

**Habitats Directive Assessment
(Natura Impact Report)
for the
Draft Ballinasloe Local Area Plan 2015-2021**

On behalf of Galway County Council



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1. Introduction

1.1. General Introduction

This report contains information required for the competent authority, in this case Galway County Council, to complete an Appropriate Assessment (AA) process on the effects of the adoption of the Ballinasloe Local Area Plan 2015-2021.

The report assesses the potential for the Plan to impact on sites of European-scale ecological importance. It is necessary that the Plan has regard to Article 6 of the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (as amended) (referred to as the Habitats Directive). This is transposed into Irish Law by the European Communities (Birds and Natural Habitats) Regulations, 2011 (S.I. 477) (referred to as the Birds and Natural Habitats Regulations).

1.2. Legislative Background - The Habitats and Birds Directives

The Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora) is the main legislative instrument for the protection and conservation of biodiversity in the EU. Under the Directive member States are obliged to designate Special Areas of Conservation (SACs) which contain habitats or species considered important for protection and conservation in a European Union context.

The Birds Directive (Council Directive 79/409/EEC as amended 2009/147/EC), is concerned with the long-term protection and management of all wild bird species and their habitats in the EU. Among other things, the Directive requires that Special Protection Areas (SPAs) be established to protect migratory species and species which are rare, vulnerable, in danger of extinction, or otherwise require special attention.

Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas, designated under the Birds Directive, form a pan-European network of protected sites known as Natura 2000. The Habitats Directive sets out a unified system for the protection and management of SACs and SPAs.

Articles 6(3) and 6(4) of the Habitats Directive set out the requirement for an assessment of proposed plans and projects likely to affect Natura 2000 sites.

Article 6(3) establishes the requirement to screen all plans and projects and to carry out a further assessment if required (Appropriate Assessment (AA)):

Article 6(3): "Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to an appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

Article 6(4): "If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, Member States shall take all compensatory measures necessary to ensure that the overall coherence of

the Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted. Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to the beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.”

2. Stages of the AA Process

The Commission’s methodological guidance (EC, 2002) promotes a four-stage process to complete the AA, and outlines the issues and tests at each stage. An important aspect of the process is that the outcome at each successive stage determines whether a further stage in the process is required.

Stages 1-2 deal with the main requirements for assessment under Article 6(3). Stage 3 may be part of Article 6(3) or may be a necessary precursor to Stage 4. Stage 4 is the main derogation step of Article 6(4).

Stage 1 Screening: This stage examines the likely effects of a project either alone or in combination with other projects upon a Natura 2000 site and considers whether it can be objectively concluded that these effects will not be significant.

Stage 2 Appropriate Assessment: In this stage, the impact of the project is considered on the integrity of the Natura 2000 site with respect to the conservation objectives of the site and to its structure and function.

Stage 3 Assessment of Alternative Solutions: This stage examines alternative ways of implementing the project that, where possible, avoid any adverse impacts on the integrity of the Natura 2000 site.

Stage 4 Assessment where no alternative solutions exist and where adverse impacts remain: Where imperative reasons of overriding public interest (IROPI) exist, an assessment to consider whether compensatory measures will or will not effectively offset the damage to the sites will be necessary.

In order to ensure that the Plan complies fully with the requirements of Article 6 of the Habitats Directive and all relevant Irish transposing legislation, Moore Group carried out the screening stage of the Plan on behalf of Galway County Council to determine if Stage 2 AA is required.

2.1. Guidance

The AA has been compiled in accordance with guidance contained in the following documents:

- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities. (Department of Environment, Heritage and Local Government, 2010 rev.).
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPWS 1/10 & PSSP 2/10.
- Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission Environment Directorate-General, 2001); hereafter referred to as the EC Article Guidance Document.
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat’s Directive 92/43/EEC (EC Environment Directorate-General, 2000); hereafter referred to as MN2000.

