strategically positioned to benefit from boating and angling activity associated with the Shannon waterway. Furthermore, there is scope to augment the heritage tourism product emanating from Lough Derg, the Dominican Friary, Portumna Castle, Portumna Forest Park and Portumna Union Workhouse for the betterment of the locality.

The population of Portumna has risen modestly in recent times. The town had 1,530 inhabitants in the 2011 Census, which was an 11% (153 persons) increase on the 2006 Census figure of 1,377 inhabitants. It is envisaged that the town will experience similar growth in the forthcoming plan period. Therefore it is important to anticipate for same, by way of formulating a structured and proactive plan that will enable the town to prosper in a sustainable manner.

1.3 Local Area Plan

1.3.1 Background to the Local Area Plan

This Local Area Plan has been prepared by Galway County Council to provide a statutory framework for the future growth and development of Portumna. 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 equitable 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 next six years. 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, cultural/built heritage, natural heritage and the environment.

The plan period is for 6 years, from the date of adoption by Galway County Council, unless the timeframe is extended by resolution in accordance with Section 12(d) to (f) of the Planning and Development (Amendment) Act 2010. The plan area is comprised of the town and its immediate environs and is considered to provide an appropriate development envelope for the anticipated growth of the town for the plan period.

1.3.2 Statutory Process

A Local Area Plan is prepared under the provisions of *Sections 18, 19 & 20 of the Planning & Development Act 2000* as amended. A Local Area Plan is statutorily required to be consistent with the objectives of the current *Galway County Development Plan* and consists of a written statement and plans which may include objectives for the zoning of land in accordance with the proper planning and sustainable development of the area. The legislation also requires the provision of detail on community facilities, amenities and detail on standards for the design of developments and structures.

Environmental assessments have also been undertaken to assess the potential impacts of the Local Area Plan on the environment, including an Environmental Report (SEA/ER) and a Stage 2 Appropriate Assessment (AA/NIR). The Environmental Report (ER) has been prepared in accordance with the EU Directive on SEA (2001/42/EC), the national *Strategic Environmental Assessment Regulations* (SI No. 436 of 2004), (SI No. 200 of 2011), the 2004 Strategic Environmental Assessment Guidelines *Implementation of the SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment* issued by the Department of Environment, Heritage and Local Government (DoEHLG) and regard has also been given to *Circular PSSP 6/2011 'Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA)*. An Environmental Report (ER) is required as part of the plan making process to assess the likely significant adverse effects on the environment of implementing the Local Area Plan, before a decision is made to adopt it.

A Habitats Directive Assessment (also referred to as an 'Appropriate Assessment' or 'AA') has been prepared in accordance with Article 6(3) of the *EU Habitats Directive (92/43/EEC)*, *European Communities (Birds and Natural Habitats) Regulations 2011*, the *Appropriate Assessment of Plans and Projects in Ireland-Guidance for Planning Authorities 2010* issued by the Department of Environment, Heritage and Local Government and the *Planning and Development Act 2000*, (as amended). An

Appropriate Assessment is an assessment of the implications of the plan or project, alone and/or in combination with other plans and projects, on the integrity of a Natura 2000 Site, in view of its conservation objectives.

A Strategic Flood Risk Assessment has been prepared for County Galway, which broadly considers the flood risk issues relevant to the plan area. The Strategic Flood Risk Assessment has been prepared in accordance with the *EU Floods Directive (2007/60/EC)*, the national *European Communities (Assessment and Management of Flood Risks) Regulations 2010 (SI No. 122 of 2010)*, the *Planning System and Flood Risk Management Guidelines for Planning Authorities 2009* issued by the DoEHLG as updated by the Departmental *Circular PL 2/2014* and identifies broad flood risk areas within Portumna LAP area. A Stage 2 Strategic Flood Risk Assessment has also been undertaken for the plan area which has identified flood zones and areas deemed to be at risk of flooding. The relevant flood risk data, recommendations and mitigation measures from the Stage 2 Strategic Flood Risk Assessment (SFRA) have been incorporated into the Local Area Plan, as appropriate.

1.3.3 Plan Structure

The Local Area Plan has been structured into 4 main sections as outlined below:

Section 1	<p>Introduction</p> <ul style="list-style-type: none"> • Preamble • Profile of Portumna • Local Area Plan • Plan Informants and Key Considerations
Section 2	<p>Strategic Vision and Development Strategy</p> <ul style="list-style-type: none"> • Strategic Vision • Development Strategy
Section 3	<p>Development Policies, Objectives and Guidelines</p> <ul style="list-style-type: none"> • Land Use Management • Residential Development • Social and Community Development • Economic Development • Tourism • Transportation Infrastructure • Utilities, Climate Change and Environmental Management • Urban Design and Landscape • Built Heritage and Cultural Heritage • Natural Heritage and Biodiversity
Section 4	<p>Local Area Plan Maps</p> <ul style="list-style-type: none"> • Map 1A and 1B – Land Use Zoning • Map 2A and 2B – Specific Objectives • Map 3 – Flood Risk Management

Supporting documents include a Stage 2 Appropriate Assessment (AA/NIR), an Environmental Report (SEA/ER) and a Stage 2 Strategic Flood Risk Assessment (SFRA) for the LAP area, which are available as separate documents to the Portumna Local Area Plan.

1.4 Plan Informants and Key Considerations

1.4.1 Plan Informants

The preparation of the Local Area Plan has been informed by a wide range of inputs, including the following:

Public Consultation	Issues raised by the local community and other stakeholders through the publication of the Background Issues Paper, draft public consultation and written submissions.
Legislative Context	All relevant Irish and European planning and environmental legislation, in particular the <i>Planning and Development Act 2000-2010</i> , the <i>Planning and Development Regulations 2001-2011</i> ; EU Directives, including the <i>Birds Directive (2009/147/EEC)</i> , <i>Habitats Directive (92/43/EEC)</i> , <i>Water Framework Directive (2000/60/EC)</i> , <i>SEA Directive (2001/42/EC)</i> , the <i>Floods Directive (2007/60/EC)</i> and the <i>EU Directive 2014/52/EU</i> which amends <i>Directive 2011/92/EU on the Assessment of the Effects of Certain Public and Private Projects on the Environment (EIA)</i> and relevant associated regulations.
Strategic Planning Context	National and regional policy documents and guidelines, in particular: <i>Our Sustainable Future-A Framework for Sustainable Development for Ireland 2012</i> , the <i>National Development Plan 2007-2013 as superseded by the Department of Public Expenditure and Reform document entitled "Infrastructure and Capital Investment 2012 – 2016"</i> ; the <i>National Spatial Strategy 2002-2022</i> , the <i>Regional Planning Guidelines for the West Region 2010-2022</i> , the <i>National Climate Change Strategy 2007-2012 and follow on document "National Climate Change Adaptation Framework, Building Resilience to Climate Change 2012, Smarter Travel - A Sustainable Transport Future 2009-2020</i> , and a range of guidelines including the <i>Local Area Plan Guidelines (2013)</i> , <i>SEA Guidelines 2004</i> , <i>Sustainable Residential Development in Urban Areas Guidelines 2009</i> , <i>Spatial Planning and National Roads – Guidelines for Planning Authorities (2012)</i> , <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i> and <i>Departmental Circular PL2/2014, Implementation of SEA Directive: Assessment of the Effects of Certain Plans and Programmes on the Environment Guidelines 2004</i> , <i>Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities 2010</i> and the <i>Retail Planning-Guidelines for Planning Authorities 2012</i> .
Statutory Planning Context	Statutory plans, in particular the previous Local Area Plan for the town and the need for compliance and consistency with the current <i>Galway County Development Plan</i> and the <i>Regional Planning Guidelines for the West Region 2010-2022</i> .
Local Planning Context	Local plans, strategies and studies, including: the <i>Biodiversity Action Plan for County Galway 2008-2013</i> ; the <i>Galway County Heritage Plan 2009-2014</i> ; <i>Galway Transportation and Planning Study 2002</i> ; <i>Developing Sustainable Tourism in Galway: A Framework for Action 2003-2012</i> ; <i>Water-Based Tourism – A Strategic Vision for Galway 2002</i> ; and <i>Working Together:</i>

	<i>Shaping Our Future: Galway County Strategy for Economic, Social and Cultural Development 2002-2012 the Local Economic and Community Plan (LECP) for County Galway 2014.</i>
Environmental Assessment	Assessment of potential environmental impacts of the Local Area Plan, including a Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment.

1.4.2 Plan Issues, Considerations and Challenges

The proper planning and sustainable development of Portumna encompasses a wide range of issues, considerations and challenges, many of which have been highlighted through the consultation process. The plan seeks to balance the wide ranging, and sometimes competing needs of the local community, landowners and the environment, along with promoting the important role of Portumna within County Galway. Some of the plans key issues, considerations and challenges are set out hereunder:

- **Common Vision:** A common strategic vision needs to be developed that provides a positive framework for future growth, consolidation and enhancement of the town in accordance with the principles of proper planning and sustainable development.
- **Core Strategy:** The Core Strategy in the Galway County Development Plan has identified a target population growth of up to 230 persons for Portumna through to 2021, which results in a requirement for 9.72ha of zoned land for residential purposes (based on 50% over-zoning). A key factor in the preparation of the Plan has been the determination of the best locations for residential land uses within the town to accommodate this future growth and to ensure residential development takes place in an orderly and sequential manner.
- **Population Growth:** Portumna has experienced a continued increase in population over recent Census periods. Ensuring sustainable settlement patterns, including the provision of the necessary planning framework, to accommodate educational, community, leisure and recreational facilities to satisfactorily match the level of population growth, is a key issue in planning for the future.
- **Strategic Location:** Portumna is located along the N65 National Secondary route in close proximity to the county boundary and interface with County Tipperary. The bridge is a strategic vehicular crossing point over the River Shannon and a gateway to the south east of County Galway. Furthermore, the town is recognised as a popular docking point for short stays by navigators awaiting a bridge swivel, prior to proceeding onwards with their boat journeys along the River Shannon.
- **Infrastructure and Sustainable Transportation:** Working towards ensuring that infrastructure is developed on an ongoing basis to service future developments in order to accommodate planned population growth, whilst ensuring compliance with the statutory obligations to achieve good water quality status under the EU Water Framework Directive and associated national legislation. Whilst the opportunities for public transport are limited in Portumna, there is scope to focus on promoting and facilitating the use of sustainable modes of transport, such as walking and cycling, in and around the town areas including in or near Portumna Castle and Demense and Portumna Forest Park. Facilitating bus service provision and associated facilities and reducing car dependency through integrated land use and transportation and wider Smarter Travel initiatives are also key considerations in the Local Area Plan process.
- **Economic Activity and Tourism:** Ensuring the enhancement of Portumna's role as a centre for employment for residents of both the town and wider hinterland, through maximising the opportunity presented by its synonymous association with the River Shannon and its recognition as a gateway to south east County Galway. It is important to foster and maintain local and small scale businesses through protecting the vitality and vibrancy of the town centre, promoting and

facilitating appropriate tourism ventures, while ensuring that Portumna remains an attractive place to work, live, visit and do business.

- **Heritage and Environment:** Promoting and facilitating appropriate growth of the town, while protecting the built, cultural and natural heritage of Portumna in accordance with applicable legislation and policy. This also includes consideration of the environmental designations adjacent to and within the plan boundary.
- **Flooding:** Flood risk issues are an important consideration in the preparation of the Local Area Plan, particularly in zoning lands for appropriate uses in flood risk areas, and the Local Area Plan is guided by the *Stage 2 Strategic Flood Risk Assessment* for the Portumna LAP area which was carried out as part of the plan making process and aligns with the guidance contained within the document *The Planning System and Flood Risk Management Guidelines for Planning Authorities Guidelines for Planning Authorities* (2009), as updated and the DECLG *Circular PL 2/2014*.

2. Strategic Vision and Development Strategy

2.1 Strategic Vision

The plan is underpinned by a strategic vision. This is intended to guide the future growth and development of Portumna in a sustainable manner, achieving the overall objectives set out for the town in the *Galway County Development Plan*, in a way that reflects the existing character and amenity of the area, the surrounding landscape, heritage, environment and improves the quality of life of residents and the local community.

The strategic vision is informed by guiding principles that will enable the overall vision to be achieved, these include:

- Realising the town's potential as one of the 'Key Towns' as set out in the *Galway County Development Plan* and attracting the population target established in the Core Strategy up to 2021 and beyond.
- Acknowledging that the medium term growth of Portumna should focus on new sustainable communities and adopt a sequential approach to the zoning of residential lands extending outwards from the centre of the town in line with the *Guidelines for Planning Authorities – Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)* (2009).
- Reflecting the needs and aspirations of local communities, business and other interested and affected groups, as expressed through the public consultation process.
- Promoting sustainable land use and transport by capitalising on the opportunity presented by the potential to develop walking and cycling opportunities within the town focused around the forest and the river, so that sustainable travel such as walking, cycling and other smarter travel initiatives, along with integrated land use and transportation become central to the development of new neighbourhoods and the future development of Portumna.
- Maintaining and promoting a strong and vibrant town centre which sustains the ability to attract new businesses and meets the retailing and service needs of the town and its surrounding hinterland, in addition to offering a pleasant and attractive environment for shopping, business, tourism, recreation and living.
- Ensuring that there are a range of facilities, amenities and supporting services including educational, recreational, religious, social, community and civic requirements for children, youths, adults and the elderly, to serve a growing community.
- Optimising the potential of the town's strategic location, in close proximity to the River Shannon and as a service hub to an extensive rural hinterland, through facilitating and fostering appropriate tourism and economic development, through setting a positive and flexible framework, which enhances Portumna as a place for tourism and employment opportunities.
- Supporting the delivery of the necessary infrastructure to facilitate the future growth and sustainable development of the town.
- Protecting the natural assets, environment, built heritage and public realm of the town, including its local character for the benefit of future generations to come.
- Promoting a strong sense of community spirit, civic pride, local identity and social inclusiveness in the locality and establishing a strong local identity that is distinguishable from other areas.

Vision Statement

“To promote Portumna as a sustainable, self-sufficient and vibrant town, which maintains its unique character, capitalises on its existing cultural and tourism assets, while offering a pleasant environment for a growing community, for living, shopping, for education, business and recreation. This requires there to be a degree of balance whereby the environmental sensitivities of the area and Portumna Castle and Demense, Portumna Forest Park and Lough Derg in particular are safeguarded, for present and future generations to come”.

2.2 Development Strategy

2.2.1 Core Strategy Context

A Core Strategy is required under the Planning and Development Act 2000 (as amended) to ensure that the development objectives of Development Plans/Local Area Plans are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy 2002-2020 and with the West Regional Planning Guidelines 2010-2022. Based on the population targets outlined in the *Regional Planning Guidelines*, the *Galway County Development Plan* identifies a population target of 13,160 for the County (not including Galway City) by 2021.

The Core Strategy details the allocation of this county population target within County Galway, the Tuam hub, the County town of Ballinasloe, Key Towns/Other Towns, Other Villages and Other Settlements including Rural Areas up to 2021. Portumna as one of the ‘Key Towns/Other Towns’ within the Core Strategy/Settlement Strategy, seeks to augment its important position as key service centre and driver of growth for the town and its surrounding environs.

A key component of the *Portumna Local Area Plan 2016 - 2022* is to ensure that it aligns with the Core Strategy/Settlement Strategy as set out in the *Galway County Development Plan*. The Core Strategy indicates that Portumna has been assigned a population growth target of 230 persons by 2021 with a housing land requirement of 9.72ha (which includes a permitted 50% over provision) in order to accommodate residential development over the plan period. The plan must therefore consider the most appropriate residential options such as phasing, rezoning and de-zoning in order not to exceed the maximum requirements of the 9.72ha from the Core Strategy and to ensure that suitable lands are brought forward for development during the plan period.

2.2.2 Development Options

In order to achieve the strategic vision for Portumna, it is important to examine a number of Development Strategy Options to ascertain which option can deliver most effectively on the vision for the town.

Continuing on with the previous plan is not considered an appropriate approach as it would not take account of advances in planning guidance, best practice or recent changes to legislation or E.U. Directives. Such an approach would also conflict with the *Regional Planning Guidelines* and the Core Strategy of the *Galway County Development Plan* and therefore would not be in accordance with the proper planning and sustainable development of the town.

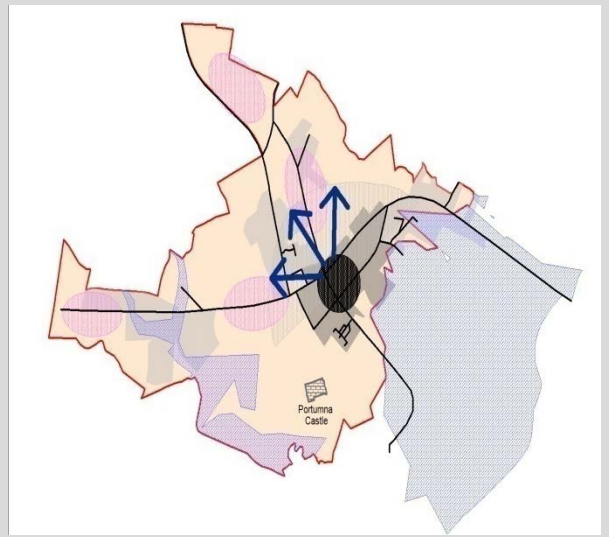
A number of potential development options have been considered hereunder. These options have been conceptualised having regard to a number of considerations including the Core Strategy, the settlement hierarchy, the role of the town as envisaged in the *Galway County Development Plan*, population and growth trends, the potential of the town, the existing development pattern and character of the town, the existing amenities and environmental sensitivities and the lands and services available for future development.

These strategic options and maps as described and illustrated overleaf are indicative and for presentation purposes only.

Development Strategy Options

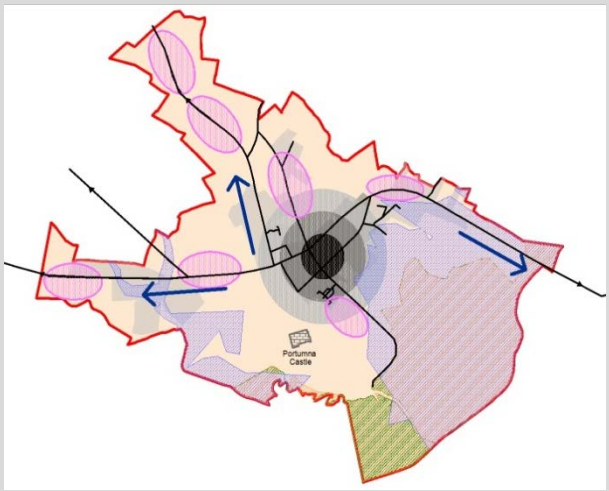
Development Option 1 – Concentrated Development to the North-West of the Plan Area.

Option 1 provides for a scenario whereby all future development will refrain from interfering directly or occurring immediately adjacent to environmental designations and sensitivities that traverse the existing town plan boundary to the south and south east. Furthermore, the pursuance of this development approach would entail the removal of certain segments of the affected lands from the confines of the town boundary and the replacement of same with segments of land to the north and west. This option would limit the expansion of the town considerably, and would not take cognisance of the existing established development that has taken place to the south east of the town.



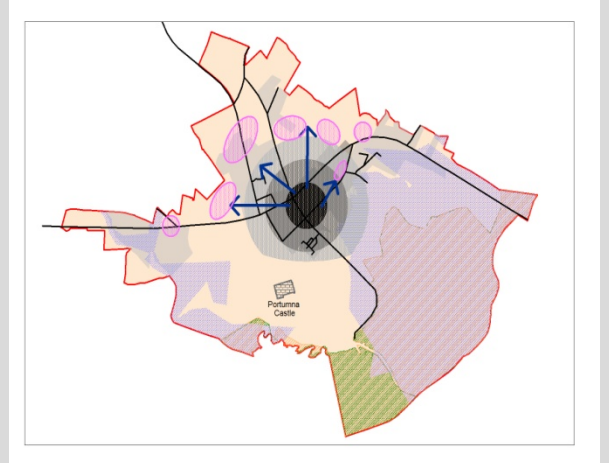
Development Option 2 – Urban Sprawl on the Arterial Routes of the Plan Area

Option 2 provides for a scenario whereby all new development has the potential to materialise on spacious sites with an abundance of amenity space outwards along the arterial routes serving the town. This would likely constitute urban sprawl and displace development growth outwards and further away from the existing town centre to locations removed from the employment bases, school sites and general services within the town core, making it more difficult to encourage balanced and integrated development within the town.



Development Option 3 – Consolidate Town Expansion & Promote Sequential Development with a Refined Plan Boundary

Option 3 seeks to consolidate the existing town centre, promote sequential development around the town core and avoid disorderly development on the periphery. In this scenario, future residential growth would be encouraged in a sequential manner from the town centre outwards, in order to maximise a return on investment in services and to ensure the availability of optimal, serviced lands to accommodate anticipated growth. Reducing the area of the plan provides an opportunity to focus development on integrating into and establishing connectivity to the town core. This would be a sustainable approach and assist in minimising the impact of climate change, while taking account of environmental considerations.



2.2.3 Preferred Development Option

After an assessment of the development options presented, Option 3 is considered the preferred Development Option.

This option includes a refined plan boundary, providing a more appropriate development envelope and greater certainty to the future growth of the town, including rationalised land use zonings to align with the Core Strategy. It also takes account of the infrastructural capacity within the town, with particular regard to water and wastewater availability and takes cognisance of flood risk areas.

This approach supports the consolidation of development within the plan area, supports sequential development of the remainder of the urban core from the centre outwards and ensures that serviced, residential lands close to the town centre are the primary focus for development in the short to medium term. This in turn will encourage reduced travel demands, more sustainable transport options and ease of access to community facilities, employment resources and retail and service provision within the town.

Retail in the town is one of the main sources of employment for the area and it is imperative that this employment base is maintained and strengthened. Appropriately scaled retail in the right location, including the development of brownfield and under-utilised sites in the town centre will ensure buoyancy, aid town centre vitality and viability and assist in reducing retail vacancy levels. The recent opening of a large scale retail complex westwards of the centre has the potential to significantly alter the retail dynamic of the settlement. Therefore going forward it is important to ensure balanced retail provision within the town centre so as to avoid there being displacement in this regard.

Portumna has a limited industrial and enterprise base and this development option seeks to provide the planning framework to strengthen employment prospects through the land use zoning provisions and the policies and objectives set out within the plan. In addition, the tourism aspects of the town remains largely undeveloped, which also presents a significant opportunity to expand and promote the tourism base of the area, particularly given Portumna's close proximity to the River Shannon and heritage sites such as nearby Lough Derg.

Portumna has an adequate provision of community facilities including schools, a library and a number of sport pitches, which are dispersed around the town, allowing the opportunity for shared use of such facilities. In planning for the requirements of a growing town, it is important to ensure that there are adequate lands available in these areas to allow for the expansion of these facilities to meet the future demands as the town develops.

This development option also takes account of the necessary environmental considerations for Portumna. A Stage 2 Strategic Flood Risk Assessment was carried out in tandem with the preparation of the Local Area Plan which informs future land uses including the avoidance of flood risk areas and the inappropriate development of same. Green infrastructure and climate change were also key elements for consideration in the preparation of this Local Area Plan.

The built heritage, including recorded monuments, National Monuments, structures on the Record of Protected Structures, the designated Architectural Heritage Area and buildings of vernacular interest within Portumna are important attributes of the town and the preferred development option will ensure these elements are afforded the necessary protection. Similarly, the natural heritage and biodiversity of Portumna are important features which contribute to the character of the area and also need to be safeguarded under the preferred development option.

Finally, this preferred Development Strategy Option is informed by the statutorily required environmental assessment and seeks to enhance sustainability, promote economic and social development and ensure quality of life and the protection of the environment. It also aligns with and aims to deliver on the Core Strategy requirements set out for Portumna in the *Galway County Development Plan* and supports the objectives of the Regional Planning Guidelines to provide for the sustainable, dynamic development of towns to a level that can deliver the conditions for balanced regional development.

2.2.4 Land Use Management and Zoning

In order to deliver on this preferred Development Strategy, a number of scenarios have been considered in relation to land use management and zoning:

1. Re-zoning of lands.
2. Phasing of development on lands zoned for residential uses.
3. De-zoning of lands.

The rationalising of the plan boundary, the phasing of residential development and the rezoning of certain lands for environmental reasons is considered the most appropriate approach at this time. Residential lands have generally been phased in a sequential manner, with Phase 1 residential lands identified for short to medium term growth in suitable locations that are serviceable and accessible. These lands include infill sites, sequential extensions to the existing residential fabric and growth areas predominantly to the north of the Plan Area. The phasing as applied allows for some flexibility, as detailed by the policies and objectives in the plan, while adhering to the Core Strategy.

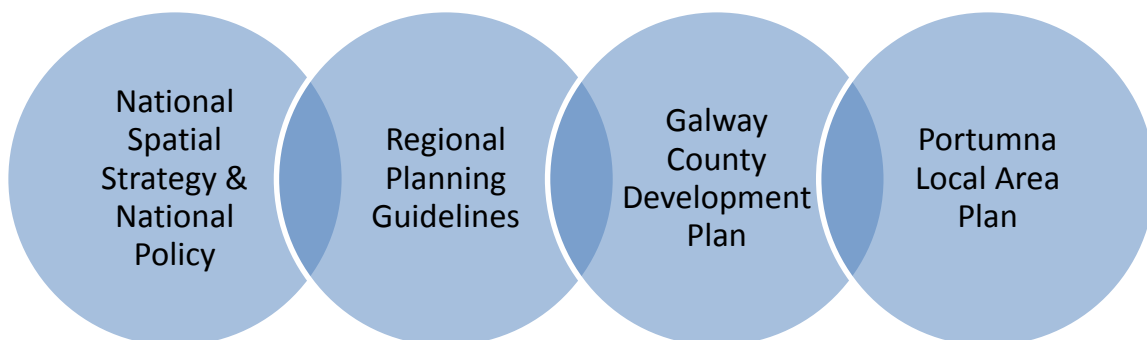
In general, green field/undeveloped lands located within identified flood risk areas (in particular Indicative Flood Zone A and B) have been rezoned as 'Open Space/Recreation and Amenity' in accordance with the *Flood Risk Management Guidelines 2009*, in order to avoid inappropriate development in high to moderate flood risk areas and to address the potential impacts of climate change. Lands at the fringes of the Plan Area that are located within the European designated environmental sites i.e. the Special Areas of Conservation and Special Protections Area have all been zoned for Environmental Management, while lands that are located within the proposed Natural Heritage Areas, Portumna Forest Park and the grounds of Portumna Castle have been zoned Open Space/Recreation and Amenity.

Large scale employment uses are focussed in the west and north area of the plan on Industrial, and Enterprise zonings. The town centre area remains the primary target for the location of new retail development, with opportunities to develop this sector in a consolidated and sequential manner. In addition, the land use zoning matrix provides further guidance on appropriate uses in the various zones.

Overall this is considered to be the most appropriate option at this time for securing the orderly and sequential development of Portumna.

2.2.5 Compliance with the Galway County Development Plan

The *Portumna Local Area Plan* sets out the overall development strategy, planning policies and objectives for the plan for the period from 2016 - 2022, which seeks to provide for the medium term planning and development benefit for Portumna as one of the 'Key Towns' identified in the Settlement Strategy and Core Strategy of the *Galway County Development Plan*. The Plan continues to support the important economic, education, service and community role and function in line with the broad planning principles outlined in the *National Spatial Strategy*, the *Regional Planning Guidelines for the West Region* and the *Galway County Development Plan*. Population targets and the Core Strategy residential land area allocations for Portumna have been aligned in accordance with these overarching plans. The plan's policies, objectives, and development management guidelines and standards have also been informed by best practices, national planning guidance and the *Galway County Development Plan*, where appropriate. The SEA and AA and the SFRA have also informed the preparation of the Local Area Plan.



2.2.6 Policy and Objectives

Development Strategy Policy

Policy DS 1 – Development Strategy

It is the overarching policy of Galway County Council to support and facilitate the sustainable development of the plan area in line with the preferred development strategy option, **Option 3 - Consolidate Town Expansion & Promote Sequential Development with a Refined Plan Boundary** which allows Portumna to develop in a manner, that maintains and enhances the quality of life of local communities, promotes opportunities for economic development, sustainable transport options and social integration, connectivity and social integration, protects the cultural, built, natural heritage and environment and complies with relevant statutory requirements.

Development Strategy Objectives

Objective DS 1 – Orderly and Sequential Development

Support the orderly and sequential development of the plan area, focussing on the consolidation and continued vitality and viability of the town centre and the protection and enhancement of the existing landscape setting, character and unique identity of the town.

Objective DS 2 – Consistency with Core Strategy (Refer to the Galway County Development Plan)

Galway County Council will ensure that developments permitted within the plan area are consistent with the zoned land allocations in the Core Strategy and associated provisions in the Galway County Development Plan.

Objective DS 3 – European Sites

Protect European sites that form part of the Natura 2000 network (including Special Protection Areas and Special Areas of Conservation) in accordance with the requirements in the EU *Habitats Directive (92/43/EEC)*, EU *Birds Directive (2009/147/EC)*, the *Planning and Development (Amendment) Act 2010*, the *European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011)* (and any subsequent amendments or updated legislation) and having due regard to the guidance in the *Appropriate Assessment Guidelines 2010* (and any updated/superseding guidance). A plan or project (e.g. proposed development) within the plan area will only be authorised after the competent authority (Galway County Council) has ascertained, based on scientific evidence, screening for Appropriate Assessment, and a full Appropriate Assessment where necessary, that:

1. The plan or project will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any European site (either individually or in combination with other plans or projects); or where
2. The plan or project will adversely affect the integrity of any European site (that does not host a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or where
3. The plan or project will adversely affect the integrity of any European site (that hosts a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000.

Objective DS 4 – Development Management Standards and Guidelines

The general development management standards and guidelines set out under the current Galway County Development Plan, or any subsequent variation/review, shall apply as appropriate in the plan area. In addition, any specific development management guidelines set out in Section 3 of this plan shall also be applied, as appropriate, to development proposals in the plan area.

Objective DS 5 – Service Led Development

Development under the plan shall be preceded by sufficient capacity in the public waste water infrastructure and potable water infrastructure.

Objective DS 6 – Residential Development Phasing

Direct residential development into appropriately zoned and serviced areas in accordance with the phased development framework set out in Sections 3.1 and 3.2 and on **Maps 1A/1B - Land Use Zoning**.

Objective DS 7 – Flood Risk Management and Assessment (Refer to Map 3)

Ensure that proposals for new developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009* (or as updated) and Departmental Circular PL2/2014 and the relevant policies and objectives of this plan.

Objective DS 8 – Climate Change and Adaptation

Galway County Council shall support the *National Climate Change Strategy and follow on document the National Climate Change Adaptation Framework Building Resilience to Climate Change 2012* (or any updated/superseding document) including the transition to a low carbon future, taking account of flood risk, soil erosion, the promotion of sustainable transport, improved air quality, the importance of biodiversity and green infrastructure, the use of renewable resources and the reuse of existing resources.

Objective DS 9 – Screening for Appropriate Assessment

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

- a) The AA process will be a scientific assessment that will present relevant evidence where required, including data and analysis as available from the most up to date Article 17 reports on the conservation status of the natural habitats and species in the Habitat Directive Annexes and the most up to date Article 12 reports on status and trends of bird species, in addition to, data on ecological features in or near the Plan area available from other sources e.g. National Biodiversity Data Centre, BirdWatch Ireland, Bat Conservation Ireland and other sources as appropriate.
- b) Similarly that all habitats and species protected by Article 10 of the Habitats Directive and any other sites that may be considered as stepping stones in support of the European sites will be addressed as part of the AA process.

Objective DS 10 – Future Developments and EU Directives

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

3. Development Policies, Objectives and Guidelines

3.1 Land Use Management

3.1.1 Context

The Core Strategy of the current Galway County Development Plan sets the context and parameters for the development of Portumna as one of the 'Key Towns' identified in the county. Based on population projections derived from the population targets set out in the Regional Planning Guidelines for the West

Region 2012-2022, the amount of zoned residential land required to facilitate this target is set at 9.72ha for the time period up to 2021. Lands have also been zoned for other land uses in the plan, including town centre/commercial, business/enterprise, industry, tourism, community facilities and open space/recreation uses. These are based on Portumna’s role in the Core Strategy/Settlement Strategy, existing land use patterns, and projected needs derived from medium and long term population targets. The optimum utilisation of existing and planned infrastructure is also a key consideration in the development of this land use framework.

3.1.2 Policies and Objectives

Land Use Management Policy

Policy LU 1 – Land Use Management
It is the policy of Galway County Council to provide a land use zoning framework for the plan area, to direct the type, density and location of development in a manner that contributes to the consolidation of the town centre and that complies with the statutory requirements of the Planning and Development Acts 2000 (as amended). The land use zoning framework is supported by a residential phasing scheme to ensure compliance with the Core Strategy and to promote the orderly and sequential development of the town.

Land Use Zoning Objectives

Objective LU 1 – Town Centre/Commercial (C1) (Refer to Maps 1A/1B)
Promote the sustainable development of the Town Centre as an intensive, well connected, high quality, well-landscaped, human-scaled and accessible environment, with an appropriate mix of uses, including residential, commercial, service, tourism, enterprise, public and community uses as appropriate, that provides a range of retail services, facilities and amenities to the local community and visitors to the town. The town centre and associated main streets shall remain the primary focus for retail and service activity within Portumna.

Objective LU 2 – Commercial/Mixed Use (C2) (Refer to Maps 1A/1B)
Promote the sustainable development of commercial and complementary mixed uses, on suitable lands that can provide focal points for the provision of services to surrounding neighbourhoods/areas and opportunities for commercial enterprises, retail developments and employment creation and which do not undermine the vitality and viability of the town centre.

Objective LU 3 – Residential (R) (Refer to Maps 1A/1B and Objective RD1)
Promote a phased, sequential approach on Residential zoned lands, with a strong emphasis on consolidating existing patterns of development, encouraging infill opportunities and promoting sustainable transport options.

- It is an objective to:
- (a) Promote the development of appropriate and serviced lands to provide for high quality, well connected and well laid out and landscaped sustainable residential communities with an appropriate mix of housing types and densities, together with complementary land uses such as community facilities, and sustainable transport options to serve the residential population of the area and the surrounding environment.
 - (b) Protect existing residential amenities and facilitate compatible and appropriately designed new infill development, in accordance with the proper planning and sustainable development of the area.

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

Objective LU 4 – Industrial (I) (Refer to Maps 1A/1B)
Promote the sustainable development of industrial and industrial related uses, including manufacturing, processing of materials, warehousing and distribution on suitable lands, with adequate services and facilities and a high level of access to the major road networks and public transport facilities. Adequate perimeter treatment and/or screening will be required to ensure high quality interfaces with public spaces and any adjoining residential areas or other sensitive land uses, as appropriate.

Objective LU 5 – Business and Enterprise (BE)**(Refer to Maps 1A/1B)**

Promote the sustainable development of business and enterprise uses, light industry/warehousing and the facilitation of enterprise park/office park type uses, incubation/start-up units and Small Medium Enterprises, on suitable lands with adequate services and facilities and with a high level of access to the major road networks and to public transport facilities.

Objective LU 6 – Community Facilities (CF)**(Refer to Maps 1A/1B)**

Promote the sustainable development of community facilities on suitable lands, with a high level of access to the local community, including educational, community, civic, public, institutional, recreational, cultural and other complementary uses, as appropriate.

Objective LU 7 – Tourism (T)**(Refer to Maps 1A/1B)**

Promote Portumna as a premier tourist destination in its own right and as a tourism hub for the south east of the county, offering a high quality, rich and diverse experience to all visitors.

Objective LU 8 – Open Spaces/Recreation and Amenity (OS)**(Refer to Objective DS 9 and Maps 1A/1B)**

Promote the sustainable management, use and/or development, as appropriate, of the OS lands. This will include the:

a) Development of open spaces and recreational activities, in accordance with best practice and on suitable lands with adequate access to the local community and retain existing open space and recreational facilities, unless it can be clearly demonstrated to the satisfaction of Galway County Council that these uses are no longer required by the community.

b) Appropriate management and use of any flood risk areas within the OS Zone to avoid, reduce and/or mitigate, as appropriate, the risk and potential impact of flooding.

Objective LU 9 – Constrained Land Use Zone (CL)**(Refer to Objective DS 9 also)**

To facilitate the appropriate management and sustainable use of flood risk areas.

This zoning limits new development, while recognising that existing development uses within these zones may require small scale development, as outlined below, over the life of the Local Area Plan, which would contribute towards the compact and sustainable urban development of the town.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with *The Planning System and Flood Risk Assessment Guidelines* and *Circular PL 2/2014* (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non-structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas set out in this plan shall be complied with as appropriate.

(Please also refer to Objective FL3 and DM Guideline FL 2)**Objective LU 10 – Environmental Management (EM)****(Refer to Maps 1A/1B)**

Protect lands and sites with high biodiversity value and/or environmental sensitivity and promote their sustainable management and use. This will include the protection of the integrity of European sites

that form part of the Natura 2000 network, in particular Special Areas of Conservation, in accordance with the conservation management objectives of these sites and the requirements of the EU Habitats Directive (92/43/EEC).

Objective LU 11 – Public Utilities (PU)

(Refer to Maps 1A/1B)

Facilitate the provision and maintenance of essential public utility infrastructure, together with necessary ancillary facilities and uses, as appropriate.

Objective LU 12 – Transport Infrastructure (TI)

(Refer to Maps 1A/1B)

Facilitate the provision and maintenance of essential transportation infrastructure. This shall include the reservation of lands to facilitate public roads, footpaths, harbours, canals, cycle ways, bus stops and landscaping, together with any necessary associated works, as appropriate.

Objective LU 13 – Flood Risk Areas and Land Use Zones **(Refer to Maps 1A/1B and Map 3)**

Ensure that any proposed development that may be compatible with the land use zoning objectives/matrix but which includes a use that is not appropriate to the Flood Zone (as indicated on **Map 3– Flood Risk Management**) and/or that may be vulnerable to flooding is subject to flood risk assessment, in accordance with *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009* and the Departmental Circular PL 2/2014 (or as updated within the lifetime of this plan) and the policies and objectives of this plan.

Objective LU 14 – Land Use Zoning Matrix

(Refer to DM Guideline LU 2)

Direct different land uses into the appropriate land use zone(s) in accordance with the land use zoning objectives and the land use zoning matrix set out under **DM Guideline LU2**. Ensure that proposed land uses are compatible with existing land uses and in keeping with the character of the area.

Land Use Density Objectives

Objective LU15 – Development Densities

Ensure that the density of new development is appropriate to the land use zone and site context, is in keeping with the development pattern of the area, does not unduly impact on the amenities of the area and that it results in a positive relationship between existing developments and any adjoining public spaces. The development of higher density development shall be promoted in appropriate locations, such as suitable sites within the town centre and adjacent to public transport facilities, where such development is compatible with the built and natural heritage, urban design objectives, infrastructure capacity and environmental considerations. The density of developments will generally be in accordance with the guidance set out under **DM Guideline LU1**, although the Planning Authority may consider higher density developments where this is considered appropriate to secure the urban design or other objectives of the plan.

Objective LU 16 – Residential Densities

Promote a range of residential densities within the plan area appropriate to the prevailing development pattern, supporting infrastructure, urban character and heritage resources in accordance with the guidance in *Sustainable Residential Development in Urban Areas Guidelines 2009* (or as updated within the lifetime of this plan). Higher residential densities should be encouraged at locations where it is appropriate to the existing context and density of the plan area, for example around the town centre and within convenient walking distance of public transport facilities, and where it will not unduly impact on built or natural heritage or impact adversely on the integrity of European sites. The density of residential developments will generally be in accordance with the guidance set out under **DM Guideline LU1**, although the Planning Authority may consider higher residential densities where this is considered appropriate to the context and necessary to secure the urban design or other objectives of the plan. Development will only be permitted where there is capacity and/or adequate services can be made available.

3.1.3 Development Management Guidelines

Development Densities

DM Guideline LU 1 – Development Densities

The development of higher densities will need to be appropriate to the context and will be assessed based on the merits of the proposal and subject to good quality design, compliance with both qualitative and quantitative standards, location, capacity of the site and infrastructure to absorb development, existing character of the area, established densities on adjoining sites, protection of residential amenities, proximity to public transport, etc. The Planning Authority may use its discretion in varying these density standards.

The development density guidance in the tables below indicate the range of densities generally considered appropriate in the various land use zones and in different residential locations within the plan area.

Land Use Zone	Plot Area Ratio	Maximum Site Coverage	Minimum Public Open Space
Zone C1	1.00 to 1.25 PAR	80%	Site Specific
Zone C2	0.40 to 1.00 PAR	70%	Site Specific
Zone R	0.10 to 0.50 PAR	50%	15%
Zone I	0.40 to 1.00 PAR	60%	15%
Zone BE	0.40 to 1.00 PAR	60%	15%
Zone CF	Site Specific	Site Specific	15%
Zone T	Site Specific	Site Specific	Site Specific
Zone OS	Site Specific	Site Specific	Site Specific
Zone CL	Site specific	Site specific	Site specific
Zone EM	N/A	N/A	N/A
Zone PU	Site Specific	Site Specific	Site Specific
Zone TI	N/A	N/A	N/A

Notes:

- Plot Area Ratio** – Plot area ratio refers to the gross floor area of buildings on a site divided by the gross site area, where the gross floor area is expressed as a fraction of the gross site area.
- Site Coverage** – Site coverage refers to the percentage of gross floor area of the building(s) footprint on the site. Increased site coverage may be considered on sites where underground or part-basement parking is provided, subject to high standards of design, adequate natural lighting and the protection of the amenity of adjacent developments.
- Public Open Space** – Public open space generally refers to usable, well-located green areas but in certain cases may also include paved areas that can be used for recreation, that are well-landscaped and that form an integral part of the development. Public open space would generally only be required in non-residential and multiple unit residential developments.

Residential Density	Dwelling Units/Ha	Dwelling Units/Acre	Possible Appropriate Locations
Medium to High	35-50	14-20	Town centre or immediately adjacent to public transport hubs.
Low to Medium	15-35	6-14	Neighbourhood centres (typically within 400m walking distance of centre point), inner urban suburbs.
Low	5-15	2-6	Urban periphery, outlying lands, areas with capacity/environmental constraints.

Land Use Zoning Matrix

DM Guideline LU 2 – Land Use Zoning Matrix

The land use zoning matrix indicates the types of land uses that are Permitted in Principle (P), Open for Consideration (O) and Not Normally Permitted (N), for the land use zones designated in Section 3.1.2 above. Whilst the matrix does not provide an exhaustive list of potential uses, the uses listed in the matrix should be considered by applicants to provide a clear indication of the overall acceptability of a particular land use within a specific zoning category. Where a use is proposed that is not listed in the matrix, development proposals will be assessed on their individual merits in accordance with the general guidance provided by the matrix and having regard to the nature of existing and proposed uses, to the general policies and zoning objective(s) for the area in the Local Area Plan and to the principles of proper planning and sustainable development. Where there is no perceived conflict between existing and proposed uses, favourable consideration will be given to the proposed development, subject to all other normal requirements and to the principles of the proper planning and sustainable development of the area.

Land Uses											
Commercial and Industrial Uses	C1	C2	R	I	BE	T	CF	OS*	EM	PU	TI
Amusement	O	N	N	N	N	O	N	N	N	N	N
ATM	P	O	O	O	O	O	O	N	N	N	N
Bank/Building Society	P	N	N	N	N	N	N	N	N	N	N
Bar/Restaurant	P	O	N	N	N	O	N	N	N	N	N
B&B (Bed & Breakfast) ¹	O	O	O ¹	N	N	P	N	N	N	N	N
Betting Office	O	N	N	N	N	N	N	N	N	N	N
Boarding Kennel	N	N	N	O	N	N	N	N	N	N	N
Café ²	P	P	O	O ²	O ²	P	O ²	N	N	N	N
Caravan park - Holiday	N	N	N	N	N	O	N	N	N	N	N
Cash & Carry	O	O	N	O	O	N	N	N	N	N	N
Casual Trading	O	O	N	N	N	O	O	N	N	N	N
Cinema	P	O	N	N	N	O	N	N	N	N	N
Conference Centre	P	P	N	N	P	O	N	N	N	N	N
Data-Centres/Web-Hosting Centres	P	P	N	O	P	N	N	N	N	N	N
Drive-through Restaurant	O	O	N	N	N	N	N	N	N	N	N
Enterprise Centre	O	O	N	O	P	N	N	N	N	N	N
Extractive Industry	N	N	N	N	N	N	N	N	N	N	N
Garden Centre	O	P	N	N	O	N	N	O*	N	N	N
GP & Medical Related Services	P	P	O	N	O	N	O	N	N	N	N
Guesthouse ¹	P	O	O ¹	N	N	P	O	N	N	N	N
Hair Dressing Salon/Personal/Grooming	P	O	O	N	N	N	N	N	N	N	N
Home-based Economic Activity ¹	O	O	O ¹	N	N	N	N	N	N	N	N
Hostel	P	O	O	N	N	P	N	N	N	N	N
Hotel	P	O	O	N	N	P	N	N	N	N	N
Household Fuel Depot	N	O	N	O	O	N	N	N	N	N	N
Industrial	N	N	N	P	O	N	N	N	N	N	N
Logistic, Storage & Distribution Units	N	O	N	P	O	N	N	N	N	N	N
Media Recording & General Media Assoc. Uses	O	O	O	O	P	N	N	N	N	N	N
Motor Sales Showroom	O	O	N	O	O	N	N	N	N	N	N
Night-club	O	N	N	N	N	O	N	N	N	N	N
Office (<100m ²)	P	O	O	N	N	N	O	N	N	N	N
Office (100m ² to 1000m ²)	O	P	N	O	O	N	N	N	N	N	N
Office Park (>1000m ²)	N	O	N	O	O	N	N	N	N	N	N
Petrol Station	O	O	N	O	O	N	N	N	N	N	N
Professional /Other Services	P	P	O	N	N	N	N	N	N	N	N
Restaurant	P	O	N	N	N	P	N	N	N	N	N
Science & Technology Based Business	O	O	N	P	P	N	N	N	N	N	N
Scrap Yard	N	N	N	O	N	N	N	N	N	N	N
Service Garage	N	O	N	O	O	N	N	N	N	N	N
Shop – Comparison	P	O	N	N	N	N	N	N	N	N	N
Shop – Convenience	P	P	O	N	N	O	N	N	N	N	N
Shops – Large Scale Convenience/ Comparison Centre	P	N	N	N	N	N	N	N	N	N	N

	C1	C2	R	I	BE	T	CF	OS*	EM	PU	TI
Small Scale Manufacturing	N	N	N	P	O	N	N	N	N	N	N
Storage Depot	N	N	N	P	O	N	N	N	N	N	N
Take-Away	O	O	N	N	N	O	N	N	N	N	N
Transport Depot	N	N	N	O	O	N	N	N	N	O	N
Veterinary Surgery	O	O	O	O	O	N	N	N	N	N	N
Warehousing (Incl. Wholesale)	N	N	N	P	O	N	N	N	N	N	N
Warehousing (Retail/Non-Food <700m ²) ³	O	O	N	N	N	N	N	N	N	N	N
Warehousing (Retail/Non-Food/Bulky Household Goods 700m ² – 5,000m ²) ³	N	N	N	N	O	N	N	N	N	N	N
Residential Uses	C1	C2	R	I	BE	T	CF	OS*	EM	PU	TI
Apartments ¹	P	O	O ¹	N	N	N	N	N	N	N	N
Halting Site	N	N	O	N	N	N	O	N	N	N	N
Residential (Excluding Apartments) ¹	O	O	P ¹	N	N	N	N	N	N	N	N
Short term holiday accommodation	O	O	N	N	N	P	N	N	N	N	N
Retirement Home	O	O	P	N	N	N	O	N	N	N	N
Public, Community and Institutional Uses	C1	C2	R	I	BE	T	CF	OS*	EM	PU	TI
Buildings for the Health, Safety & Welfare of the Public	P	P	O	N	O	O	P	O*	N	O	N
Cemetery	N	N	O	N	N	N	P	O*	N	N	N
Childcare Facilities (Crèche/Nursery)	P	P	O	O	O	N	P	N	N	N	N
Club House & Associated Facilities	O	N	O	N	N	O	P	O*	N	N	N
Community Facility	P	O	O	N	O	O	P	O*	N	N	N
Crematorium	N	N	O	O	O	N	O	N	N	N	N
Cultural/Recreational Building	P	O	O	N	O	P	P	O*	N	N	N
Education – Primary/Secondary	O	O	O	O	N	N	P	O*	N	N	N
Education – Other Education/Training	P	O	O	O	O	N	P	N	N	N	N
Funeral Home	P	P	O	O	O	N	O	N	N	N	N
Leisure	P	O	O	N	O	O	P	O*	N	N	N
Library	P	P	O	N	N	O	P	N	N	N	N
Place of Public Worship	O	O	O	N	O	N	O	N	N	N	N
Open Space, Recreation and Amenity Uses	C1	C2	R	I	BE	T	CF	OS*	EM	PU	TI
Golf Course	N	N	N	N	N	P	N	O*	N	N	N
Recreational/Cultural Activities	O	O	O	O	O	P	P	O*	N	N	N
Agricultural Uses	C1	C2	R	I	BE	T	CF	OS*	EM	PU	TI
Abattoir	N	N	N	O	N	N	N	N	N	N	N
Agricultural Building	O	N	O	O	O	N	O	O*	N	N	N
Mart/Co-op	O	N	N	P	N	N	N	N	N	N	N
General/Services and Infrastructure Uses	C1	C2	R	I	BE	T	CF	OS*	EM	PU	TI
Advertisements – Freestanding	O	O	N	O	O	N	O	N	N	O	O
Car Park	P	N	O	P	O	O	O	N	N	N	O
Recycling/Bring Bank Facilities	N	O	N	O	O	N	O	N	N	O	N
Refuse Landfill	N	N	N	N	N	N	N	N	N	N	N
Utilities Infrastructure & Public Service Installations	O	O	O	O	O	O	O	O*	O	P	O
Small scale, domestic Wind/Renewable Energy	O	O	O	O	O	O	O	O*	N	O	N

General Notes on Land Use Zoning Matrix:

- Compatibility** ⁽¹⁾ – These uses will be considered subject to Policy RD1 and Objective RD1 or RD9, as appropriate.
- Cafe** ⁽²⁾ – This use will be considered where it is ancillary to an overall compatible development and serves the needs of the local area.
- Warehousing** ⁽³⁾ – The development or subdivision of stores into less than 700m² shall not normally be permitted in edge-of-centre and out-of-centre locations, in accordance with the Retail Planning Guidelines 2012 (or any updated/superseding document).
- Data Centre** – May be defined as a facility, which has information technology equipment installed and operated, as well as storing and distributing electronic data.
- Zone R: Residential** – Phase 1 is phased for residential development within the lifetime of this Plan (total undeveloped area: 9.72ha);
-Phase 2 is generally not developable during the lifetime of this Plan, subject to the provisions and exceptions set out under Section 3.2.2.
- Areas** – All areas noted in the above matrix are gross floor areas.
- OS*** - See also Map 3 – Flood Risk Management, Objective LU 9 and Objective FL 2. Notwithstanding the Open Space/Recreation and Amenity zoning, proposed uses in this zone must demonstrate compliance with

The Planning System & Flood Risk Guidelines (2009) (or as updated) in particular Chapter 3. A Justification Test may be required as set out in the said guidelines.

- No specific land uses are attributed to the constrained land use zone as this zone reflects existing development located within flood zone A/B. For guidance on uses/development appropriate in this zone, please refer to Objective LU 9, Objective FL 3, DM Guidance FL 2, Sections 3.7.8, 3.7.9 & 3.7.14 and **Map 1A/1B & Map 3 & The Planning System & Flood Risk Guidelines including Departmental Circular PL2/2014. (SRFA process)**

Notes on Land Use Classes in Land Use Zoning Matrix:

The land use classes referred to in the land use zoning matrix have been defined as follows:

- Permitted in Principle (P)** – A use that is classified as *Permitted in Principle* is one that the Local Authority accepts in theory in the relevant zone, subject to compliance with the relevant policies, objectives, standards and requirements set out in the Local Area Plan and the principles of proper planning and sustainable development.
- Open for Consideration (O)** – A use that is classified as *Open for Consideration* is one that the Local Authority may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with permitted uses and conforms to the proper planning and sustainable development of the area, including the policies and objectives set out in the Local Area Plan.
- Not Normally Permitted (N)** – A use that is classified as *Not Normally Permitted* is one that, except in exceptional circumstances, will not be permitted by the Local Authority. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies, objectives, standards and requirements contained in this Local Area Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

The land use zones referred to in the land use zoning matrix are comprised of the following:

- Zone C1**– Town Centre/Commercial
- Zone C2** – Commercial/Mixed use
- Zone R** – Residential
- Zone I** – Industrial
- Zone BE** – Business and Enterprise
- Zone T** – Tourism
- Zone CF** – Community Facilities
- Zone OS** – Open Space/Recreation and Amenity
- Zone EM** – Environmental Management
- Zone PU** – Public Utilities
- Zone TI** – Transport Infrastructure

Table LU1: Areas of Land Use Zones within the Portumna Local Area Plan 2016-2022

Land Use Zone	Developed Land Area (ha)	Undeveloped Land Area (ha)	Total Area (ha)
Zone C1 – Town Centre/Commercial	8.038	16.715	24.75
Zone C2 – Commercial/Mixed Use	1.86	0.8319	2.695
Zone R – Residential (Existing)	42.49	-	42.49
Zone R – Residential (Phase 1)	0.342	9.371	9.713
Zone R – Residential (Phase 2)	1.32	18.22	19.54
Zone I – Industrial	8.595	7.495	16.09
Zone BE – Business and Enterprise	-	0.1647	0.1647
Zone T – Tourism	6.385	8.165	14.55
Zone CF – Community Facilities	7.123	7.617	14.74
Zone OS–Open Space/Recreation and Amenities	-	125.57	125.57
Zone EM – Environmental Management	-	123.4	123.4
Zone PU – Public Utilities	2.367	-	2.367
Zone TI – Transportation Infrastructure	21.943	-	21.943
Approximate Total Area	100.46	317.54	418.01
Zone CL – Constrained Land use			17.02

Note: Above areas derived from Map 1A/1B – Land Use Zoning in GIS and are approximate.

DM Guideline LU 3 (a) –Environmental Mitigation Measures (See symbol on Land Use Zoning Map 1A)

1. Any development proposals should be considered with extreme caution and will be required to comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities/Circular PL2/2014 & the associated Development Management Justification Test. Climate Change should be duly considered in any development proposal.
2. A buffer zone will be included so that no development is permitted with an appropriate zone of water courses leading to Lough Derg will be determined by an independent site specific Flood Risk Assessment carried out by suitably qualified personnel.
3. Any development proposals submitted for this site will require a detailed ecological report(s), carried out by suitably qualified personnel for the purposes of informing Appropriate Assessment Screening by Galway County Council. The AA Screening will be informed by the aforementioned Flood Risk Assessment.
4. The relevant lands will be outlined and flagged with a symbol on the on the land use zoning map and on the GIS system of Galway County Council so the staff and the public are aware of the special conditions/constraints attached.
5. A briefing will be provided to relevant staff within Galway County Council on the special conditions and constraints on relevant lands.

3.2 Residential Development

3.2.1 Context

Galway County Council's primary aim in relation to residential development is to ensure the delivery of high quality, sustainable living environments which are attractive, safe, vibrant and meet the needs of the residents of the community. The principles of quality, sustainability and inclusivity must be foremost in future residential development in the plan area by way of including for private and specialised housing requirements.

The Local Area Plan provides details in relation to the location, types and design of new residential development, together with a phasing framework for residential zoned land, which ensures compliance with the Core Strategy in the Galway County Development Plan and has had overall regard to the guidance contained within the document '*Sustainable Residential Development in Urban Areas*' (2009) and the principles of proper planning and sustainable development.

Residential lands have been included in a phasing scheme. Phase 2 lands are not generally developable within the lifetime of the plan and Phase 1 lands are promoted for immediate development. The Phase 1 lands have been identified having regard to good planning principles such as the sequential approach (the identification of undeveloped lands closest to the town centre), potential pedestrian/cycle connectivity to the town centre and the avoidance of flood risk. Planning histories, unfinished estates and extant permissions were also considered but were not the sole factor in identifying the Phase 1 lands in this plan as there are a number of uncertainties with such permissions and also because many were granted planning permission in a different economic climate and are not necessarily the optimum lands to develop at this point in time, taking account of the Core Strategy and flood risk considerations.

3.2.2 Policies and Objectives

Residential Development Policies

Policy RD 1 – Residential Development

It is the policy of Galway County Council to support the creation of sustainable communities and high quality, well connected and accessible residential areas at appropriate locations, with a range of

housing options and adequate support services, facilities and amenities, having regard to the guidance contained in the following policy/guidance documents or any updated/amended versions:

- *Galway County Council's Housing Strategy.*
- *Sustainable Residential Developments in Urban Areas: Guidelines for Planning Authorities, 2009.*
- *Urban Design Manual: A Best Practice Guide – A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009.*
- *Architectural Heritage Guidelines for Planning Authorities 2011.*
- *Design Manual for Urban Roads and Streets (DMURS), 2013.*
- *Galway Clustered Housing Guidelines*, where appropriate, in the assessment of any proposals of new multiple unit housing developments within the Portumna Local Area Plan area.
- *Galway County Council Traveller Accommodation Programme.*
- *Smarter Travel - A Sustainable Transport Future - A New Transport Policy for Ireland 2009-2020* including the *National Cycle Policy Framework 2009-2022* and any other related national documents.
- EU Water Framework Directive and *The Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009* and *Circular PI2/2014.*
- *Sustainable Urban Housing: Design Standards for New Apartments*, Guidelines for Planning Authorities, 2007.

Policy RD 2 – Phased Development on Residential Zoned Lands

It is the policy of Galway County Council to encourage orderly, sequential and phased residential development in accordance with the Preferred Development Strategy and the land use management and zoning provisions set out in this Local Area Plan. This shall include a positive presumption in favour of the sequential development of suitably serviced Residential (Phase 1) lands in order to align the Local Area Plan with the Core Strategy/Settlement Strategy in the current Galway County Development Plan, subject to compliance with the policies and objectives in this Local Area Plan and the principles of proper planning and sustainable development. There will be a general presumption against residential development on lands zoned Residential (Phase 2) within the lifetime of the Local Area Plan, subject to the exceptions provided for under the Residential Development Objective RD1.

Residential Development Objectives

Objective RD 1 – Phased Residential Development (Refer to Maps 1A/1B Land Use Zoning)

Support the development of lands designated as Residential (Phase 1) within the lifetime of the Local Area Plan, subject to normal planning, environmental, access and servicing requirements and reserve the lands designated as Residential (Phase 2) for the longer term growth needs of the town. Residential (Phase 2) lands are generally not developable within the lifetime of this plan, with the exception of the following developments, which may be considered by the Planning Authority within the lifetime of this Local Area Plan subject to a suitable case being made for the proposal:

1. Single house developments for family members on family owned lands.
2. Non-residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area.
3. Where it is apparent that Residential (Phase 1) lands cannot or will not be developed within the plan period, residential development may be considered in a phased manner on some Residential (Phase 2) lands.
4. Development on Residential – Phase 2 lands will normally only be considered where 50% of the lands in Residential – Phase 1 are committed to development.

The above exceptions will be subject to compliance with the Core Strategy in the Galway County Development Plan, the policies and objectives in this Local Area Plan, the principles of proper planning and sustainable development and to meeting normal planning, environmental, access and servicing requirements. Developments will only be permitted where a substantiated case has been made to the satisfaction of the Planning Authority and the development will not prejudice the future use of the lands for the longer term growth needs of the town.

Objective RD 2 – Sequential Development

Endeavour to promote the orderly and phased development of residential development in accordance with the principles of the sequential approach as set out in the *Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) Guidelines 2009* (or as updated). This shall include a positive presumption in favour of the sequential development of suitably serviced R- Residential (Phase 1) lands emanating outwards from the town core and/or sequential extensions to the existing residential fabric of suitably serviced R- Residential (Phase 1) lands within the LAP boundary, subject to the principles of proper planning and sustainable development and the current County Development Plan. This objective shall not refer to single house build.

Objective RD 3 – Quality Housing Environments

Encourage the development of sustainable residential communities through the promotion of innovative, high quality building design and appropriate layouts, that prioritise walking, cycling and public transport options and provide for a high level of permeability, accessibility and connectivity to the existing built environment, services and facilities. In this regard, future residential development proposals will be in accordance with the principles set out in the DoEHLG document *Sustainable Residential Development in Urban Areas 2009* and its companion document *Urban Design Manual: A Best Practice Guide for Planning Authorities 2009*, or any updated version of these documents published during the lifetime of this plan and shall also have regard to the design principles as set out in the *Design Manual for Urban Roads and Streets* (2013) (or as updated).

Objective RD 4 – Housing Options

Require that a suitable variety and mix of dwelling types and sizes are provided in developments to meet different needs, having regard to demographics and social changes, social inclusion, life time changes, smaller household sizes, lower formation age, immigration, etc including the provision for older persons, for people with disabilities and other special needs households.

Objective RD 5 – Apartment Development

Facilitate the development of apartments at appropriate locations, such as in the town centre, and have regard to the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* (or as updated), the *Sustainable Residential Developments in Urban Areas: Guidelines for Planning Authorities (2009)* and *Urban Design Manual: A Best Practice Guide – A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)* in the assessment of this type of development.

Objective RD 6 – Open Space in Residential Areas

Ensure the provision of adequate areas of high quality, safe and overlooked open space within residential developments and support the provision of play and recreational areas in all new large residential developments.

Objective RD 7 – Social and Specialist Housing

Require that a minimum of 12% of all new eligible residential sites are set aside for the development of new social and specialist units, unless addressed through suitable alternative arrangements by agreement with the Planning Authority, in accordance with the *Galway County Housing Strategy* and Part V provision of the Planning and Development Act 2000 (as amended) and any subsequent amendments to Part V provision to reflect Government policy.

Objective RD 8 – Traveller Accommodation

Support the provision of adequate accommodation facilities for the Traveller community in accordance with the *Galway County Council Traveller Accommodation Programme 2014 - 2018*, or any updated version of this document.

Objective RD 9 – Compatible Development

Facilitate the development of appropriate, compatible uses within residential areas, subject to ensuring that an adequate amount of residential zoned lands are retained and can be developed for residential uses to meet the growth needs of the town within the plan period. Non-compatible uses include those uses that may generate large amounts of traffic, emissions, pollution, noise, odour, etc., or uses that can impact negatively on residential amenity.

Objective RD 10 – Other Residential Development

There shall be a general presumption in favour of the development of nursing homes and retirement facilities and community/day care centres on residential zoned lands, community facilities zoned lands

or adjacent to the established town centre or as suitable re-use for protected structures or other buildings (e.g. institutional or educational buildings) that would have limited re-development potential given their size and architectural character, subject to normal planning, environmental, access and servicing requirements.

Objective RD 11 – Connectivity Between Phased Residential Lands

Ensure that any development proposals for the R- Residential (Phase 1) lands consider and provide for both vehicular, pedestrian and cycle access, as appropriate to any adjoining R-Residential (Phase 2) lands. Provision should also be made in development proposals for green space linkages between both the R-Residential (Phase 1) lands and the R-Residential (Phase 2) lands in these areas, as appropriate. **(Refer to Maps 2A/2B)**

Objective RD 12 – Reservation of Access Points to Residential and Other Lands

Reserve the access points as indicated on the Specific Objectives Map, and any other access points that may be identified for reservation by the Planning Authority during the Plan period, to ensure adequate vehicular, pedestrian and cycle access to back lands and to ensure connectivity and accessibility to lands with limited road frontage. **(See Objective TI 10 and Refer to Maps 2A/2B)**

3.2.3 Development Management Guidelines

Residential Development Management Guidelines

DM Guideline RD 1 – Open Access Fibre Ducting

Request that all new build residential developments have open access fibre connections installed for high speed technologies, where practicable, in accordance with the Department of Communications, Energy and Natural Resources document *Recommendations for Open Access Fibre Ducting and Interior Cabling for New Residential Buildings 'Making Homes Fibre Ready', 2011.*

3.3 Social and Community Development

3.3.1 Context

Social Inclusion

Social inclusion refers to a series of positive actions to achieve equality of access to services and goods, to assist all individuals to participate in their community and society, to encourage the contribution of all persons to social and cultural life and to be aware of and to challenge all forms of discrimination. Social inclusion seeks the creation of an inclusive and fair society, combating inequality, social exclusion and poverty. The quality of life in a community depends not only on the provision of housing, employment and infrastructure support but also on access to social, community and cultural facilities which are fundamental to social cohesion and personal enhancement. The social infrastructure of Portumna consists of a diverse range of social clubs/groups, sports clubs and community facilities that cater for both young and older persons. Social groups include the 79 bridge club, Portumna Players Drama Group, Na Calai Community Development Project, An Gairdin Environmental Group, Portumna Town FC, Portumna GAA, Portumna Rugby Football Club and Portumna Golf Club, to list but a few.

Community Facilities

Portumna has number of community facilities which are important amenities to the area such as the children's playground, library, schools, church and graveyard, medical facilities, Garda station, bank, post office and a number of sporting facilities. A growing population, such as that in Portumna, generates increased demand for the provision of services and it is desirable that these essential facilities are provided in tandem with new development and as new communities emerge. In this regard, Galway County Council's role is to ensure the adequate provision of appropriately zoned areas, to meet future demands for community facilities within the plan area, while providing a framework for the development of such uses through the policies and objectives contained within the Local Area Plan.

3.3.2 Policies and Objectives

Social Inclusion and Universal Access Policy

Policy SI 1 – Social Inclusion and Universal Access

It is the policy of Galway County Council to support the principles of social inclusion and universal access, to ensure that all individuals have access to goods, services and buildings, in order to assist them to participate in and contribute to social and cultural life within Portumna.

Social Inclusion and Universal Access Objectives

Objective SI 1 – Social Inclusion

Support, as appropriate, the implementation of the provisions of the *Galway County Council Social Inclusion Action Plan 2010* and *Social Inclusion Work Programme 2011*, the *County Galway Local Authorities Disability Action Plan 2007 – 2015*, the *Galway Age Friendly Strategy 2014 – 2019*, *Galway County Integration and Diversity Strategy 2013 – 2017*, *Galway Traveller Interagency Strategy*, *Celebrating Diversity Plan for the Development of LGBT Services and Supports in Galway City and County 2012 – 2015*, the *National Positive Ageing Strategy* and any subsequent updates to these documents.

Objective SI 2 – Universal Access

Ensure that housing developments, community facilities, public spaces, public roads, public footpaths and transport services give due consideration to the needs of disabled or mobility impaired people and the requirements of the *Disability Act 2005*, the Council's *Disability Action Plan 2007-2015*, and *Traffic Management Guidelines 2003* (and any subsequent reviews/updates to these documents).

Community Facilities and Amenities Policy

Policy CF 1 – Community Facilities and Amenities

It is the policy of the Council to support the provision of an adequate level and equitable distribution of community facilities and amenities in the plan area that:

- Meets the needs of the local community as they arise and as resources permit.
- Are located in appropriate, accessible locations to serve the residential population in the plan area.
- Are clustered or linked together wherever facilities and amenities are complementary and it is practicable to do so, to allow for shared and multi-purpose use of facilities.

Community Facilities and Amenities Objectives

Objective CF 1 – Lands for Community, Recreation and Amenity Facilities

Ensure that there are adequate lands zoned and services to cater for the establishment, improvement or expansion of educational, community, recreation and amenity facilities within the plan area, and allow for existing community facilities to expand on adjacent lands used for such uses.

Objective CF 2 – Educational Facilities

Support the provision of adequate educational facilities for the local community including primary, post-primary and other training facilities, in order to meet the needs of the widest range of residents within Portumna and its environs.

Objective CF 3 – Childcare Facilities

Facilitate and promote the development of childcare facilities in suitable locations and in accordance with national policy and the Department of the Environment, Heritage and Local Government's document *Childcare Facilities-Guidelines for Planning Authorities 2001*, (or any updated/amended version of this document).

Objective CF 4 – Health Services

Seek to facilitate the continued improvement and expansion of health and medical care facilities within Portumna in a planned and co-ordinated way by seeking to accommodate projects that assist in providing health and medical facilities, together with their necessary support services and developments, as well as their infrastructural requirements.

Objective CF 5 – Recreation and Amenity Open Spaces

Protect existing recreation and amenity open spaces from inappropriate development, so as to maintain their attractiveness and role in enhancing the amenity and overall character of Portumna and facilitate the development of open spaces and civic spaces at suitable locations within the plan area.

Objective CF 6 – Sports, Play and Exercise Facilities

Support the provision of new sports, play and exercise facilities to service the needs of the local community, require the provision of play/exercise facilities in new large residential developments, and facilitate the development of same in other appropriate locations in the town, including supporting public/community initiatives to provide same.

Objective CF 7 – Community, Recreation and Amenity Facilities

Retain existing facilities and lands zoned for such uses, and prevent their change of use or redevelopment, unless it can be clearly demonstrated that the facility/lands are no longer required and that the new use or development contributes to the overall community needs and recreation and amenity needs of Portumna.

Objective CF 8 – Amenity Network

Support the establishment of an accessible and sustainable network of greenway linkages and amenities that provide safe and attractive circulation routes for pedestrians and cyclists for the enjoyment and recreational use of the entire community. This network should link together community facilities, amenities and built heritage features in the plan area and surrounding areas. Galway County Council will subject to compliance with the Habitats Directive seek to promote the functioning of greenway networks as wildlife corridors and habitats to enhance the biodiversity and the natural environment.

Objective CF 9 – Riverside Networks

Encourage and support the sustainable development of riverside walkways and cycleways throughout the plan area where feasible and incorporate same into the development of adjoining lands of the marina, streams, woods and the demesne of Portumna Castle, as appropriate. Any potential impacts on natural heritage and designated conservation areas arising from such networks will be duly considered in accordance with the Habitats Directive as part of any proposal.

3.4 Economic Development

3.4.1 Context

In the current *Galway County Development Plan*, Portumna is identified as one of the ‘Key Towns/Other Towns’ in the settlement hierarchy. Furthermore, due to its distance from Galway City there is a requirement for it to be self sufficient to an extent whereby a large proportion of the population, living in the town and surrounding area, are able to live, work, shop, go to school and enjoy recreation without the need for constant travel. The Local Area Plan recognises and supports this role and the potential of Portumna. The plan provides a land use framework along with policies and objectives to promote the development of a range of retail, commercial, industrial, enterprise and tourism activities, so as to encourage and sustain a diversity of employment opportunities within the confines of the town.

Industrial, Business/ Enterprise and Retail/Commercial Services

The Plan identifies undeveloped industrial zoned lands (I) to cater for industrial development along with the availability of Business/Enterprise (BE) lands which can facilitate a variety of enterprise and business type uses. In addition, the Town Centre/Commercial (C1) zone and new Commercial/Mixed Use (C2) zoned lands to east, west and north of town centre provide scope for a range of suitable retail and service facilities within the town, while protecting the vitality and viability of the town centre and providing a strong base for employment opportunities.

The development of any future retail and non-retail services in the town needs to be carefully planned, designed and managed in order to protect and enhance the town’s unique character while promoting the economic vitality of the town centre and providing a strong base for employment opportunities.

Portumna Retail Survey

A recent retail vacancy and diversity of use survey was undertaken of the ground floor/street level of buildings in an area considered to be the retail core of Portumna town (this identified retail core does not fully reflect the town centre (mixed dev) zoning attributed to the Portumna Local Area Plan 2005 – 2011). In relation to vacancy, the number of vacant units in the identified retail core were totalled and measured against the total number of uses/units in order to obtain the overall vacancy figure of 27%. The results furnished suggest there is a significant surplus of vacant retail space within the identified retail core. The overall retail floor space for convenience, comparison and vacant units within the identified retail core of Portumna was also surveyed and the estimates are highlighted below in table format.

Retail Type	Floorspace
Convenience	1,264m2
Comparison	2,957m2
Vacant	2,343m2

Figure 2: Table of retail floor space estimates for identified retail core of Portumna

In relation to diversity of use in Portumna, the survey detailed there to be an abundance of restaurants and ample provision of medical services, bars and business services dispersed throughout the identified retail core. Conversely, the data indicates there to be a lack of variety across a range of uses including mixed/children’s clothing, toys/games, dry cleaning and floral services.

The report also took account of derelict/obsolete sites/structures and there were four identified in total within the study area, with three in particular deemed to detract materially from the streetscape aesthetic owing to their highly prominent locations within the identified retail core.

Finally, the survey identified possible opportunity sites within or adjoining the retail core and other development zones that are competing with the town centre. In relation to the former, one of the opportunity sites identified happens to be one of the aforementioned derelict sites on St. Brendan’s street opposite the Catholic Church and it is desirable (subject to adherence with all aspects of planning legislation) that same be therefore consumed by retail/commercial development in the future. The report also identified a zone to the west of the identified retail core that has the potential to compete with the town centre and compromise its vitality. It is imperative therefore that this plan refrains from undermining the viability of the town core and hence there is a constant need to uphold the principles as set out in the Retail Planning Guidelines 2012 in this regard.

The Hub Portumna

The recently opened Hub Portumna, an information space that directs visitors to the various places of tourist interest in Portumna such as The Workhouse, local eateries and businesses. It also provides people with vital information on upcoming education courses and job opportunities. Advertisement space is also available for events, festivals and local community groups. The Hub relies on the cooperation and communication between businesses and communities to assist in its growth and success. The office also serves the wider towns and villages surrounding Portumna. There are presently two office spaces in the Hub with opportunities for business and start up entrepreneurs to avail of desk space within the Hub and presents an opportunity for businesses to showcase their products and services.

3.4.2 Economic Development Policies and Objectives

Economic Development Policy

Policy ED 1 – Economic Development

It is the policy of Galway County Council to support economic development and employment creation in Portumna through the identification of appropriately located and adequately serviced lands for business and enterprise, retail, industrial, commercial and tourism developments, the promotion of

investment in transportation and other support infrastructure and the creation of a high quality environment to encourage economic investment. The promotion of economic development and employment creation will be appropriately guided to ensure the protection of residential amenities, built and natural heritage, landscape/townscape/streetscape character and the vitality and viability of the town centre.

Support the aims, objectives and recommendations, where appropriate in the context of Portumna, of the following:

- Local Economic and Community Plan (LECP) for County Galway 2014.
- Galway County Council Economic Development Strategy (when prepared).
- *Regional Planning Guidelines for the West Region 2010-2022.*

Economic Development Objectives

Objective ED 1 – Employment and Economic Development

Support the implementation of the Economic Development Strategy in the *Regional Planning Guidelines for the West Region 2010-2022* (or as updated) and the economic development and tourism policies and objectives as set out in the Galway County Development Plan and any Economic Strategy prepared by Galway County Council.

Objective ED 2 – Business/Enterprise and Industrial Development

Facilitate and encourage the establishment of business/enterprise, technology and industry uses that are considered compatible with surrounding uses, on suitably zoned and serviced sites. Where such uses are developed adjacent to residential areas or community facilities, suitable buffer zones shall be provided as well as adequate screening in the form of planting and landscaping, as appropriate. The Business and Enterprise (BE) and Industrial (I) zonings will be the primary focus for such uses, subject to the guidance provided in ***DM Guideline LU 2 – Land Use Zoning Matrix.***

Objective ED 3 – Retail Development

Support the development of appropriate types, scales and patterns of retail development in suitable locations within the town and with high quality designs that:

- Comply with the *Guidelines for Planning Authorities-Retail Planning 2012* (and any updated/superseding document) including the need for a sequential approach to retail development, the policies and objectives of any future Retail Strategy for Galway that may be adopted in the lifetime of this Local Area Plan and the guidance set out in the *Retail Design Manual – A Good Practice Guide Companion Document to the Guidelines for Planning Authorities Retail Planning 2012.*
- Support the vitality and viability of the existing town centre and associated main streets and/or do not undermine their vitality and viability.
- Protect investment in strategic roads and infrastructure and that are easily accessible, particularly in terms of public transport.
- Contribute to the creation of a high quality retail environment.

The Town Centre (C1) zoning will remain the primary focus for the location of new retail development. The Planning Authority will ensure that the location of future retail development is consistent with the key policy principles and order of priority as set out in the *Guidelines for Planning Authorities-Retail Planning 2012* (and any updated/superseding document) and will require Retail Impact Assessments, including details of the sequential approach, Design Statements and Transport Impact Assessments, where appropriate, for retail developments in accordance with the Retail Planning Guidelines, the *Retail Design Manual* and ***DM Guideline ED1 and ED2.***

Objective ED 4 – Visual Quality Working Environments

Encourage the provision of high quality designs (including variations in design and scale), layout, boundary treatment and arrival views of development within Industrial (I), Business and Enterprise (BE), Town Centre/Commercial (C1) and Mixed Use/Commercial (C2) zones in order to positively contribute to the character and visual amenity of the area.

Objective ED 5 – Town Centre Viability, Vitality and Vacancy

Ensure a balance of development in the retail core of Portumna town so as to ensure that the main streets, St. Brendan's Street, Clonfert Avenue and St. Patrick's Street are revitalised, retail/commercial vacancies rates are reduced and that an unbalanced retail pull away from this area is avoided.

Objective ED 6 – Brownfield Development and Vacancy

Encourage the redevelopment of existing brownfield sites within the plan area in order to maximise the sustainable regeneration of underutilised/vacant lands and/or buildings for potential commercial, retail and residential developments.

Objective ED 7 – New Industrial and Business and Enterprise Development

Ensure that any new industrial or Business and Enterprise development shall demonstrate the following:

- A co-ordinated shared access arrangement where applicable
- Provision of footpath and cycling links to the town centre
- Buildings shall be of a high quality design and materials, particularly along the road edge providing enclosure and strong frontage
- Provide appropriate landscaping and usable public spaces
- Screened car parking

(See Specific Objectives Map 2A/2B)

Objective ED 8 – Non Conforming Uses

Where existing uses do not conform with the land use zoning objectives or matrix of the plan, the Planning Authority shall facilitate/support their relocation, as appropriate, to more sustainable and appropriately zoned lands.

Objective ED 9 – Proliferation of Any Individual Uses

Protect and enhance the vitality and viability of the town centre by ensuring that it remains the primary retail, commercial and mixed use centre in the town and prohibiting a proliferation of any individual use which, in the opinion of the Planning Authority, does not contribute to the vitality and viability of the town centre.

3.4.3 Development Management Guidelines

Economic Development Management Guidelines

DM Guideline ED 1 – Retail Impact Assessments

Retail Impact Assessments will be required with planning applications for large retail developments (such as shopping centres or large food/grocery chain stores), mixed use developments with a large retail component, developments that may have a significant effect on the vitality and viability of the town centre or as otherwise considered appropriate by the Planning Authority. Retail Impact Assessments will be in accordance with the *Retail Planning Guidelines for Planning Authorities (2012)*, including details of the sequential test.

DM Guideline ED 2 – Design Statements

Design Statements may be required with planning applications for major retail proposals, retail proposals that are located within a sensitive area such as the ACA, and/or for developments within the curtilage/demense of Portumna Castle or as otherwise considered appropriate by the Planning Authority. Design Statements should address the issues raised in Section 5.3 of the *Retail Planning Guidelines for Planning Authorities 2012* (and any updated/superseding document), including an appraisal of the character of the area adjoining the site and proposals for high quality design that integrates successfully with the context. Design Statements should also take account of the design and layout guidance set out in the *Retail Design Manual – A Good Practice Guide Companion Document to the Retail Planning Guidelines for Planning Authorities 2012*.

3.5 Tourism

Context 3.5.1

Tourism is an important industry in the local economy and it is acknowledged as a catalyst for a considerable amount of commercial activity in the town. Portumna has a significant number of tourist attractions focused around its picturesque location beside the River Shannon and adjacent to Portumna

Forest Park. The town subsequently has a rich natural and built heritage by virtue of its advantageous geographical setting. These characteristics and amenities simultaneously act as valuable recreational assets for the town and greatly enhance its overall appeal.

Lough Derg and the River Shannon

The Lough Derg Marketing Strategy Group (LDMSG) in conjunction with Failte Ireland and other key stakeholders recently launched a four year plan entitled 'A Roadmap for Experience Development and destination marketing 2014 – 2017'. This comprehensive strategy will develop Lough Derg as a key destination for superb water based activities combined with a range of very high quality walking, cycling, heritage, culture and food experiences that will entice domestic and international visitors to the area. This will be achieved through the joint co-operation of all tourism stakeholders in the development and marketing of the area under the Lakelands – Lough Derg identity. Portumna Quay which is accessed by Church Road is a popular bathing and picnic area especially during the summer months. Furthermore, Waterways Ireland in their 'Mid Shannon and Lough Ree Project Study 2010' identified tourism opportunities in respect to harbour developments in the town.

Portumna Forest Park

Portumna Forest Park contains four looped trails which are dual use for both cycling and walking. The *Forest Friendly Trail* is a 1.4km multi-access trail suitable for wheelchairs, buggies or prams, children's bicycles and walkers of all abilities. It has sealed surfaces and wide timber boardwalk sections. It forms the core of the trail in the park. The *Woodland Trail* (2km) has wide and reasonably smooth surfaces, along with one section of narrow trail. It is suitable for walkers and cyclists out for a short gentle stroll or cycle. The *Rinnmaher* and *Bonaveen* trails are longer loops (10 km each approximately), extending to the outer areas of the Park. They have narrow sections of trail, with variable surfaces and some narrow boardwalks. Although not suitable for young children, these two trails offer an enjoyable, safe, off-road cycling experience for visitors. Bike rental is also available in the town.

Hymany Way

Hymany way, a charming trail for walking enthusiasts, commences from Portumna and arches onwards to Ballinasloe before terminating at Ballygar in north east County Galway. The trail traverses beautiful terrain and watercourses, including the biodiversity of the Shannon River and the species rich mosaic of habitats along its banks, cutover, drained and raised bog, forest paths and quite country roads. The Shannon Callows are famous for their birdlife with internationally important numbers of Skylark, Meadow Pipit, Reed Buntings, and Sedge Warblers. The Callows continue to hold over 40% of the Irish population of the globally endangered Corncrake.

Portumna Golf Course/Club

Portumna Golf Club is idyllically situated within the tranquil environs of Portumna Forest Park. This 18-hole course, par 72 parkland course is recognised as the best of its type in Connacht and it is rated 53rd in Ireland's top 100 courses and 24th in the top parkland courses in Ireland by Golf Digest.

Architectural, Archaeological and Cultural Heritage

Portumna Castle, the Friary and the Workhouse are elaborated on below under the sub heading of cultural heritage in section 3.9. Furthermore, there are an array of protected structures/recorded monuments within the town that supplement the status of the setting as settlement steeped in heritage.

Sporting organisations and outdoor pursuits

Team sports including GAA, soccer and rugby are integral aspects of community life in the town. Playing facilities in this regard are dotted at various locations throughout the town with many of the different organisations fielding a multiple of teams at juvenile and adult grades. The River Shannon and Lough Derg are the basis for a plethora of leisure activities and as alluded to above the woodlands associated with Portumna Forest Park are utilised for a variety of outdoor pursuits.

3.5.2 Tourism Policies and Objectives

Tourism Policy

Policy T 1 - Tourism Promotion and Recreational Amenity Provision

Seek to maintain the status of Portumna as a popular place to live and visit, by striving to preserve the attributes and assets of the town that make it unique and by endeavouring to enrich the inhabitant/visitor experience by contributing positively towards enhancing the overall amenity, ambience and aesthetic of the town.

Tourism Objectives

Objective T 1 - Tourism Infrastructure and Services (Refer to Objective DS 9 also)

Provide where feasible, and support the provision of tourism infrastructure and services including, walking, cycling and water based infrastructure and short-term guest accommodation facilities throughout the settlement in appropriate locations.

Objective T 2 – Sustainable Tourism Development

Encourage and assist the sustainable development of the tourism potential of Portumna, Lough Derg and the River Shannon in a manner that respects, builds on, protects and enhances the cultural, built and natural heritage of the town and the local amenities within the plan area. Key projects/initiatives that will be supported will include:

a) The EU Territories of Rivers Action Planning (TRAP) in the semblance of the Lough Derg Marketing Strategy Group, Life At The Lake 'A Roadmap for Experience Development and Destination Marketing 2014 – 2017'.

b) Waterways Ireland 'Mid Shannon and Lough Ree Project Development Study' 2010.

Objective T 3 - Outdoor Pursuits (Refer to Objective DS 9 also)

Support the provision and augmentation, of sporting, sailing, boating, kayaking and angling facilities, pier and marina development, pony trekking routes, golf courses, adventure centres and associated ancillary uses throughout the settlement in appropriate locations.

Objective T 4 – Enhancement of Swimming Facilities at Portumna Quay

Facilitate the enhancement of bathing/swimming facilities and improvement works to the swimming area at Portumna Quay, as appropriate. (Refer to Maps 2A/2B Specific Objectives)

Objective T 5 - Holiday Home Developments (Refer to Objective DS 9 also)

Encourage the proportionate development of individual and multiple holiday home development schemes within existing adequately serviced sites/lands in the town.

3.6 Transportation Infrastructure

3.6.1 Context

Smarter Travel

The Portumna Local Area Plan recognises and supports the importance of sustainable transport, including the effective integration of land use and transport and encouraging a modal shift from private transport to public transport, walking and cycling. The plan has had due regard to applicable national legislation and policy, including *Smarter Travel: A New Transport Policy for Ireland 2009-2020*, *Spatial Planning and National Roads Guidelines for Planning Authorities (2012)*, the *Traffic Management Guidelines (2003)* and the *Design Manual for Urban Roads and Streets (2013)*. The new manual aims to end the practice of designing streets as traffic corridors, and instead focuses on the needs of pedestrians, cyclists and public transport users.

Public Transport

Public transport in Portumna is limited to bus services, consisting predominantly of local and private services which play a vital role in connecting Portumna and its environs to Galway City, Loughrea and Birr.

Walking and Cycling

The walking network in Portumna is comprised of existing footpaths adjoining public roads and there are a number of amenity pedestrian and cycling loops within the nearby forest. Galway County Council is currently in the process of preparing a walking and cycling strategy for the town and will thereafter endeavour to obtain funding for it through the Lough Derg tourism initiative. The concept comprises of a network of interconnected walking and cycling trails of varying distances that are envisaged to emanate from the marina, meander through the woodland, the fabric of the town and caress the river bank. This strategy will augment the pre existing four woodland trails referred to above under the tourism sub heading in section 3.5.

Given the relatively compact urban form of Portumna, there is significant potential for a modal shift from the private car to walking and cycling as a mode of transport, particularly if improved linkages between the town centre and residential areas are realised and new developments focus on connectivity, legibility and permeability. Furthermore, the Galway County Walking and Cycling Strategy seeks to encourage and promote the importance of walking and cycling as sustainable modes of transportation, including the promotion of a network of integrated routes. The Local Area Plan will continue to support measures to improve the walking and cycling network in Portumna and to encourage a modal shift from private/motorised transport to walking and cycling.

Roads, Traffic Management and Parking

The aim of Galway County Council is to support the enhancement of the urban street network, to promote the efficiency of traffic circulation and management around Portumna and to facilitate the appropriate provision of parking convenient to the town centre. A number of public roads converge at Portumna including the N65 national secondary road, the R352 Scarriff road, the R355 Ballinasloe road and the heavily trafficked local road the L-4313-0. These important vehicular conduits can generate traffic congestion at key junctions in the town during peak periods.

3.6.2 Sustainable Transportation Policies and Objectives

Sustainable Transportation Policy

Policy ST 1 – Sustainable Transport, Walking and Cycling

It is the policy of Galway County Council to promote the use of public transport, walking and cycling as safe, convenient and environmentally sustainable alternatives to private transport and to implement the key goals, policy guidance and relevant actions set out in the Department of Transport's policy document *Smarter Travel: A Sustainable Transport Future – A New Transport Policy for Ireland 2009-2020* and the *National Cycle Policy Framework 2009-2020* (and any subsequent amendments or updates to these documents), any forthcoming guidance in relation to street design and cycling facilities and any Smarter Travel Plan(s) that may be adopted by Galway County Council.

Sustainable Transportation Objectives

Objective ST 1 – Integrated Land Use and Transport

Ensure that land use planning is integrated with transportation planning and reduce the need to travel, particularly by private transport, through:

- Promoting the consolidation of development;
- Encouraging intensification and mixed use development along public transport corridors and at public transport hubs and nodes;
- Prioritising walking, cycling and public transport within new development proposals, as appropriate;
- Ensuring that land use and zoning are fully integrated with the provision and development of a comprehensive, sustainable, efficient, high quality transportation network that accommodates the movement needs of residents, businesses and visitors.

Objective ST 2 – Sustainable Transportation

Facilitate any Smarter Travel initiatives that will improve sustainable transportation within the plan area and facilitate sustainable transportation options including public transport, electric vehicles, car clubs, public bike schemes, improved pedestrian and cycling facilities, as appropriate.

Objective ST 3 – Public Transport

Support the provision of improved and enhanced public transport facilities and services, including bus services, stops and shelters and any Rural Transport Initiative services, and all associated ancillary requirements, in consultation with the relevant public transport providers.

Objective ST 4 – Walking

Facilitate the improvement of the pedestrian environment and network so that it is safe and accessible to all, through the provision of the necessary infrastructure such as footpaths, lighting, pedestrian crossings etc. New development shall promote and prioritise walking, shall be permeable, adequately linked and connected to neighbouring areas, the town centre, recreational, educational, residential and employment destinations and shall adhere to the principles contained within the national policy document *Smarter Travel: A Sustainable Transport Future – A New Transport Policy for Ireland 2009-2020* and the *Design Manual for Urban Roads and Streets (2013)* (and any updated/superseding version of these documents). Galway County Council will ensure that new lighting in sensitive areas, such as close to water-bodies or stands of broadleaved trees, will be sensitively designed so as to avoid impacts on foraging bats and other nocturnal wildlife.

Objective ST 5 – Cycling

Facilitate the improvement of the cycling environment/network so that it is safe and accessible, through adequate traffic management and the provision of the necessary infrastructure, such as surface treatment, junction treatment, cycle track(s), cycle lane(s), lighting, road crossings etc. New development shall promote and prioritise cycling, shall be permeable, adequately linked and connected to neighbouring areas, the town centre, recreational, educational, residential and employment destinations and shall adhere to the principles contained within the national policy documents *Smarter Travel A Sustainable Transport Future 2009-2020*, and the *National Cycle Policy Framework 2009-2020* and the *Design Manual for Urban Roads and Streets (2013)* (and any updated/superseding version of these documents).

Objective ST 6 – Bicycle Parking

Seek to provide adequate levels of bicycle parking throughout the plan area, in accordance with the standards as set out in the current Galway County Development Plan, or as varied/updated and ensure that new private developments provide safe, secure and sheltered bicycle parking facilities.

Objective ST 7 – Walking and Cycling Strategy

Support the implementation of the Portumna to Ballinasloe/Galway city route of the Galway County Council County Walking and Cycling Strategy (2013), as resources permit.

Objective ST 8 – Pedestrian Crossings

Facilitate the provision of pedestrian crossings adjacent to schools, residential areas and at other appropriate locations within the plan area, as required.

Objective ST 9 – Mobility Management Plans

Require Mobility Management Plans for all medium to large scale residential, commercial, mixed use or business/enterprise, industrial and technology developments, as appropriate.

Objective ST 10 – Charging Points for Electric Vehicles

Facilitate the provision and delivery of recharging points for electric powered vehicles within public car parks and at other appropriate locations in Portumna for domestic, transition and end of journey type travel.

Objective ST 11 – Amenity Walking/Cycling Network

Support the progressive improvement of the amenity walking/cycling network within Portumna. This shall include 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.

Objective ST 12 – Bus Facilities and Services

Support the improvement of bus facilities and services in Portumna, including the following:

- a) Facilitate the upgrading of bus stops and the provision of bus shelters in the town centre and at any other bus stops that may be provided in the future.
- b) Consult with bus operators regarding the provision of (additional) bus services for Portumna.

3.6.3 Roads, Streets and Parking Policies and Objectives**Roads, Streets and Parking Policies****Policy TI 1 – Roads, Streets and Parking**

It is the policy of Galway County Council to ensure that the road and street network is safe and convenient, that it has adequate capacity to accommodate motorised traffic and non-motorised movements, that it has a high environmental quality with appropriate adjacent development and built form, particularly in the case of urban streets and streetscapes, and that adequate parking facilities are provided to serve the needs of the town. In this regard, the principles, approaches and standards as set out in relevant national policy, including the *Spatial Planning and National Roads Guidelines 2012*, the *Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities 2009* and accompanying *Urban Design Manual 2009*, the *Traffic Management Guidelines 2003*, the *Traffic and Transport Assessment Guidelines 2007*, the *Design Manual for Urban Roads and Streets (2013)*, the *NRA Design Manual for Roads and Bridges* as appropriate to the national road network outside areas subject to a reduced urban speed limit (and any updated/superseding version of these documents) and any forthcoming guidelines in relation to street design and cycling facilities shall be applied to new developments, as appropriate.

Policy TI 2 – County Development Plan Policies, Objectives and Development Management Standards including access onto National and Class II Controlled Roads**(Refer to Objective DS 9 also)**

New developments including developments proposed onto and in proximity to National and Class II Controlled roads shall be assessed, as appropriate, in relation to details including the provision of a safe means of access/egress, provision of sightlines, car and bicycle parking, loading bay provision, building setbacks from routes/roads etc., and in accordance with the policies, objectives and Development Management Standards set out in the current Galway County Development Plan (or any varied or updated version).

Roads, Streets and Parking Objectives

Objective TI 1 – National Road Network

(a) Protect the national road network and safeguard the efficiency, safety, capacity and strategic investment in the N65 national secondary route, having regard to the *Spatial Planning and National Roads Guidelines for Planning Authorities 2012*.

(b) Galway County Council will not normally permit the creation of any additional access points from new development or the generation of increased traffic/intensification from existing accesses onto the N65 where speed limits greater than 60kph apply.

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

(d) There shall be a general presumption against large scale retail proposals located adjacent or close to existing, new or planned national roads and interchanges. Proposals for large scale developments will be required, where appropriate, to submit Traffic and Transport Assessments to assess the impact of the proposed development and associated traffic movements on the efficiency, safety and capacity of the national road network.

Objective TI 2 – Urban Street Network

Support the treatment of the route network within the built areas of the town as urban streets that prioritise the needs of pedestrians, that facilitate cyclists wherever possible and that support public and private transport movements, stopping and parking, as appropriate. In this regard, the principles, approaches and standards set out within the *Design Manual for Urban Roads and Streets (2013)* (or as updated) shall be applied to new developments, as appropriate. New developments will be required to facilitate the extension of the urban street network, to provide improved connectivity and permeability, particularly for pedestrians and cyclists, in order to achieve connectivity with the town centre and to promote sustainable transport options.

Objective TI 3 – Road Schemes/Road Improvements

(Refer to Objective DS 9 also)

Support the development of appropriately approved schemes/road improvements in and around the plan area.

Objective TI 4 – Preservation of Routes, Road Upgrades and Infrastructure Provision

Prohibit development on lands which are reserved for proposed route corridors and associated buffers and where development would affect a route, line, level or layout of any proposed new roadway.

Objective TI 5 – Road Safety Audits and Traffic Impact Assessment

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

Objective TI 6 – Noise

Require all new proposed development, which is considered noise sensitive within 300m of existing, new or planned national roads or roadways with traffic volumes greater than 8220AADT, to include a noise assessment and mitigation measures if necessary with their planning application documentation. The cost of mitigation shall be borne by the developer. Mitigation measures in order to protect the noise environment of existing residential development will be facilitated or enforced as necessary.

Objective TI 7 – Signage on or Visible from National Roads

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

updated/superseding versions of these documents) shall also be considered in the assessment of relevant developments.

Objective TI 8 – Schools

Promote and facilitate greater ease of traffic movement and safe routes to schools in partnership with local schools and ensure that schools have a safe drop off/collection facilities for pedestrians, cyclists and vehicles and adequate and appropriately located staff parking.

Objective TI 9 – Parking Facilities (Refer to the Galway County Development Plan)

a) Ensure that existing parking facilities in the town centre are managed appropriately and additional parking facilities are provided in suitable locations within the plan area to serve the needs of the town in accordance with applicable standards and guidelines. Provide disabled car parking facilities at appropriate locations throughout the town and ensure that all new developments have adequate car parking, disabled parking and cycling facilities. Requirements for car parking are contained in the Galway County Development Plan.

b) Reserve lands at Clonfert Avenue and Church road for the development of car parking facilities. (Refer to Maps 2A/2B Specific Objectives)

Objective TI 10 – Reservation of Access Point for Future Residential Development/Backlands

Reserve the access points for future development and for the development and access to backlands including those identified on Maps 2A/2B – Specific Objectives and any other access points that may be identified for reservation by the Planning Authority during the plan period, so as to ensure that adequate vehicular, pedestrian and cycle access to backlands, in order to facilitate efficient development of these lands and to ensure connectivity and accessibility to lands with limited road frontage. (Refer to Maps 2A/2B and Objective RD11)

Objective TI 11 – Access Provision to Industrial Park (See Objective ED7 also)

Ensure that vehicular access to the land designated for industrial provision to the north of the town is obtained via a solitary communal/shared entrance off the R355 roadway and that adequate landscaping screening is afforded along the site perimeters (perimeter of these lands).

(Refer to Maps 2A/2B Specific Objectives)

Objective TI 12 – Transport Infrastructure Reservations

Protect lands from development that would compromise the future development of any transport infrastructure and associated buffers. (Refer to Specific Objectives Maps 2A/2B)

3.6.4 Development Management Guidelines

Development Management Guidelines

Please Refer to the Development Management Standards and Guidelines in the Galway County Development Plan.

3.7 Utilities Infrastructure, Climate Change and Environmental Management

3.7.1 Context

The sustainable growth of Portumna is dependent on the satisfactory provision of service infrastructure, including utilities, energy and communication networks. This infrastructure requires the need to plan for all these elements so as to ensure that there is adequate availability to support future development, in an efficient manner that is environmentally appropriate, cost effective and protective of public health.

3.7.2 Water Framework Directive

In accordance with the requirement of the Water Framework Directive, there is a Water Framework Directive Register of Protected Areas which consists of an inventory of protected area sites representing area categories to include waters used for the abstraction of drinking water, areas designated to protect

economically significant aquatic species, recreational waters, nutrient sensitive areas, and areas designated for the protection of habitat and species.

The European Communities (Drinking Water) (No.2) Regulations 2007 (S.I. No.278 of 2007) transpose outstanding aspects of the EU Drinking Water Directive into Irish law by underpinning comprehensive supervision and maintenance regimes for both sanitary authority and group water scheme supplies and by providing for increased penalties for non-compliance. Achieving and improving appropriate water quality standards for the town are of significant importance to Galway County Council.

Irish Water is now responsible for the provision and operation of public water and wastewater services across Ireland.

For decades, Local Authorities have provided water and wastewater services within the resources available to them. In order to maintain continuity of service, Irish Water has entered into Service Level Agreements (SLA) with Galway County Council for the operation of Irish Water's assets for the next twelve years. Irish Water published a draft of its first integrated 25 Year Water Services Strategic Plan in February 2015. The Plan sets out Irish Water's short, medium and long term objectives and strategies for the delivery of water services in Ireland. Irish Water's Capital Investment Plan 2014-2016 which outlines the indicative Investment priorities in water services infrastructure to the end of 2016 is currently being implemented. Their Capital Investment Plan is currently being prepared and projects and programmes requiring investment are being proposed and assessed for inclusion in the investment plan.

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

Water Supply

Portumna town and surrounding rural area receives its water supply from Lough Derg. The abstracted water is treated prior to consumption at the local treatment plant which provides potable water that meets the requirements of the European Communities (Drinking Water)(No.2) Regulations 2007(S.I. No.278 of 2007). There is sufficient capacity at Portumna WTP to cater for future demand to 2022 and beyond. However the treatment plant is on the EPA's Remedial Action List 2013 and is not fully functional in terms of quality of water produced. There is also a deficit in treated water storage capacity at the treatment plant. Irish Water is proposing an upgrade of the treatment plant for inclusion in its Capital Investment Plan 2017-2021.

Wastewater Disposal

Portumna Wastewater Treatment Plant receives foul and combined flows from an extensive sewer network which collects discharges from the urban town area. There are a number of pumping stations located throughout the town of Portumna which assist in delivering these flows to the Wastewater Plant for treatment. The treatment capacity is nearing capacity due to surface water infiltration, which is being analysed. Irish Water is proposing an upgrade of the plant to increase capacity 3700 p.e. This upgrade is currently being assessed for inclusion in its Capital Investment Plan 2017-2022.

Surface Water Drainage

In the period 1999 to 2001, as part of wider works associated with the Portumna Sewerage Scheme, sections of the storm water system were upgraded by way of separating surface waters from the foul sewerage system. An excessive quantity of storm water continues to be received at the treatment plant and therefore additional augmentation works are necessary in this regard. The provision of a storm water sewer outwards along the R352 and the Bridge Road will ameliorate the situation.

The Local Area Plan will facilitate the upgrading of surface water infrastructure where necessary and promote the use of Sustainable Urban Drainage Systems (SuDS) in developments, such as permeable surfaces, retention ponds and rainwater harvesting, so as to restrict surface water runoff in new developments to green field levels and to minimise flood risks and potential impacts. Proposals for SuDs shall be in accordance with the recommendations as contained within the EPA document entitled 'Guidance on Authorisation of Discharges to Groundwater 2011' (or any updated version of this document).

3.7.3 Water Supply, Wastewater and Surface Water Policies and Objectives

Water Supply, Wastewater, Surface Water Policies

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

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

Policy UI 2 – Irish Water’s Capital Investment Plan and Water Services Strategic Plan

Support Irish Water in the implementation of their *Capital Investment Plan 2014-2016* (and as updated/superseded) and their *Water Services Strategic Plan*, once in place.

Water Supply, Wastewater, Surface Water Objectives

Objective UI 1 – Irish Water and Water and Wastewater Projects

Support Irish Water in identifying, prioritising and progressing the implementation of water and wastewater projects in the Portumna plan area, as appropriate.

Objective UI 2 – Water Supply and Water Conservation

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

Objective UI 3 – Wastewater Disposal

New developments shall only be permitted where it can be clearly demonstrated that they can be serviced and that there is adequate capacity in the wastewater disposal infrastructure in accordance with applicable requirements and standards, including urban wastewater treatment disposal standards, in order to protect the River Shannon Callows SAC, Lough Derg, North-East Shore SAC and the Middle Shannon Callows SPA and Lough Derg (Shannon) SPA and their respective qualifying interests and special conservation interests.

Objective UI 4 – Connections to the Public Sewer and Public Water Mains

Development shall connect to the public sewer and public water mains, subject to a connection agreement with Irish Water, in order to protect all waters in the plan area, and also to consolidate the urban structure and to control ribbon development along approach roads into Portumna.

Objective UI 5 – Surface Water Drainage and Sustainable Drainage Systems

Maintain and enhance, as appropriate, the existing surface water drainage system throughout the plan area and ensure that new developments are adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems in new developments. Surface water runoff from development sites will be limited to pre-development levels and planning applications for new developments will be required to provide details of surface water drainage and Sustainable Drainage Systems proposals, with the developer responsible for the satisfactory disposal of surface water.

Objective UI 6 – Wastewater Treatment Plant Buffer

Provide and protect a 100 metre buffer around the wastewater treatment plant site.

(Refer to Maps 2A/2B Specific Objectives)

3.7.4 Water Quality

The E.U. Water Framework Directive 2000/60/EC requires member states to ensure that all their waters (including surface and groundwater) achieve at least ‘good status’ by 2015 and to ensure that the current status does not deteriorate in any waters. Portumna is located in the Lough Derg Water Management Unit in the Shannon International River Basin District and the *Shannon International River Basin Management Plan 2009-2015* recognises the need to integrate water protection measures with land use

planning at regional and local level, as responsibility for taking measures within the plan lies with all public bodies whose activities impact on water quality or who regulate such activities.

The Lough Derg Water Management Unit Action Plan states that 42% of the rivers have good status with the remainder being a mixture of high, moderate or poor status. Furthermore, 83% of the lakes within this Water Management Unit are of moderate status, with the remainder being of good status.

The Plan Area is predominantly underlain with dark limestone and shale. The aquifer in the area is locally important which is moderately productive in local zones. The GSI Groundwater Protection Scheme identifies the majority of the plan area as having a groundwater vulnerability rating of high and medium with pockets of extreme and bedrock at surface. It is essential that groundwater is sufficiently protected in line with the Groundwater Directive and the Water Framework Directive.

3.7.5 Water Quality Policy and Objectives

Water Quality Policy

Policy WQ 1 – Water Quality

It is the policy of Galway County Council to seek the protection and improvement in water quality in all waters, in conjunction with other agencies and stakeholders in accordance with the EU Water Framework Directive (2006/60/EC), EU Groundwater Directive (2006/118/EC) and other relevant EU Directives, including associated national legislation and policy guidance, (including any superseding versions of same), and to support the implementation of the Shannon International River Basin District Management Plan (as updated), including its Programme of Measures and the actions and measures that form part of the Lough Derg Water Management Unit Action Plan and consider the above when assessing new development proposals.

Water Quality Objectives

Objective WQ 1 – Shannon International River Basin District Management Plan and Protection of Waters

Support the implementation of the relevant recommendations and measures as outlined in the Shannon International River Basin Management Plan 2009-2015 (or any other such plan that may supersede same during the lifetime of this Local Area Plan). Development shall only be permitted where it can be clearly demonstrated that the proposal would not have an unacceptable impact on the water environment, including surface water, groundwater quality and quantity, river corridors and associated wetlands.

Objective WQ 2 – Groundwater and Aquifers

Support the protection of groundwater resources and dependent wildlife/habitats in accordance with the *Groundwater Directive 2006/118/EC* and the *European Communities Environmental Objectives (Groundwater) Regulations, 2010 (S.I. No. 9 of 2010)* as amended by the *European Communities Environmental Objectives (Groundwater) (Amendment) Regulations 2012* or any other updates. In addition, protect the aquifer(s) that underlay the plan area from risk of environmental pollution and have regard to any groundwater protection schemes and groundwater source protection zones where data has been made available by the Geological Survey of Ireland.

3.7.6 Climate Change

Climate change refers to changes in climatic conditions whether through natural variations or as a result of anthropogenic influences. The impacts of climate change present very serious global risks and threaten the basic components of life, including health, access to water, food production and the use of land. Climate change also poses threats in terms of likelihood and severity of flooding and impacts on water resources, biodiversity, natural habitats and species distribution.

The Climate Action and Low Carbon Development Bill 2015 puts a framework in place to enable Ireland to make the transition to a low carbon economy by 2050. This will be achieved through a National Mitigation Plan to lower the level of greenhouse emissions and a National Adaptation Framework to provide for responses to changes caused by climate change. Furthermore the aforementioned Bill, targets a reduction in greenhouse gas emissions of 20 per cent over 1995 levels by 2020.

At a local level, Galway County Council must contribute to the stabilisation and reduction of national greenhouse gas emissions, including climate change adaptation through the promotion of renewable energy sources and energy conservation in policies and objectives regarding the environment, housing and infrastructure. The policies and objectives within the Local Area Plan will contribute to the national commitment to limit the impact of climate change and reduce energy consumption and greenhouse gas emissions. This includes support for measures aimed at reducing travel demand by integrating land use and transportation, facilitating an increased modal share of sustainable travel modes, encouraging passive solar design and energy efficient buildings, promoting greater use of renewable energy and energy conservation, re-use of existing building stock, promoting waste reduction and addressing increased flooding risks due to climate change.

Air Quality, Radon Gas

The EU *CAFE Directive* was transposed into Irish legislation by the *Air Quality Standards Regulations 2011 (SI No. 180 of 2011)*. The air quality within the Portumna area is generally good according to the EPA Air Quality Index. The Plan contains a number of policies and objectives that focus on air quality, including ensuring adherence to relevant air quality standards and promoting planting and landscaping, enhanced public transport and energy efficiency buildings.

Radon is a naturally occurring radioactive and carcinogenic gas that originates from the decay of uranium in rocks and soils. Radon has no smell, colour or taste and can only be detected using special detectors. The Radiological Protection Institute of Ireland has identified Portumna as a low radon area, estimating that less than 1 % of homes are above the Reference Level. The Radiological Protection Institute of Ireland highlights the dangers of exposure to radon, including increased risk of lung cancer. Their website provides details with regard to assessing homes for the risk of radon (www.rpii.ie).

3.7.7 Climate Change, Air Quality, Radon Policies and Objectives

Climate Change, Air Quality, Radon Policy

Policy CC 1 – Climate Change and Air Quality Policy

It is the policy of Galway County Council to support EU and national legislation and strategies on climate change in its decision making, in order to contribute to a reduction and avoidance of human induced climate change and to assist in achieving the national targets set out under the Kyoto Protocol (as updated).

Climate Change, Air Quality and Radon Objectives

Objective CC 1 – Climate Change and *The National Climate Change Adaptation Framework*

Galway County Council shall support the *National Climate Change Adaptation Framework 2012* (including any superseding document), the actions contained therein and any future local adaptation plan that relates to the plan area.

Objective CC 2 – Climate Change and Green Infrastructure

Galway County Council shall promote the integration of green infrastructure/networks (e.g. interconnected networks of green spaces including aquatic ecosystems) and other physical features on land into new development proposals in order to mitigate and adapt to climate change.

Objective CC 3 – Air Quality

Promote the preservation of best ambient air quality compatible with sustainable development throughout the plan area by seeking to protect and maintain the regulatory standards contained with the EPA's *Air Quality in Ireland 2012 Key Indicators of Ambient Air Quality* (or any superseding document) and ensure that all air emissions associated with new developments are within Environmental Quality Standards as set out in statutory regulations, namely *SI 180/2011 Air Quality Standards Regulations 2011*.

Objective CC 4 – Air Purification

Encourage landscaping and deciduous tree planting in an environmentally sensitive manner within the plan area as a means of air purification, the filtering of suspended particles and the improvement of Portumna's micro- climate.

Objective CC 5 – Radon

Galway County Council shall have regard to and implement as appropriate the specific guidance on radon prevention measures for new homes as contained within the Building Regulations.

3.7.8 Flood Risk Management and Assessment

The Department of the Environment Heritage and Local Government and the Office of Public Works (OPW) published national flood risk management guidelines in 2009 entitled *The Planning System and Flood Risk Management: Guidelines for Planning Authorities 2009*. These Guidelines require Planning Authorities to ensure that, where relevant, flood risk is a key consideration in preparing development plans, local area plans and the assessment of planning applications. The aim of the Guidelines is to avoid flood risk where possible, substitute less vulnerable uses when avoidance is not possible and mitigate and manage the risk where avoidance and substitution are not possible.

The Guidelines provide guidance on identifying areas where the probability of flood risk is high (Flood Zone A), moderate (Flood Zone B) and low (Flood Zone C) and identifies the types of land use that are appropriate within each Flood Zone. The Guidelines also highlight the need to assess the potential impacts of climate change as part of a Strategic Flood Risk Assessment for a plan. The Guidelines suggest that where mathematical models are not available, climate change flood extents can be assessed by using the Flood Zone B outline as a **surrogate** for Flood Zone A with allowance for the possible impacts of climate change.

The OPW has produced flood maps as part of the Preliminary Flood Risk Assessment (PFRA) that identify areas at risk of flooding, including fluvial, coastal, pluvial and groundwater flooding, for the entire country. The OPW are also currently carrying out a catchment-based flood risk assessment and management study (CFRAMS) for the Shannon catchment, including Portumna. The Shannon CFRAMS will identify areas at risk of fluvial and tidal flooding to a greater level of detail than the PFRA. Draft CFRAMS predictive fluvial flood extent maps are currently available for Portumna. Galway County Council has also carried out a Stage 1 Strategic Flood Risk Assessment (SFRA) for County Galway, and a Stage 2 SFRA for the Portumna Area. As part of the Stage 2 SFRA, the extent of Indicative Flood Zones A and B, have been identified. The Indicative Flood Zones were informed by the available flood risk indicator mapping, publically available information on past flood events and walkovers. The Stage 2 SFRA also identifies areas which are not in Indicative Flood Zones A and B, but which may be at risk of flooding from other sources such as pluvial flooding or groundwater flooding.

The Portumna Local Area Plan takes due consideration of the national Flood Risk Management Guidelines 2009 and associated Circular PL2/2014 and the recommendations emanating from the Strategic Flood Risk Assessment for County Galway and to the Stage 2 SFRA for the Plan area. The Local Area Plan identifies Indicative flood zones in accordance with the Guidelines (shown on **Map 3– Flood Risk Management**), designated land use zones (See **Map 1A/1B – Land Use Zoning**) considered appropriate to each flood zone and includes policies and objectives dealing with flood risk assessment and management (See also **Map 2 – Specific Objectives**). The Flood Zones identified are:

Flood Zone	Probability of Flooding	Flood Risk Areas Included
Flood Zone A	High	> 1:100 for river flooding (Includes SFRA flood risk areas)
Flood Zone B	Moderate	1:100 to 1:1000 for river flooding
Flood Zone C	Low	< 1:1000 for river flooding

The Local Area Plan also promotes the use of Sustainable Drainage Systems (SuDS) in developments, which can contribute to surface water retention and help reduce and prevent flooding.

3.7.8.1 Zoning and Flood Risk

The Strategic Flood Risk Assessment that has been undertaken on the plan, informed by inter alia site walkovers, local knowledge and flood risk indicator mapping, indicates flood risk in parts of the town - please refer to the associated *Stage 2 Strategic Flood Risk Assessment for the Portumna Local Area Plan* which accompanies this Plan as a support document.

Undeveloped lands are zoned Open Space, Recreation and Amenity, notwithstanding this, any proposed development on this zoning must also comply with *The Planning System and Flood Risk Management Guidelines 2009* in terms of the uses being appropriate to the flood zone. Existing developed areas located within Flood Zone A/B have been attributed a Constrained Land Use zoning which seeks to facilitate the appropriate development of existing buildings while ensuring protection against flood risk.

3.7.9 Flood Risk Management and Assessment Policy and Objectives

Flood Risk Management and Assessment Policies

Policy FL 1 – Flood Risk Management

It is the policy of Galway County Council to support, in co-operation with the OPW, the implementation of the EU Flood Risk Directive (2007/60/EC), the Flood Risk Regulations (SI No. 122 of 2010) and the DoEHLG/OPW publication *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009* and *Departmental Circular PL2/2014* (or any updated/superseding legislation or policy guidance). Galway County Council will also take account of the OPW Catchment Flood Risk Management Plans (CFRAMS) as appropriate, the Preliminary Flood Risk Assessment (PFRA), the Strategic Flood Risk Assessment for County Galway 2015 – 2021, the Strategic Flood Risk Assessment carried out for Portumna and any recommendations and outputs arising from same that relate to or impact on the plan area.

Policy FL 2 – Principles of the Flood Risk Management Guidelines

The Council shall implement the key principles of flood risk management set out in the Flood Risk Management Guidelines as follows:

- 1) Avoid development that will be at risk of flooding or that will increase the flooding risk elsewhere, where possible;
- 2) Substitute less vulnerable uses, where avoidance is not possible; and
- 3) Justify, mitigate and manage the risk, where avoidance and substitution are not possible.

Development should only be permitted in areas at risk of flooding when there are no alternative, reasonable sites available in areas at lower risk that also meet the objectives of proper planning and sustainable development.

Flood Risk Management and Assessment and Flood Related Objectives

Objective FL 1 – Flood Risk Management and Assessment

Ensure the implementation of the DoEHLG/OPW publication *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009* (including its accompanying Technical Appendices) and including the Department of the Environment, Community and Local Government's Circular PL 2/2014 (or any updated/superseding document) in relation to flood risk management within the plan area. This will include the following:

1. Avoid, reduce and/or mitigate, as appropriate in accordance with *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (and as updated)*, the risk of flooding within the flood risk areas indicated on **Maps 3– Flood Risk Management**, including fluvial, pluvial and groundwater flooding, and any other flood risk areas that may be identified during the period of the plan or in relation to a planning application.
2. Development proposals in areas where there is an identified or potential risk of flooding or that could give rise to a risk of flooding elsewhere will be required to carry out a Site-Specific Flood Risk Assessment, and Justification Test where appropriate, in accordance with the provisions of *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009*, (or any superseding document) and Circular PL2/2014 (as updated/superseded). Any flood risk assessment should include an assessment of the potential impacts of climate change, such as an increase in the extent or probability of flooding, and any associated measures necessary to address these impacts.
3. Development that would be subject to an inappropriate risk of flooding or that would cause or exacerbate such a risk at other locations shall not normally be permitted.

4. Where certain measures proposed to mitigate or manage the risk of flooding associated with new developments are likely to result in significant effects to the environment or European sites downstream, such measures will undergo environmental assessment and Appropriate Assessment, as appropriate.
5. Galway County Council shall work with other bodies and organisations, as appropriate, to help protect critical infrastructure, including water and wastewater, within the County, from risk of flooding.

Objective FL 2 – Flood Zones and Appropriate Land Uses (Refer to Maps 3)

1. Protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any superseding document)* and the guidance contained in **DM Guidance FL 1- Flood Zones and Appropriate Land Uses**. Where a development/land use is proposed that is inappropriate within the Flood Zone, then the development proposal will need to be accompanied by a Development Management Justification Test and Site-Specific Flood Risk Assessment in accordance with the criteria set out under with *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009* and *Circular PL2/2014* (as updated/superseded).

2. Ensure that development proposals in areas identified in the plan within Flood Zone C that may be subject to potential flood risk from other sources (e.g. areas of indicative pluvial/groundwater flooding and identified alluvium soil areas) are required to be accompanied by a Site Specific Risk Assessment in accordance with the criteria set out under *The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)* and *Circular PL02/2014* (as updated/superseded).

For development proposals in all other areas of Flood Zone C, the developer should satisfy him or herself that the level of flood risk is appropriate to the development being proposed. Where, in the opinion of the Planning Authority, the development proposal is of such a scale that flood risk must be considered (e.g. creation of significant areas of new hard standing which could significantly increase run-off), the Planning Authority may request that a site-specific flood risk assessment be carried out in accordance with the criteria set out under *The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)* and *Circular PL 2/2014* (as updated/superseded).

Objective FL 3 – Structural and Non-Structural Risk Management Measures in Flood Vulnerable Zones

Ensure that applications to existing developments in flood vulnerable zones shall provide details of structural and non-structural flood risk management measures to include, but not be limited to specifications of the following - floor levels, internal layout, flood resilient construction, flood resistant construction, emergency response planning, access and egress during flood events.

(Please Refer to Objective LU 9 and DM Guideline FL 2)

Objective FL 4 – Flood Risk Assessment for Planning Applications and CFRAMS

Ensure that site specific Flood Risk Assessments (FRA) accompany all planning applications in Flood Zones A and B, including those areas indicated on Map 3 even for developments appropriate to the particular Flood Zone. The detail of the site specific FRAs will depend on the level of risk and scale of development. A detailed site specific FRA should quantify the risks and effects of selected mitigation and the management of residual risks. Galway County Council shall have regard to the findings of the CFRAMS in the assessment of planning applications.

Objective FL 5 – Strategic Flood Risk Assessment, Flood Risk Assessments and Climate Change

Ensure that Strategic Flood Risk Assessments and site specific Flood Risk Assessments consider and provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) shall be consulted with to this effect.

Objective FL 6 – Environmental Impact Assessment/Statement (EIA/EIS) and Flood Risk Assessment

Flood risk may constitute a significant environmental effect of a development proposal that in certain circumstances may trigger a sub-threshold EIS, therefore Galway County Council shall ensure that Flood Risk Assessment would form an integral part of any EIA undertaken for projects within the plan area.

Objective FL 7 – Pluvial, Groundwater Flood Risk and Historic Flood Risk Areas

Planning applications on lands identified within pluvial and/or groundwater flood risk and/or areas which have flooded in the past shall be accompanied by a Site Specific Flood Risk Assessment that corresponds with that outlined under Chapter 5 'Flooding and Development Management' of *The Planning System and the Flood Risk Management Guidelines for Planning Authorities* (2009) (or any updates to same). Such assessments shall be prepared by suitably qualified experts with hydrological experience and shall quantify the risks and the effects of any necessary mitigation, together with the measures needed or proposed to manage residual risks.

Objective FL 8 – New and Emerging Data

Future amendments to the plan shall consider, as appropriate any new and/or emerging data, including, when available, any relevant information contained in the Flood Risk Management Plans and as recommended in the Strategic Flood Risk Assessment for the plan area.

Objective FL 9 – Protection of Water Bodies and Watercourses

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

Objective FL 10 – Improvement and/or Restoration of Natural Flood Risk Management Functions

Prevent the alteration to natural drainage systems and subject to compliance with the Habitats and Birds Directives, Galway County Council will contribute towards the improvement and/or restoration of the natural flood risk management functions of flood plains.

3.7.10 Waste Management

The Connaught Waste Management Plan provides policy guidance on waste management in County Galway. Best practice in terms of waste management recommends that as much waste as possible is dealt with through reduction, reuse and recycling, with as little as possible remaining to be disposed of and this approach will be supported through the Local Area Plan. Galway County Council promotes environmental awareness measures, initiatives and campaigns in the local community through involvement with various groups and organisations and through the implementation of the Green Schools programme - an international programme designed to encourage and acknowledge whole school action for the environment.

3.7.11 Waste Management Policies and Objectives

Waste Management Policies

Policy WM 1 – Waste Management

It is the policy of the Council to support waste reduction and sustainable waste management through prevention, reduction and recycling and by facilitating the provision of adequate waste infrastructure, such as bring banks, at locations that will not adversely affect residential amenity or environmental quality.

Policy WM 2 – Waste Management Plan

Support the implementation of the *Replacement Connacht Waste Management Plan 2008-2011*, *Galway County Council's Litter Management Plan 2007-2010*, the *National Waste Prevention Programme*, the EPA's *National Hazardous Waste Management Plan 2014-2020* and any superseding versions of these plans over the lifetime of this Local Area Plan.

Waste Management Objectives

Objective WM 1 – Waste Prevention, Reduction and Recycling

Promote the prevention, reduction and recycling of waste in new developments, new development proposals shall be required to submit proposals demonstrating how this is to be achieved and shall seek to ensure on-site provision for waste storage and segregation (bio-waste/dry recyclables/residual waste) pending collection at all new domestic and non-domestic premises.

Objective WM 2 – Bring Bank Facility

Facilitate the installation of bring bank(s) at suitable locations within the plan area, which do not adversely affect residential amenity or environmental quality.

3.7.12 Telecommunications, Energy Infrastructure and Renewable Energy

Telecommunications and Energy Infrastructure

Developments require adequate power, energy and telecommunications services, including electricity, gas supply, telephone services and broadband, which are provided in Portumna by a number of different service providers. The plan aims to seek a balance between the need to maintain and develop energy and telecommunications infrastructure while having regard to amenities, protected areas and sensitive landscapes. Galway County Council will continue to implement the Council's *Energy Action Plan* regarding energy efficiency and conservation in existing and future residential, commercial and industrial buildings within Portumna.

Renewable Energy Resources

Renewable energy is increasingly seen as a means to address climate change challenges, reduce carbon dioxide emissions and increase national energy security. Ireland's need to support renewable energy stems from its EU commitments, namely the EU Directive 2009/29/EC on the Promotion of Renewable Energy Sources, which establishes a binding target of 20% of overall EU energy consumption coming from renewable resources by 2020, as well as a binding 10% minimum target for energy from renewable resources to account for 16% of total energy consumption by 2020. In line with these commitments, Ireland's target for electricity from renewable energy sources is 40% by 2020. Galway County Council recognises the importance of developing renewable energy resources in the interest of delivering on the *National Climate Change Adaptation Framework*. The Planning and Development Regulations 2007 and 2008 provide some exemptions from planning permission for solar panel, heat pumps, wind turbines and wood pellet burners subject to certain conditions and limitations. However, the restrictions on exempted development as set out in Article 9 of the Planning and Development Regulations 2001 (as amended) also still apply. Where an individual wishes to install any class of micro-renewable technology that does not fall within the exemptions, they are required to apply for planning permission.

3.7.13 Telecommunications, Energy Infrastructure & Renewable Energy Policy & Objectives

Energy and Communications Policy

Policy EC 1 – Energy and Communications

It is the policy of Galway County Council to support the provision of adequate energy and communications infrastructure to service developments including gas, electricity, broadband, and telephone services. In particular, Galway County Council supports the increased use of renewable energy and the aims of sustainable energy use and conservation in building design and construction.

Energy, Communications and Renewable Energy Objectives

Objective EC 1 – Broadband and Telecommunications

Facilitate the provision of an adequate telecommunications infrastructure within the plan area, including telephone and broadband services, to the requirements of the relevant service providers and in accordance with the principles of proper planning and sustainable development.

Objective EC 2 – Electricity and Gas Supply

Facilitate the provision of an adequate supply of electricity and gas to developments in the plan area, to the requirements of the relevant service provider, and in accordance with the principles of proper planning and sustainable development.

Objective EC 3 – Energy Conservation and Efficiency

New buildings shall be sustainable in their siting, orientation, design and construction. Passive solar design techniques, high energy efficiency, low impact construction methods and the use of local building materials shall be encouraged to ensure that new developments minimise the environmental impacts and long term costs.

Objective EC 4 – Renewable Energy

Promote and facilitate the development of renewable sources of energy within the plan area and encourage the integration of micro-renewable energy sources into the design and construction of new developments, as appropriate.

3.7.14 Development Management Guidelines

Surface Water Network Development Management Guideline

DM Guideline UI 1 – Surface Water Network

Require all relevant applications to provide for separate surface and foul water sewers to assist and optimise the use of the existing collection system and the wastewater sewage system. It shall be the responsibility of the developer to satisfactorily dispose of all surface water arising from their development.

Water Quality Development Management Guideline

DM Guideline WQ 1 – Water Bodies and Watercourses

Require all relevant applications, which are located in close proximity to water bodies or watercourses to submit measures to reduce and prevent pollution to the water body/watercourse, both during construction and after completion of the scheme.

Energy Statement Guidelines

DM Guideline EC 1 – Energy Statements

All proposals for new non-residential developments with a floor area of 1,000m² or more and residential developments comprised of 10 or more units may be required to submit an Energy Statement outlining the methods proposed to minimise energy use in the development, such as building orientation and passive solar design, materials and insulation, renewable/alternative energy sources, etc.

DM Guideline EC 2 – Energy Efficient Street Lighting

Galway County Council shall require the provision of energy efficient street lighting in all private developments.

Flood Risk Management Guidelines

DM Guideline FL 1 – Flood Zones and Appropriate Land Uses

The table below indicates the types of land uses that are appropriate in each of the Flood Zones identified within the plan area, in accordance with *The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)*. Where developments/land uses are proposed that are considered inappropriate to the Flood Zone, then a Development Management Justification Test and Site-Specific Flood Risk Assessment will be required in accordance with *The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (and as updated)*.

Land Uses	Flood Zone A	Flood Zone B	Flood Zone C
HVD – Highly Vulnerable Development	Inappropriate (if proposed then Justification Test and detailed FRA required)	Inappropriate (if proposed then Justification Test and detailed FRA required)	Appropriate (screen for flood risk)
LVD – Less Vulnerable Development	Inappropriate (if proposed then Justification Test and detailed FRA required)	Inappropriate due to climate change (if proposed then Justification Test and detailed FRA required)	Appropriate (screen for flood risk)
WCD – Water-Compatible Development	Appropriate (detailed FRA may be required)	Appropriate (detailed FRA may be required)	Appropriate (screen for flood risk)

Notes (Refer to Flood Risk Management Guidelines (2009) for additional detail):

1. HVD – Houses, schools, hospitals, residential institutions, emergency services, essential infrastructure, etc.
2. LVD – Economic uses (retail, leisure, warehousing, commercial, industrial, non-residential institutions, etc.), land and buildings used for agriculture or forestry, local transport infrastructure, etc.
3. WCD – Docks, marinas, wharves, water-based recreation and tourism (excluding sleeping accommodation), amenity open space, sports and recreation, flood control infrastructure, etc.

Please refer to separate supporting document *Portumna Local Area Plan 2016 – 2022- Strategic Flood Risk Assessment (2015)*.

DM Guideline FL 2 – Structural and Non-Structural Risk Management Measures in Flood Vulnerable Zones

Applications for development in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels. In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings. Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery. This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:

- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire and Rescue, Civil Defence and An Garda Síochána through the SFRA; and
- Awareness of risks and evacuation procedures and the need for family flood plans.

Access and Egress During Flood Events

Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- flood escape routes have been kept to publicly accessible land.
- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- this information will be provided in a welcome pack to new occupants.

Further Information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.

DM Guideline FL 3 – Minimum Finished Floor Levels (FFL’s)

The Planning Authority shall:

- a) Require that site specific flood risk assessments be carried out to establish minimum ground floor level(s) for new developments in areas of potential flood risk in accordance with *The Planning System and Flood Risk Guidelines for Planning Authorities (2009)* and *Circular PL2/2014* (as updated/superseded). The appropriate level to meet this standard should be determined using the best available information at the time.

- b) All details to be agreed in writing with the Area Engineer and submitted as part of a planning application.

3.8 Urban Design and Landscape

3.8.1 Context

Urban Design and Place-making

Urban design refers to the theory and practice of creating urban places and involves buildings but focuses particularly on the spaces between buildings, including the streets, frontages, civic spaces and overall place-making, such as building types and arrangements, urban block types and patterns, mix of uses and activities, etc. Successful urban design is essential in the creation of attractive and sustainable living and working environments and the establishment of a unique identity and sense of place for the town.

It is important to protect the distinctive character of the town and to enhance the quality of the built environment so as to enable people to continue living in attractive and safe surroundings, and to ensure a similar standard for future generations. This can be achieved through promoting new development, places and spaces that are of high quality, which promote sustainable lifestyles, are appropriately scaled, are responsive to their contextual surroundings, amenity, heritage, environment and landscape of the town and contribute to the future potential of the area.

Landscape, Townscape and Visual Amenity

The European Landscape Convention that was signed and ratified by Ireland came into force in March 2004. The Convention introduced a European wide concept centring on the quality of landscape protection, management and planning and extends to natural, urban, peri-urban and rural areas encompassing land, inland water, coastal and marine areas. The Convention defines landscape as “.....area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”, which is also the definition included in the Planning and Development Act, 2000 (as amended).

Galway County Council prepared a *Landscape Character Assessment* in 2002 which forms part of the current *Galway County Development Plan* and indicates the landscape character rating, value rating and sensitivity rating. Landscape sensitivity in County Galway ranges from Class 1 to Class 5, with Class 1 being low sensitivity, Class 2 – moderate sensitivity, Class 3 – high sensitivity, Class 4 - special sensitivity and Class 5 – unique sensitivity. The landscape within the settlement boundary of Portumna town and immediately surrounding it ranges from Class 1 through to Class 4. The established built fabric of the town core and peripheral areas north of same constitute the Low (Class 1) and Moderately Sensitive (Class 2) Landscapes. Conversely, the High Sensitivity (Class 3) and Special (Class 4) Landscapes are concentrated southwards of the established built fabric of the town core towards the River Shannon.

In addition, the views to and from Portumna Castle are of national importance and are required to be protected. Furthermore, there is a protected Focal Point within the plan area which protects views from two church towers. The townscape of Portumna is also an important part of the areas visual amenity and the protection and enhancement of the townscape, streetscapes and historic street patterns need to be considered with respect to the future conservation and development of the town.

3.8.2 Urban Design and Landscape Policy and Objectives

Urban Design and Landscape Policy

Policy UD 1 – Urban Design and Landscape

It is the policy of Galway County Council to promote the use of sustainable urban design principles and approaches that will help to create high quality built and natural environments appropriate to the context and landscape setting of the town, having regard to the guidance contained in the *Sustainable Residential Development in Urban Areas Guidelines 2009* and the accompanying *Urban Design Manual 2009* and the *Design Manual for Urban Roads and Streets 2013* (including any superseding

guidance documents). This will focus on the development of a high quality, well landscaped and appropriately scaled built environment with a strong civic and commercial core, responsive building frontages, appropriate building forms, heights, designs and materials and high quality civic, community, recreational and amenity facilities. The creation of a high quality natural environment will also be supported through the protection of the landscape sensitivities, views and prospects in the town and the promotion of the development of a green network and high quality landscaping.

Urban Design and Place-Making Objectives

Objective UD 1 – High Quality, Context Sensitive Design

Ensure that new developments are responsive to their site context and in keeping with the character, amenity, heritage, environment and landscape of the area. New development proposals will be required to complement the existing character of the town centre/area in terms of scale, height, massing, building line, urban grain and definition and through high quality design proposals for buildings/structures/shop fronts, the use of high quality, appropriate materials and the provision of appropriate signage, lighting, landscaping proposals and other such details.

Objective UD 2 – Public Spaces and Streets

Promote the development of high quality public spaces consisting of streets, squares, parks and amenities connected by a network of pedestrian and cycling routes. Public spaces should have a high standard of design and street furniture that will create a coherent character for the area. This would include appropriately designed and located park benches, bus shelters, cycle storage facilities, refuse bins, signage, street sculpture, etc. but should avoid the over-proliferation of different elements and/or cluttering of public spaces.

Objective UD 3 – Spatial Definition and Animation

Ensure that new developments are designed to provide spatial definition and animation to public spaces and streets through the use of appropriate building lines and built forms, responsive building frontages and passive surveillance and high quality streetscapes and/or landscaping edges to enclose and address public spaces. Perimeter block typologies provide a useful approach in generating good spatial definition, adequate enclosure and a high quality public realm and the creation of focal points, such as landmark buildings and gateways, help to improve spatial definition and legibility and will be encouraged in appropriate locations.

Objective UD 4 – Green Network and Landscaping (Refer to Objective DS 3 also)

Support the development of a network of amenities, open spaces and natural areas that support biodiversity, that incorporate existing landscape features such as local rivers, streams, trees, stone walls and hedgerows, that provide pedestrian and cycling linkages and active and passive recreation opportunities, that help to structure and provide relief from the built environment and that can provide areas for surface water attenuation and flood risk management.

Objective UD 5 – Street-Oriented Development and Responsive Frontages

Promote street-oriented development along the urban street network within the built areas of the town and along the approach routes to the town. This will include improved facilities for pedestrians, cyclists and public transport as appropriate and the promotion of high quality building or landscaping edges to these routes. Buildings and spaces should be designed to provide a human scale along street frontages with the use of appropriate building heights and responsive ground floor treatments. Intensive, fine-grained developments will generally be encouraged to provide a diversity of building forms and public spaces.

Objective UD 6 – Design Statements

Require design statements with all large scale or sensitively located development proposals, such as those in close proximity to the Architectural Conservation Area, protected structures, Portumna Castle Demesne, significant public amenity, elevated positions or visually vulnerable area, and in the case of any other development proposals where this is considered necessary by the planning authority. Design statements should include a site appraisal examining the location, context, landscape/townscape setting, accessibility, features and characteristics of the development site, which should be used to inform the selection of appropriate development forms and design responses and the incorporation and provision of any important landscape features in the layout and design of the development. Design statements should be succinct documents that include both text and supporting graphics

demonstrating how the site context and characteristics and design principles, policies and objectives have been addressed in the design and layout of the development proposal.

Objective UD 7 – Landscape Character, Values, Sensitivity and Views/Prospects

Protect the landscape character, values, sensitivities, focal points and views in the plan area, including those identified in the Galway County Development Plan, included in the Landscape and Landscape Character Assessment for County Galway (2 church towers in Portumna) as shown on **Maps 2A/2B – Specific Objectives**.

- a) Ensure that new developments are responsive to the high and special sensitivity landscapes within the plan area, visually vulnerable areas, elevated areas or locally important townscape contexts.
- b) Require Visual Impact Assessment for developments with potential to impact on areas of significant landscape character, value or sensitivity, including both urban and natural features, such as historic buildings/structures, as appropriate.
- c) Prohibit development that will block or interfere with a significant view or prospect. Where it is considered that a development may impact on views or prospects, have regard to the significance of any such impact and any appropriate mitigation measures that should be incorporated.

(Refer to Maps 2A/2B Specific Objectives and Galway County Development Plan)

Objective UD 8 – Pedestrian Connectivity and Permeability

Preserve the existing pedestrian linkage/footpath network connecting St. Brendan’s Street to St. Bridget’s Road and the associated educational institutes.

(Refer to Maps 2A/2B-Specific Objectives)

Objective UD 9 – Conservation of stone wall boundary feature along St. Joseph’s road

Preserve the roadside stone boundary wall feature afforded to a segment of lands along St. Joseph’s Road and incorporate same into any proposal for development of these lands.

(Refer to Maps 2A/2B-Specific Objectives and Objective NH10)

3.8.3 Development Management Guidelines

Development Management Guidelines

Please Refer to the Development Management Standards and Guidelines in the Galway County Development Plan.

3.9 Built Heritage and Cultural Heritage

3.9.1 Context

The built and cultural heritage within Portumna contributes to the character and local distinctiveness of the area. The built heritage includes both architectural and archaeological heritage and Portumna has a number of significant elements of both, that form part of the history and character of the town.

Architectural Heritage

Portumna’s old town is delineated by two parallel, intersecting roads; St. Brendan’s Street/ Clonfert Avenue and Abbey Street intersected by St. Brigid’s Avenue/ St. Patrick’s Street. These streets are wide in proportion to the building elevation heights giving the town a spacious feel. The domestic and commercial buildings themselves are, in most part, of a simple vernacular style, counter pointed by the neoclassical architecture of the public buildings. Galway County Council recognises the value that the built heritage contributes to the character and vitality of Portumna. The Council is committed to the protection and enhancement of this heritage through the measures contained in planning legislation, through the implementation of appropriate conservation led policies, as well as sensitive land use objectives, urban design principles and development standards, that will significantly enhance the architectural setting within Portumna.

The Record of Protected Structures

The current Galway County Development Plan incorporates the Record of Protected Structures, which protects structures which are considered to be of special architectural, historical, archaeological, artistic,

cultural, scientific, social, technical interest or value. A statutory framework for protecting, managing and enhancing historic towns is set out in the Planning and Development Act 2000 (as amended). The inclusion of a structure on the RPS does not preclude appropriate use or development. There are a number of protected structures located within Portumna plan area, examples include Williams Foodstore and Bakery on Abbey Street and the former Courthouse building on Clonfert Avenue. Planning permission must be obtained before significant works which would materially alter the character of a protected structure can be carried out. Refer to the **Record of Protected Structures** which form part of the current Galway County Development Plan.

Structures of local interest in Portumna are buildings of significance that retain traditional features and that contribute to local distinctiveness while sharing forms and styles that are unique to Ireland. Galway County Council recognises the importance of structures of local interest and the heritage.

Architectural Conservation Area

An Architectural Conservation Area is a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest. The Architectural Conservation Area can also include areas which contribute to the appreciation of a protected structure and may or may not include protected structures. Planning permission must be obtained before significant works, which might alter the character of a structure or/ the Architectural Conservation Area, can be carried out to the exterior. The designation of the historic town centre as an Architectural Conservation Area and the associated management of both individual buildings and the public realm in that area will significantly enhance the quality of the local environment within Portumna.

Statement of Significance for the Architectural Conservation Area

Portumna's principal significance lies in the combination of its street pattern, plot sizes and architectural coherence. The vast majority of buildings span the late 18th to late 19th centuries and share many characteristics. Surviving traditional shopfronts are important features. Having regard to its size Portumna contains a generous number of buildings of national or regional significance. The town as a whole is attractive and inviting as a place to live, for visitors to the Lough Derg area, Portumna Castle and other attractions, and exhibits delightful inventiveness and variety.

Archaeological Heritage

Portumna also has a rich archaeological heritage, with a number of recorded monuments, providing evidence of early settlement in the area. The *National Monuments Acts 1930-2004* provide for the protection of archaeological heritage, including the establishment of a **Record of Monuments and Places**, which is a national inventory of archaeological sites and monuments, under Section 12 of the *National Monuments (Amendment) Act 1994*. Some archaeological sites and monuments may also be of significant architectural heritage value and may be afforded dual protection as a Recorded/National Monument under the National Monuments Acts and as Protected Structure under the Planning and Development Acts.

The Archaeological Constraint Maps prepared for County Galway as part of the Record of Monuments and Places identify the approximate locations of archaeological sites and monuments and give an indication of the extent of the site or monument, although the area around the site or monument may also have archaeological potential and significance. Accordingly, the Local Area Plan refers to **Zones of Archaeological Potential** around Recorded Monuments and Places is typically 30m from the outline indicated on the Archaeological Constraint Maps. In advance of any new development on a site of archaeological significance or within a Zone of Archaeological Potential, there is a requirement for consultation with the Monument Service of the Department of Arts, Heritage and the Gaeltacht. The Galway County Development Plan also provides that, where developments are located within areas of archaeological potential or within close proximity to a Recorded Monument, then further archaeological assessment and/or mitigation may be necessary.

The Minister for Arts, Heritage and Gaeltacht is responsible for the protection of our archaeological heritage, including the licensing of archaeological excavations under the *National Monuments Acts 1930-2004*. When the owner or occupier of a property, or any other person proposes to carry out, or to cause, or to permit the carrying out of any work at or in relation to a Recorded Monument or Place they are required to give notice in writing to the Minister two months before commencing that work.

Refer to the Archaeological Constraints Map for County Galway and the website of the National Monuments Service (www.archaeology.ie) in relation to Recorded Monuments and Places on the RMP.

Cultural Heritage

The cultural heritage of an area is a general term that includes cultural services, such as public buildings (e.g. libraries and museums) and also encompasses a range of characteristics that help to define an area and its population, including local customs and traditions, language and literature. It is important to acknowledge the unique cultural identity that a town like Portumna displays and ensure that new development supports and complements same.

The Irish Workhouse Centre in Portumna affords the public a real insight into life in Ireland in the latter part of the 19th Century and early stages of the 20th Century when institutions such as this were fully operational. All seven workhouse buildings are intact and provide patrons with a visual insight into the actual rooms people came through when seeking admission to and while occupying the workhouse. These rooms include the girls' classroom, the girls' yard, the women's dormitory block including the matron's quarters, the nursery, the women's workroom and the laundry.

Portumna Castle was built between 1610 and 1618 by Richard Burke or de Burgo and was the main seat of the de Burgo family for over 200 years, until it was gutted by fire in 1826. The ground floor of the house is now open to the public. There are formal, geometrically laid out gardens to the north which include the wonderfully restored 17th century walled kitchen garden that has been organically planted with fruit trees, flowers, herbs and vegetables following its original plan. Portumna Castle is now a heritage museum of the Wild Geese and is also surrounded by Lough Derg, the River Shannon and Portumna Forest Park.

The priory was built around 1254 by the Cistercians and was taken over by the Dominicans around 1426. The Priory was suppressed during the Reformation but was revived again in 1640. It came into the ownership of the Earl of Clanricarde in 1577. It was abandoned by the Friars in the early 1700's. Patrick Sarsfield and Honora de Burgo were married at the Priory in January 1689. The Priory was used as a Protestant church around 1760. The Priory contains the tomb of the Earl of Clanricarde and his wife. The remains consist of a church with nave, chancel and transepts, a cloister and domestic buildings.

3.9.2 Policies and Objectives

Built Heritage and Cultural Heritage Policies

Policy HC 1 – Built Heritage

It is the policy of Galway County Council to support the conservation of architectural and archaeological heritage in the plan area, including Protected Structures, the Architectural Conservation Area, Recorded Monuments and Places and other important features of architectural or archaeological heritage in the plan area. Galway County Council will ensure the implementation of the legislative, statutory and policy provisions relevant to the conservation of the built heritage including the following (and any updated/superseding documents):

- Legislative provisions in the *Planning and Development Act 2000* (as amended) and the *National Monuments Act 1930* (as amended).
- Statutory provisions in the Galway County Development Plan, including the Record of Protected Structures.
- Policy guidance in *Government Policy on Architecture 2009-2015*, *the Architectural Heritage Protection Guidelines 2004/2011*, *the Archaeology and Development: Guidelines for Good Practice for Developers*.

Policy HC 2 – Cultural Heritage

It is the policy of Galway County Council to acknowledge and promote awareness of the origins, historical development and cultural heritage of the town and to generally support high quality developments that relate to local heritage and to ensure that new development respects and is responsive to same.

Built Heritage and Cultural Heritage Objectives

Objective HC 1 – Architectural Heritage

Ensure the protection and conservation of architectural heritage in the plan area, in particular by implementing the relevant legislative provisions of the *Planning and Development Act 2000* (as amended) in relation to architectural heritage and policy guidance contained within the *Architectural Heritage Protection Guidelines 2004/2011*, and the published DAHG & NDA advice series titled *Access: Improving the Accessibility of Historic Buildings and Places 2011* (or any superseding document).

Objective HC 2 – Protected Structures

Ensure the protection and sympathetic enhancement of structures included and proposed for inclusion in the Record of Protected Structures (RPS) that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, together with the integrity of their character and setting.

Objective HC 3 – Architectural Conservation Areas

Protect, conserve and enhance the essential character of the Portumna Architectural Conservation Area, through respecting the surviving historic plots and street patterns and through the appropriate management and control of the design, location and layout of new development, alterations or extensions to existing structures, and/or modifications to the setting of the structure and the character of the Architectural Conservation Area (ACA).

Objective HC 4 – Development Relating to Protected Structures and ACA

Ensure that any development, modifications, alterations, or extensions materially affecting the character of a protected structure, or structure adjoining a protected structure, or structure within or adjacent to the Architectural Conservation Area, is sited and designed appropriately and is not detrimental to the character or setting of the protected structure, or the Architectural Conservation Area. This will include the following:

- Works materially affecting the character of a protected structure or the exterior of a building/structure within an Architectural Conservation Area will require planning permission.
- Any works/development carried out to a protected structure or the exterior of a building/structure within an Architectural Conservation Area shall be in accordance with best conservation practice and use sustainable and appropriate materials.
- Works/development within the Architectural Conservation Area shall ensure the conservation of traditional features and building elements which contribute to the character of the area.
- New proposals shall have appropriate regard to scale, plot, form, mass, design, materials, colours and function.

Objective HC 5 – Energy Efficiency and Traditional Buildings

Ensure that measures to upgrade the energy efficiency of protected structures and traditionally built structures/buildings are sensitive to traditional construction methods and use appropriate materials and do not have detrimental impact on the material, aesthetic, visual character or function of the building.

Objective HC 6 – Demolition

Prohibit development proposals, either in whole or in part, for the demolition of protected structures or structures within the Architectural Conservation Area, save in exceptional circumstances.

Objective HC 7 – Architectural Conservation Area Appraisal and Management Plan

Prepare and publish an Architectural Conservation Area Appraisal and Management Plan for Portumna over the lifetime of the plan, to preserve, protect and enhance the character of this area, including the public realm and implement any recommendations arising from same.

Objective HC 8 – Vernacular Architecture and Structures of Local Interest

Recognise the importance of the contribution of vernacular architecture to the character of Portumna and ensure the protection, retention, and appropriate revitalisation and use of vernacular heritage, including structures of local interest that contribute to the local distinctiveness, built heritage and/or streetscape character and resist the demolition of same.

Objective HC 9 – Portumna Castle and Demesne

- a) Protect, conserve and enhance the character of the historic demesne of Portumna Castle (outlined on Map 2A/2B), through the appropriate management and control of the design, layout and location of new development within or in proximity to same.
- b) Development proposals shall only be considered where they demonstrate high quality and sympathetic design, where they propose the use of high quality materials and do not negatively impact on the established character and features of the precious landscape.

Development proposals within Portumna Castle Demesne shall also provide an impact assessment carried out by appropriately qualified personnel on the historic structures and features within the demesne, their setting and character and shall demonstrate that any development proposals have been appropriately considered and do not negatively impact on the precious landscape.

(Refer to Maps 2A/2B – Specific Objectives)

Objective HC 10 – Archaeological Heritage

- a) Ensure the protection and sympathetic enhancement of archaeological heritage in the plan area, in particular by implementing the relevant provisions of the *Planning and Development Act 2000* (as amended), the *National Monuments Act 1930* (as amended), and the *Archaeology and Development: Guidelines for Good Practice for Developers*.
- b) Ensure that any new development in the immediate vicinity of a National Monument and a Recorded Monument is sensitively designed and sited and does not detract from the Recorded Monument or its visual amenity.

Objective HC 11 – Archaeological Landscapes

Seek to facilitate the identification of important archaeological landscapes in the plan area.

Objective HC 12 – Protection of Monuments and Places

Ensure the protection and sympathetic enhancement of the monuments and places included and proposed for inclusion in the Record of Monuments and Places, as well as any monument that may be designated as a National Monument, together with the integrity of their character and setting, by implementing the relevant provisions of the *Planning and Development Act 2000* (as amended) and the *National Monuments Act 1930* (as amended) and the *Archaeology and Development: Guidelines for Good Practice for Developers*. This will include the protection of Monuments on the list provided by the National Monument Service, Department of Arts, Heritage and the Gaeltacht, which has statutory responsibility in this area.

Objective HC 13 – Archaeological Assessment and Zones of Archaeological Potential (ZAPs)

- a) Ensure that all planning applications for development within close proximity of Recorded Monuments and Places and any monuments that may be designated as National Monuments, and within Zones of Archaeological Potential are referred to the Department of Arts, Heritage and the Gaeltacht (DAHG) and take account of the archaeological heritage of the area, any advice received from the DAHG and the need for archaeological assessments and, where appropriate, mitigation measures.
- b) An Archaeological Assessment for such developments within the plan area that include or are proposed to be located at or close to a Recorded Monument, those that are extensive in terms of area (0.5 hectares or more) or length (1 kilometre or more), those that may impact on the underwater environment (riverine) and developments that require an Environmental Impact Statement.

National monuments include:

- National Monuments in the ownership of the state or Local Authority;
- Archaeological and architectural monuments/sites in the Record of Monuments and Places;
- Monuments in the Register of Historic Monuments;
- Underwater archaeological heritage;
- Previously unknown and unrecorded archaeological sites (including subsurface elements with no visible surface remains and potential sites under water in rivers, and can include fish traps, anchorages, bridges, fording points);
- Potential sites located in the vicinity of large complexes of sites and monuments;
- Present or former wetlands, unenclosed land, and rivers.

- c) Flood relief works and other development in or adjacent to the rivers and streams in Portumna have the potential to negatively impact on known, potential submerged or buried archaeology and therefore there will be a need for an appropriate level of archaeological assessment of any proposed works in these areas.

Objective HC 14 – Underwater Archaeological Sites

Protect and preserve the underwater archaeological sites in rivers, lakes, intertidal and sub-tidal locations within the plan area, including forms of underwater archaeology that may await discovery in the waterbodies of Portumna.

Objective HC 15 – Cultural Heritage: Local Place Names

Protect local place names as an important part of the cultural heritage and unique character of the plan area, and support the use of appropriate names for new developments that reflect the character/heritage of the area and that contribute to the local distinctiveness of the town. Naming of developments will be required to consult with **Coiste Logainmneacha Chontae na Gaillimhe**, Galway County Council 'Placename Committee' to identify an appropriate name for new developments that reflect the local character and heritage of the area.

Objective HC 16 – Irish Workhouse Centre

Promote and support the functioning of Portumna Workhouse as the Irish Workhouse Centre and for other tourism enterprise related activities in a sustainable manner that is respectful of the protected status of the site, in co-operation with other agencies and organisations in order to assist its heritage development, local tourism and the local economy. **(Refer to Maps 2A/2B - Specific Objectives)**

3.9.3 Development Management Guidelines

Development Management Guidelines

Please Refer to the Development Management Standards and Guidelines in the Galway County Development Plan.

3.10 Natural Heritage and Biodiversity

3.10.1 Context

Natural heritage includes the variety of life we see around us every day and also includes the landscape and its geological foundation. The variety of life is often referred to as biological diversity or biodiversity. Biodiversity is a word used to describe the natural world that includes people, animals, plants, microbes as well as the places they live which are called habitats. Natural heritage includes a wide range of natural features and processes that make an essential contribution to the environmental quality, ecological biodiversity, landscape character, visual amenity, recreational activities, public health and investment potential of the town.

European Directives, Natura 2000 Network and Environmental Assessments

At European level, the Habitats Directive (92/43/EEC) and the Birds Directive (2009/147/EC) mandate the identification and protection of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which together create a network of protected wildlife areas, known as the Natura 2000 network, across the European Union. The designation of these sites forms part of a range of measures aimed at conserving important or threatened habitats and species. The Water framework Directive Register of Protected Areas as required under the Directive also contains an inventory of protected area sites representing area categories to include areas designated for the protection of habitat and species.

There is a legal requirement that all land use plans comply with the Birds and Habitats Directives, in particular through the preparation of a Habitats Directive Assessment. The Strategic Environmental Assessment Directive (2001/42/EC) also requires that all land-use plans legally comply with the Strategic Environmental Assessment Directive, including the preparation of a Strategic Environmental Assessment, where necessary. Further details regarding the Habitats Directive Assessment and the

Strategic Environmental Assessment are available separately as supporting documents to this Plan. Portumna has a considerable amount of designated sites that traverse the Plan area. These include two Special Areas of Conservation, namely the River Shannon Callows SAC and Lough Derg, North – East Shore SAC. Furthermore, there are also two Special Protection Areas that traverse the plan area, namely the Middle Shannon Callows SPA and Lough Derg (Shannon) SPA.

Natural Heritage Areas and Associated Legislation

The national designation for wildlife is the Natural Heritage Area (NHA), and designated Natural Heritage Areas are protected under the Wildlife Acts 1976-2000. The Natural Heritage Areas cover nationally important semi-natural and natural habitats, landforms or geo-morphological features, wild plant and animal species or a diversity of these natural attributes. These areas are considered important for the habitats present or hold species of plants and animals whose habitat needs protection under national legislation. The proposed Shannon Callows Natural Heritage Area and the proposed Lough Derg Natural Heritage Area both traverse the plan area to the south.

Ecological Networks

Ecological networks are supported at EU level through the *European Spatial Development Perspective* and *Natura 2000* and underpin the *Pan-European Biological and Landscape Diversity Strategy*, which has been ratified by Ireland. Inland and coastal waterways, which include lakes, rivers, and streams, are living systems of high local biodiversity value due to the habitats associated with them, and function as ecological corridors that connect related habitats/designated sites, enabling species to move between them. The canal and streams/rivers in the plan area perform an important ecological network function before draining into the aforementioned designated sites. Trees and hedgerows are also of high local biodiversity value and contribute to ecological connectivity. Features that contribute to the creation of an ecological network should be retained and included in the design plans for development proposals.

Green Infrastructure

Green infrastructure can be defined as networks of green areas that provide multiple environmental, social, educational and economic benefits to society and can include open spaces, woodlands, parks, farmland and private gardens. The environmental benefits of identifying a green infrastructure network cannot be underestimated as the protection of natural features like flood plains, wetlands, woodlands and hedgerows provide far-reaching benefits, e.g. in climate change adaptation. Developing a green infrastructure approach can assist with the loss of biodiversity while enhancing an environment in which we live and thereby creating a high quality environment. Comhar Sustainable Development Council publication (2010) *Creating Green Infrastructure for Ireland: Enhancing Natural Capital for Human Wellbeing* sets out how a network of green spaces can be developed to benefit natural heritage and biodiversity as well as the greater economy and society.

Invasive Alien Species

Non-native species both animal and plants can represent a major threat to local, regional and global biodiversity. Terrestrial and aquatic habitats can be negatively affected, resulting in significant damage to conservation and economic interests such as agriculture, forestry and civil infrastructure. The Third Schedule of the European Communities (Birds and Natural Habitats) Regulations 2011 list restricted non native species and Regulation No.49 and No.50 specifically relate to non-native species. The National Biodiversity Data Centre compiled a dirty dozen non-native invasive species report for County Galway in 2010. This publication recorded Bloody-red shrimp (*Hemimysis anomala*), Zebra mussel (*Dreissena polymorpha*) and Nuttall's Waterweed (*Elodea nutallii*) to be present in Lough Derg and/or the general vicinity of Portumna town.

Development proposals must ensure that the presence or absence of invasive alien species has been addressed in accordance with the new European Regulations for the prevention and management of the introduction and spread of Invasive Alien Species (1st Jan 2015) and the EC (Birds and Habitats) Regulations 2011. Where invasive alien species are present on a development site an Invasive Alien Species Management Plan will be required.

3.10.2 Policies and Objectives

Natural Heritage and Biodiversity Policies

Policy NH 1 – Natural Heritage, Landscape and Environment

It is the policy of Galway County Council, to support the conservation and enhancement of natural heritage and biodiversity, including the protection of the integrity of Natura 2000 sites, the protection of Natural Heritage Areas and proposed Natural Heritage Areas and the promotion of the development of a green/ecological network within the plan area, in order to support ecological functioning and connectivity, create opportunities in suitable locations for active and passive recreation and to structure and provide visual relief from the built environment. The protection of natural heritage and biodiversity, including European sites that form part of the Natura 2000 network, will be implemented in accordance with relevant EU environmental directives and applicable national legislation, policies, plans and guidelines, including the following (and any updated/superseding documents):

- EU Directives, including the *Habitats Directive* (92/43/EEC), the *Birds Directive* (2009/147/EC codified version of Directive), the *Environmental Impact Assessment Directive* (85/337/EEC) and *EIA Directive* (2014/52/EU), the *Water Framework Directive* (2000/60/EC), the *Strategic Environmental Assessment Directive* (2001/42/EC) and the *Environmental Liability Directive* (2004/35/EC).
- National legislation, including the *Wildlife Acts (1976 – 2012)*, the *European Communities (Environmental Impact Assessment) Regulations 1989* (SI No. 349 of 1989) (as amended), the *European Union (Water Policy) Regulations 2003* (as amended), the *Planning and Development (Amendment) Act 2010*, the *European Communities (Birds and Natural Habitats) Regulations 2011* (S.I. No. 477 of 2011) and the Regulation of the European Parliament and of the Council on the Prevention and management of the Introduction and Spread of Invasive Non-Native Species [2013/0307 (COD)] (adopted by European Council and effective January 2015).
- National policy guidelines, including the *Landscape and Landscape Assessment Draft Guidelines 2000*, the *Environmental Impact Assessment Sub-Threshold Development Guidelines 2003*, *Strategic Environmental Assessment Guidelines 2004* and the *Appropriate Assessment Guidelines 2010*.
- Catchment and water resource management plans, including the *Shannon International River Basin Management Plan 2009-2015 (and as updated)*.
- Biodiversity plans and guidelines, including *Actions for Biodiversity 2011-2016: Ireland's National Biodiversity Plan*, the *Biodiversity Action Plan for County Galway 2008-2013* and the *Biodiversity Guidelines* produced by Galway County Council.

Policy NH 2 – Green Infrastructure Strategy

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

Natural Heritage & Biodiversity Objectives

Objective NH 1 – European Sites

Protect European sites that form part of the Natura 2000 network (including Special Protection Areas and Special Areas of Conservation) in accordance with the requirements in the EU Habitats Directive (92/43/EEC), EU Birds Directive (2009/147/EC), the Planning and Development (Amendment) Act 2010, the European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011) (and any subsequent amendments or updated legislation) and having due regard to the guidance in the Appropriate Assessment Guidelines 2010 (and any updated/superseding guidance). A plan or project (e.g. proposed development) within the plan area will only be authorised after the competent authority (Galway County Council) has ascertained, based on scientific evidence and Appropriate Assessment where necessary, that:

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

2. The plan or project will adversely affect the integrity of any Natura 2000 site (that does not host a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or
3. The plan or project will adversely affect the integrity of any Natura 2000 site (that hosts a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000.

Objective NH 2 – Protected Habitats and Species

Support the protection of protected habitats and species listed in the annexes to the EU *Habitats Directive 1992 (92/43/EEC)*, the *Birds Directive (2009/147/EC)* and regularly occurring-migratory birds and their habitats, species protected under the Wildlife Acts and the Flora Protection Order. This includes the protection of species such as the barn owl, otter, salmon, brook lamprey and bats and their roosts amongst others, and the maintenance of woodland, hedgerows, tree lines, waterways, ecological networks and corridors that serve as feeding areas, flight paths and commuting routes for bats.

Objective NH 3 – Natural Heritage Areas and Proposed Natural Heritage Areas

Protect Natural Heritage Areas and proposed Natural Heritage Areas in accordance with the requirements of the *Wildlife Act 1976*, the *Wildlife (Amendment) Act 2000* and the *Planning and Development Act 2000* (as amended). Where a proposed development within the plan area may give rise to likely significant effects on any Natural Heritage Area or proposed Natural Heritage Area an Ecological Impact Assessment or an Environmental Impact Assessment, as appropriate, may be required.

(Refer to Maps 2A/2B – Specific Objectives)

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 and 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* and *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 and/or any designated site may be need to be accompanied by one or more of the following: an Environmental Impact Statement, an Ecological Impact Assessment Report, an Appropriate Assessment Screening Report or a Natura Impact Statement (NIS), 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 in accordance with best practice methodologies and contain all necessary baseline assessments.

Objective NH 5 – Biodiversity and Ecological Networks

Support the protection of biodiversity and ecological connectivity within the plan area including woodlands, trees, hedgerows, roadside verge vegetation, rivers, streams, canals, natural springs, wetlands, stonewalls, fens, blanket bog, heath, rock outcrops, geological and geo-morphological systems, other landscape features and associated wildlife, where these form part of the ecological network.

- a) Seek to retain and/or incorporate these natural features into developments, in order to avoid ecological fragmentation and maintain ecological corridors and stepping stones in the context of Article 10 of the Habitats Directive.
- b) Protect and enhance water quality and ecology of all waters including East Claggernagh Stream, Fairyhill Stream, the River Shannon and the area of Lough Derg in the plan area and their function as ecological corridors, by maintaining the existing banks and channels and ensuring that new developments in the plan area are set back at least 10 metres as measured from the near river bank (this distance may be increased and decreased on a site by site basis, as appropriate).
- c) Maintain and enhance biodiversity through the appropriate planting of native trees, shrubs and hedgerows indigenous to the area and of Irish provenance in public and private areas and in new developments.
- d) Seek to prevent the introduction of imported ash trees/plants or other such species into the plan area in line with the Plant Health Directive and any updated legislation.
- e) Ensure that any new development proposals within or near the 10m buffer are adequately assessed, undergo Appropriate Assessment and the preparation of an NIS, should screening show that this is necessary and where the Planning Authority consider that such screening/assessments are required.

Objective NH 6 – Water Resources

Protect the water resources in the plan area, including rivers, streams, springs, wetlands, surface waters and groundwater quality, in accordance with the requirements and guidance in the EU *Water Framework Directive 2000* (2000/60/EC), the *European Union (Water Policy) Regulations 2003* (as amended), the *Shannon International River Basin Management Plan 2009-2015* (including any superseding document) and other relevant EU Directives, including associated national legislation and policy guidance (including any superseding versions of same). Support the application and implementation of a catchment planning and management approach to development and conservation, including the implementation of Sustainable Drainage System techniques for new development in the plan area.

Objective NH 7 – Wetlands, Springs, Rivers and Streams

Seek to preserve the wetlands of Portumna, identify and protect natural springs, streams/rivers, where possible and ensure that any plans/projects with potential to adversely affect groundwater, springs, streams or rivers, identify the presence of these features and adequately assess the impacts to them. Protect springs identified on Ordnance Survey mapping or any springs newly identified during project assessment, so that they are not impeded.

Objective NH 8 – Environmental Management Area

Ensure that new development proposals on or near the Environmental Management Area that may impact on the Natura 2000 network are adequately assessed, undergo environmental and/or Appropriate Assessment, including the evaluation of cumulative/in combination effects, and any impacts identified can be avoided, reduced and/or mitigated, as appropriate, in accordance with applicable environmental legislation and policy prior to any consent being given.

Objective NH 9 – Riparian Zones

Protect the riparian zones of watercourse systems throughout the plan area, recognising the benefits they provide in relation to flood risk management and in relation to the ecological integrity of the watercourse systems. This will include a general 10 metre protection buffer from rivers within the plan area as measured from the river bank, (this distance may be increased and decreased on a site by site basis, as appropriate).

Objective NH 10 – Trees, Parkland/Woodland, Stonewalls and Hedgerows

a) Seek to protect important tree clusters and hedgerow in the plan area, including those identified on the Specific Objectives Map 2A/2B, and ensure that development proposals take cognisance of significant trees/tree stands and seek to retain natural boundaries including stonewall, hedgerow and tree boundaries, where possible.

(See Objectives NH14, UD 9 and also Refer to Maps 2A/2B)

b) Seek to carry out a tree survey on important tree strands within the plan area by suitably qualified personnel, as resources permit.

Objective NH 11 – Geological and Geomorphological Systems

Protect and conserve geological and geomorphological systems, sites and features from inappropriate development that would detract from their heritage value and interpretation and ensure that any plan or project affecting karst formations are adequately assessed with regard to their potential geophysical, hydrological, hydro-geological or ecological impacts on the environment.

Objective NH 12 – Control of Invasive and Invasive Alien Species

Seek to prevent the spread of invasive, invasive alien species and noxious weeds and require a landscaping plan to be produced for developments near water bodies and ensure that such plans do not include invasive species.

Objective NH 13 – Screening for Appropriate Assessment

Ensure that all development proposals are screened to determine whether they on their own or in combination with other plans and projects are likely to have a significant effect on a European site in view of its conservation objectives. Where significant effects are likely or uncertain, an NIS will be required in accordance with the Habitats Directive.

Objective NH 14 – Protection of Bats and Bat Habitats

Ensure that development proposals in areas recognised as potentially important for bats, including areas of woodland and hedgerows, including those areas identified on **Maps 2A/2B Specific Objectives**, shall be subject to suitable assessment for potential impacts on bats. This will include an assessment of the cumulative loss of habitat or the impact on bat populations and activity in the area and may include a specific bat survey. Any assessment shall be carried out by a suitably qualified professional and where development is likely to result in significant adverse effects on bat populations or activity in the area, development will be prohibited or require mitigation and/or compensatory measures, as appropriate. **(See Objective NH 10 and also Refer to Maps 2A/2B)**

Objective NH 15 – NPWS and Integrated Management Plans

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

3.10.3 Development Management Guidelines

Control of Invasive Alien Species Development Management Guideline

DM Guideline NH 1 – Control of Invasive Alien Species and Bio-Security Measures

Ensure larger developments include the relevant documentation with their planning application to demonstrate the bio-security measures proposed to ensure that invasive alien species will not be introduced and/or spread within the development site.

DM Guideline NH 2 – Conservation Management Plan/Environmental Operating Plan and Project Specific Mitigation Measures

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

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

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

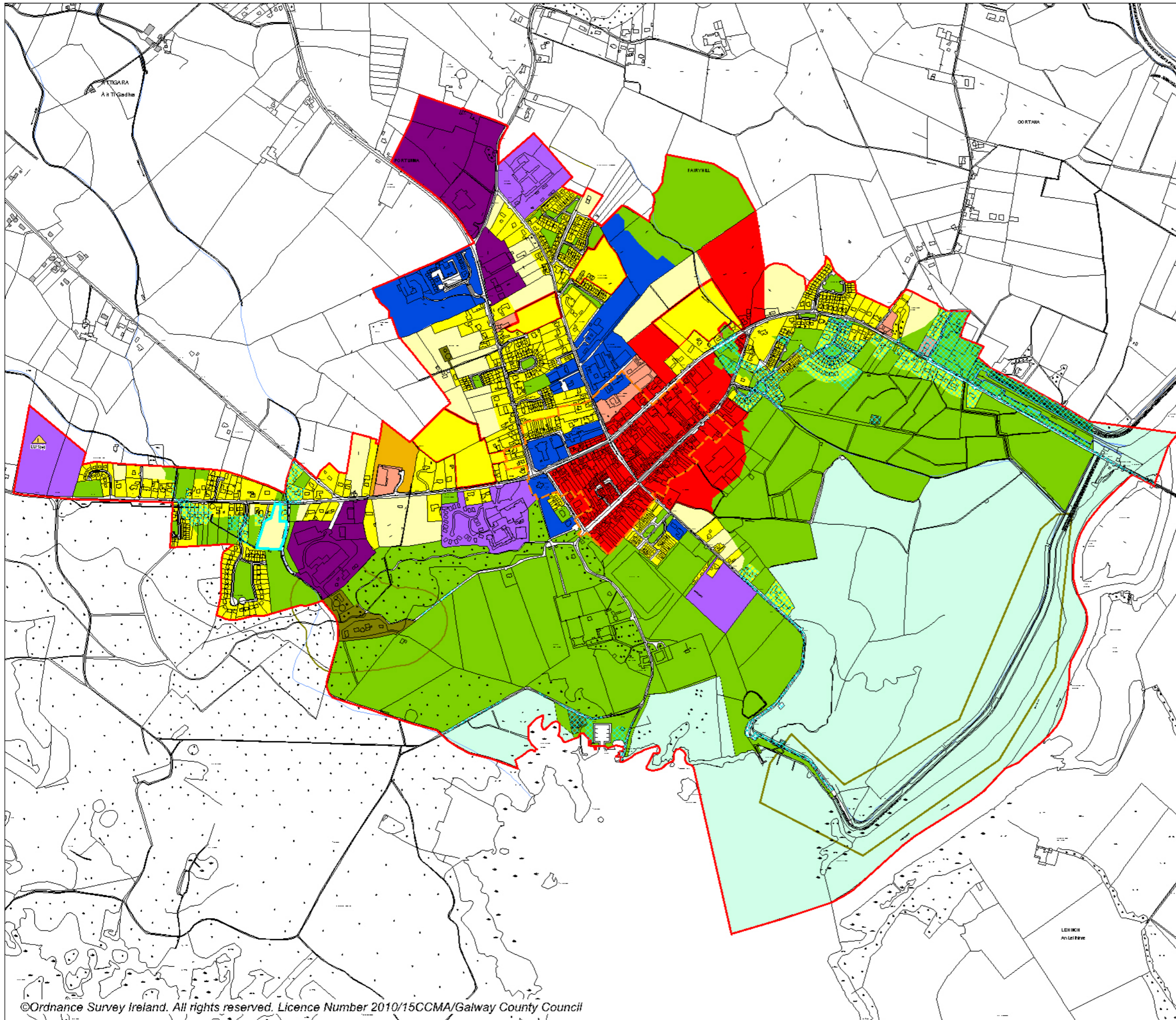
4. Local Area Plan Maps

The following maps form part of the Local Area Plan:

- **Map 1A – Land Use Zoning**
- **Map 1B – Land Use Zoning (Town Centre)**

- **Map 2A – Specific Objectives**
- **Map 2B – Specific Objectives (Town Centre)**

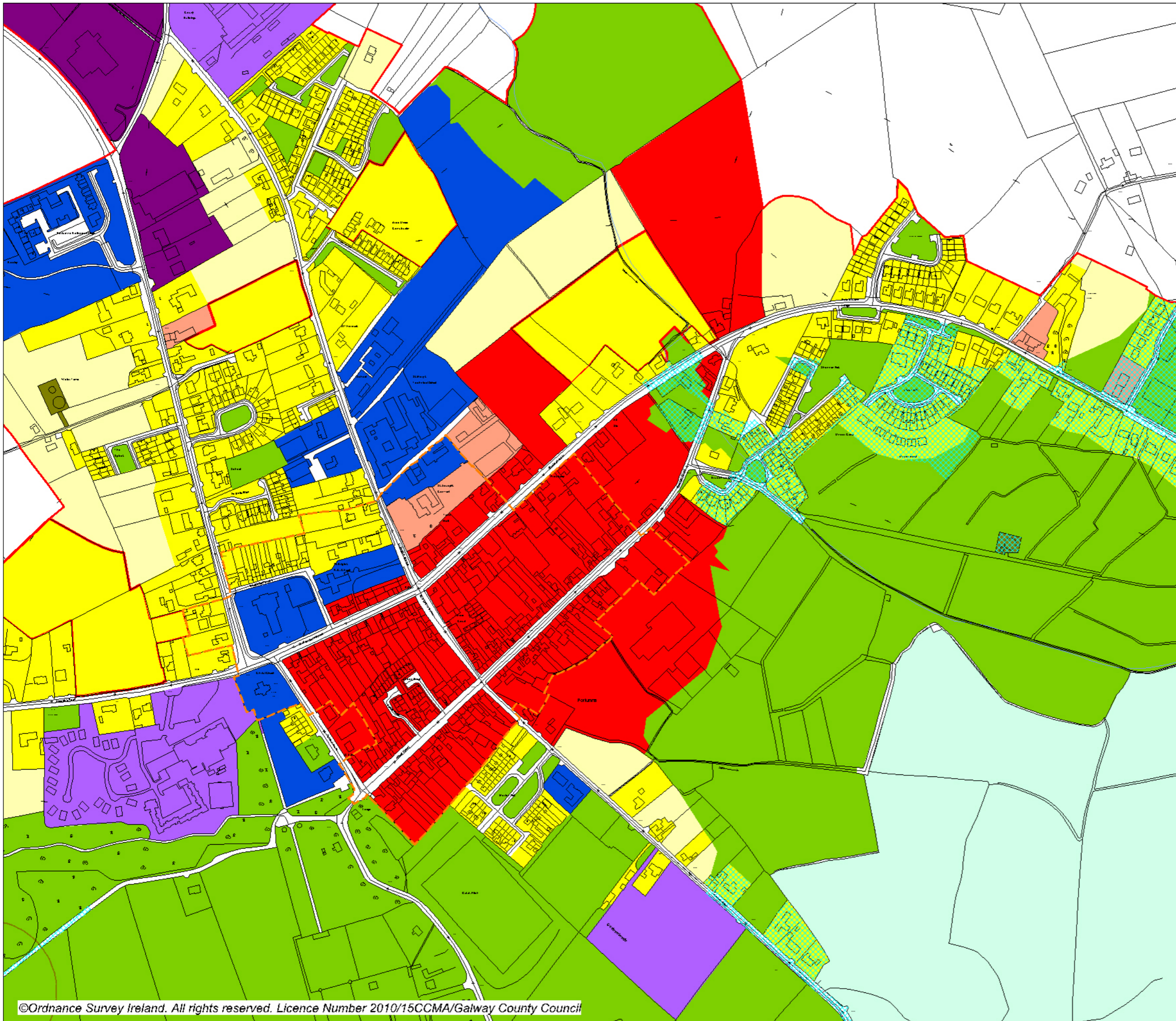
- **Map 3 – Flood Risk Management**



- Local Area Plan Boundary
 - R - Residential Existing
 - R - Residential (Phase 1)
 - R - Residential (Phase 2)
 - C1 - Town Centre / Commercial.
 - C2 - Commercial / Mixed Use.
 - BE - Business and Enterprise.
 - I - Industrial
 - CF - Community Facilities
 - OS - Open Space / Recreation & Amenity
 - EM - Environmental Management
 - T - Tourism
 - PU - Public Utilities Buffer Zone
 - Rivers/Streams/Canal
 - ACA - Architectural Conservation Area
 - TI - Transport Infrastructure
 - Constrained Land Use
 - Historical Flooding Data (See Objective FL7)
- "Environmental Mitigation Measures:**
 Please see DM Guideline LU 3(a) pg 21 of LAP

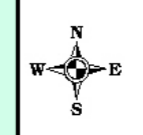
NOTE:
 This Map should be read in conjunction with Maps 2A/2B Specific Objectives, Maps 3A/3B Indicative Flood Risk Management Areas and the policies, objectives and guidelines outlined with Section 2 and Section 3 of the plan, including those in relation to land use management and zoning.



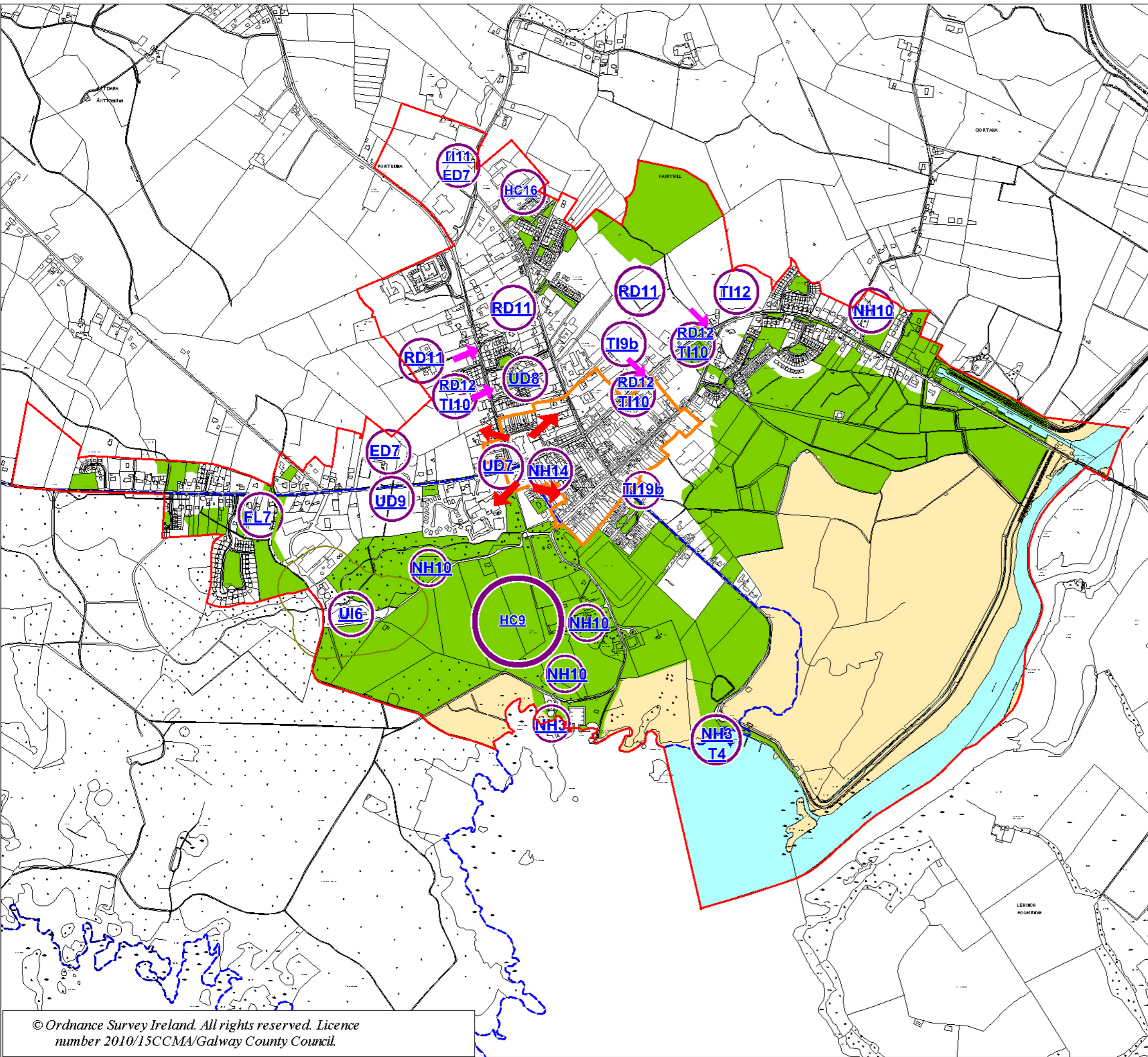


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PORTUMNA LAP 2016 -2022
(ADOPTED 09/05/2016)
MAP 1B LAND USE ZONING
(TOWN CENTRE)

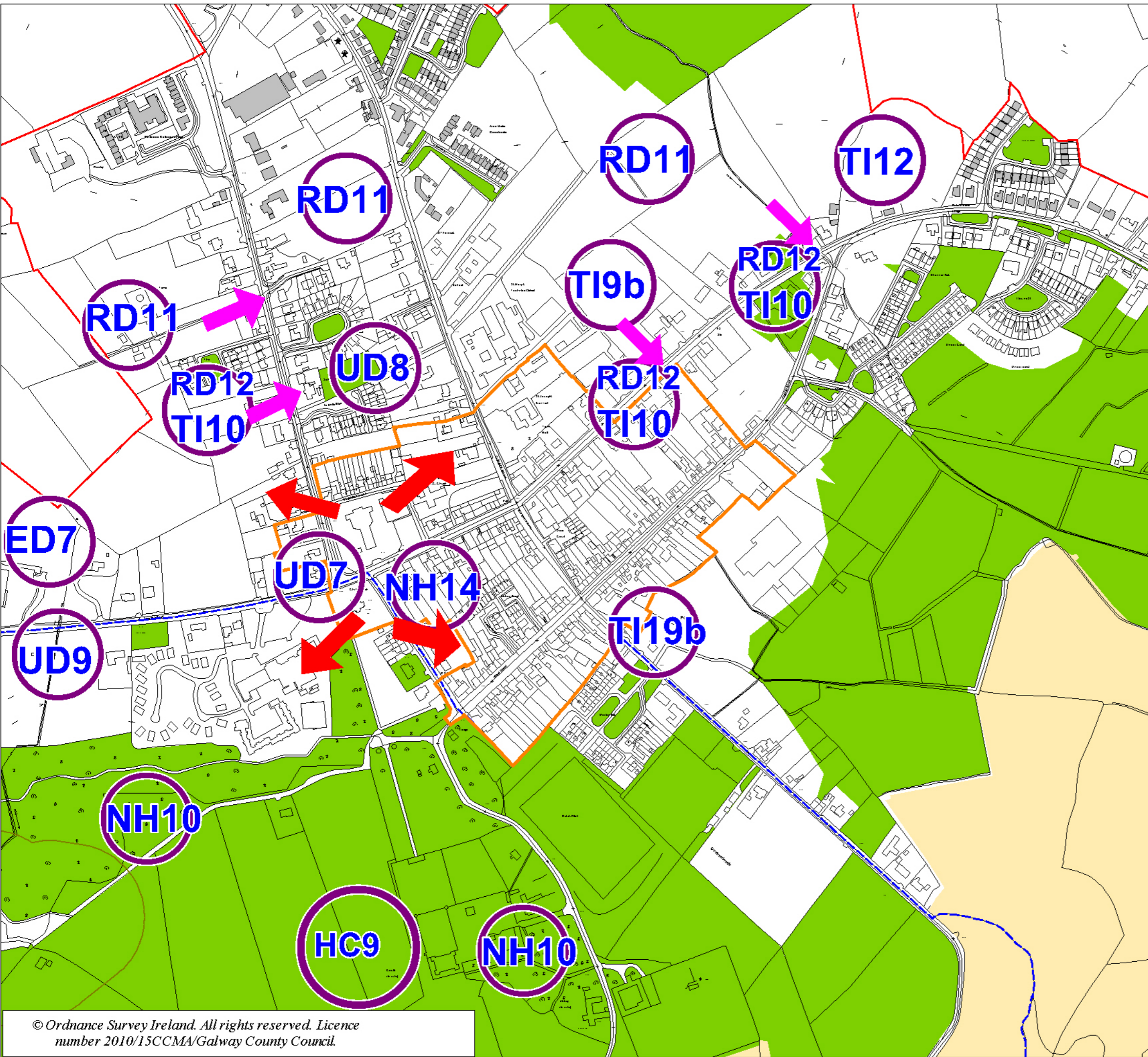


Objective Key	Objective Description
RD 11	Connectivity between phased residential lands
RD12	Reservation of Access Points to Residential & Other Lands
ED7	New Industrial and Business and Enterprise Development
T4	Enhancement of swimming facilities at Portumna Key
TI9b	Parking Facilities
TI10	Reservation of Access Point for future Residential Development/Backlands
TI 11	Access Provision to Industrial Park
TI 12	Transport infrastructure reservation
UI6	Waste Water Treatment Plant Buffer
UD7	Landscape Character, Values, Sensitivity & Views/Prospects
UD8	Pedestrian Connectivity and Permeability
UD9	Conservation of Stone Wall Boundary feature along St. Josephs Road
HC9	Portumna Castle & Demesne
HC16	Irish Workhouse Centre
NH3	Natural Heritage Areas and Proposed Natural Heritage Areas
NH 10	Protect important Trees, Parkland/Woodland, Stonewalls and Hedgerows
NH 14	Protection of Bats and bat habitats
FL 7	Pluvial, Groundwater and Historic Flood Risk Areas

LEGEND

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

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



Objective Key	Objective Description
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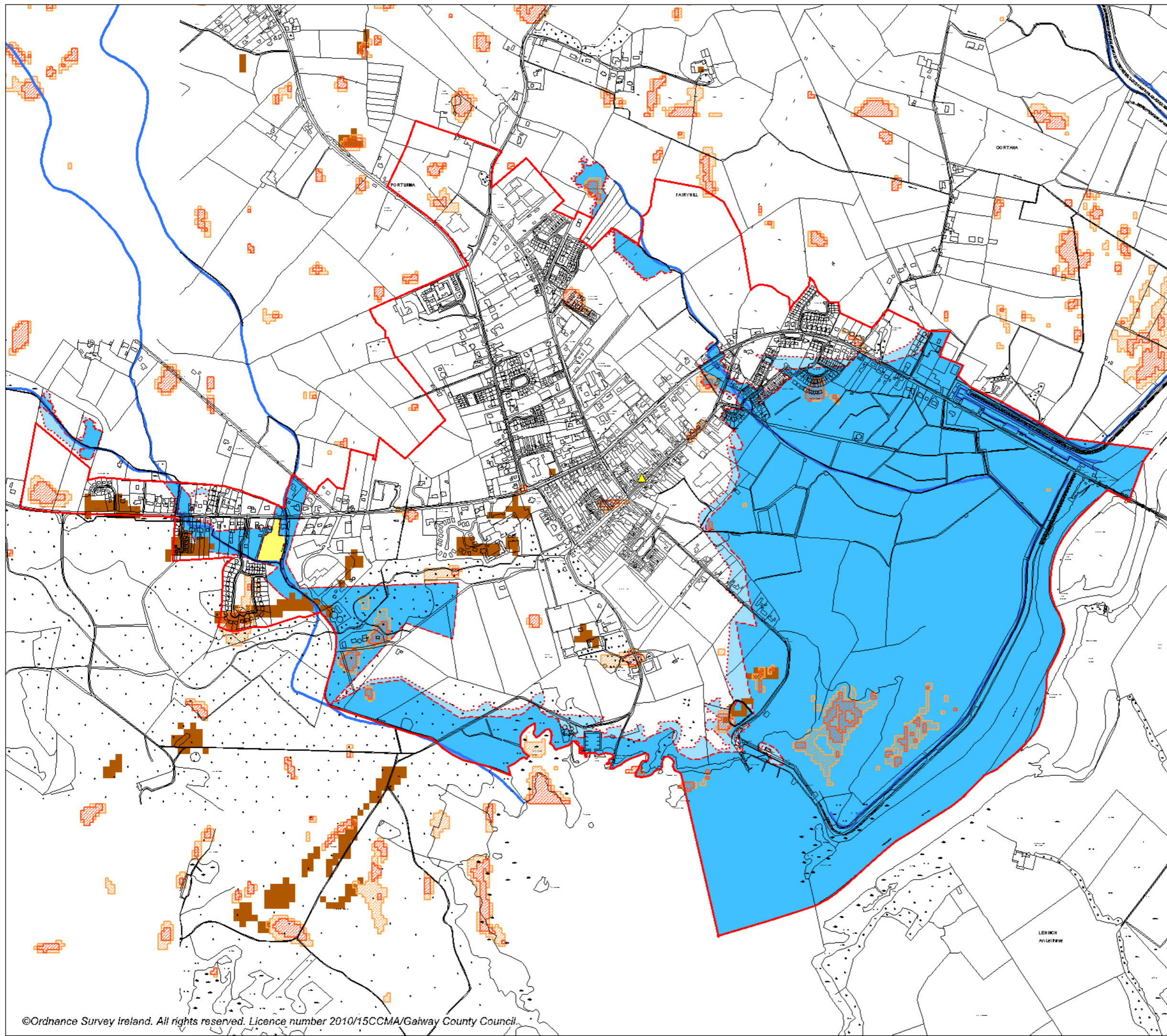
LEGEND

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NOTE:
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 Location of Specific Objectives shown on Map 2 are indicative and objectives would also apply in other locations where appropriate

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PORTUMNA LAP 2016-2022
(ADOPTED 09/05/2016)
MAP 2B SPECIFIC OBJECTIVES
(TOWN CENTRE)



- Local Area Plan Boundary
- Indicative Flood Zone A
(Site Visits, local knowledge and groundtruthing of flood indicators, including the Draft Shannon CFRAM Flood Risk Review and the Portumna AFA, aerial photography and Draft PFRA Fluvial 100)
- Indicative Flood Zone B
(Site Visits, local knowledge and groundtruthing of flood indicators, including the Draft Shannon CFRAM Flood Risk Review and the Portumna AFA, aerial photography and Draft PFRA Fluvial 1000)
- Indicative Flood Zone C
(Areas not covered by Flood Zones A or B)
- Pluvial Indicative (PFRA) [See Objective FL7]
- Pluvial Extreme (PFRA) [See Objective FL7]
- Groundwater (PFRA) [See Objective FL7]
- Historical Flooding Data [See Objective FL7]
- ▲ Recorded / Historical Flood Events
- Rivers / Streams

Important User Note:

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

NOTE:

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



**PORTUMNA LAP 2016 - 2022
(ADOPTED 09/05/2016)
MAP 3 FLOOD RISK MANAGEMENT**