2.2. Data Sources

Sources of information that were used to collect data on the Natura 2000 network of sites are listed below:

- Ordnance Survey of Ireland mapping and aerial photography available from www.osi.ie and Google Earth and Bing aerial photography.
- Online data available on Natura 2000 sites as held by the National Parks and Wildlife Service (NPWS) from www.npws.ie including; the Natura 2000 network Data Form; Site Synopsis; Qualifying Interests and Conservation Objective data,
 - Online database of rare, threatened and protected species,
 - Publicly accessible biodiversity datasets.
- Status of EU Protected Habitats in Ireland. (National Parks & Wildlife Service, 2008).
- Biodiversity Data for County Galway including that collated in the Biodiversity Action Plan for County Galway 2008 - 2013
- Information on water quality in the area available from www.epa.ie
- Information on the River Basin Districts from www.wfdireland.ie
- Information on soils, geology and hydrogeology in the area available from www.gsi.ie
- Status of EU Protected Habitats in Ireland. (National Parks & Wildlife Service, 2008)
- Galway County Development Plan 2009-2015
- GCDP AA Screening Report & Natura Impact Report 2014
- Ballinasloe Town Development Plan 2009-2015 as adopted as varied 12-07-11
- Ballinasloe Local Area Plan Strategic Issues Paper

2.3. Consultation

Galway County Council has notified the Department of Arts, Heritage and the Gaeltacht (DAHG) of their intention to commence a review of the Draft Ballinasloe Local Area Plan through the Strategic Issues Paper for the Local Area Plan. The Development Applications Unit was consulted as part of this process and comments received with regard to AA are outlined below.

Ref. FP2014/066

Nature Conservation

It is noted that the Council has confirmed that the plan will be subject to screening for appropriate assessment and SEA, and to appropriate assessment and SEA, as necessary, and that a Stage 2 Strategic Flood Risk Assessment (SFRA) will be prepared if necessary. The Department recommends that Part XAB of the Planning and Development Act, 2000 as amended, should be followed in relation to the relevant terminology, stages and tests of the appropriate assessment process, supplemented by case law of the Court of Justice of the European Union where relevant.

Biodiversity and nature conservation

Biodiversity and nature conservation are identified by the Council as one of the key issues for the plan in the Issues Leaflet. As outlined below, the plan area contains and extends close to a number of European sites (also known as Natura 2000 sites), Natural Heritage Areas (NHAs), and other sites. In addition, the plan area supports ecosystems, habitats and species which occur inside and outside the protected site network. In addition to their importance for biodiversity and nature conservation, these elements also provide ecosystem services such as clean water supply, flood storage and regulation, navigation, recreation and amenity.

The Department recommends that the plan should include a natural heritage chapter with objectives to conserve, protect and restore nature conservation sites, biodiversity and ecological networks in and around the plan area, including as

listed below. In addition, there should be integration of ecological considerations and concerns into all other elements of the plan to ensure proper planning, sustainable development, and compliance with European Directives and national legislation.

Data/information sources

The Council is advised to consult the National Parks and Wildlife Service website (www.npws.ie) as a key source of data, information and publications on nature conservation sites and biodiversity issues of relevance to the plan and any associated environmental assessments. Boundary data can be downloaded for Special Areas of Conservation (SACs, currently known as candidate sites but fully legally protected), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), and proposed Natural Heritage Areas (pNHAs). Additional information that is available from the website is outlined below. NPWS-held data on habitats and species may also be requested by submitting a 'Data Request Form'.

As site boundaries of nature conservation sites may be subject to change, and additional information will become available over time, the Council is advised to ensure that the most up-to-date information and data available from the NPWS website are used in the plan and in any associated environmental assessments at each successive stage of the plan-making process.

Data on ecological features are also available from other sources including the National Biodiversity Data Centre, BirdWatch Ireland, and EISs and other reports that cover the plan area and surrounds.

Key ecological/natural heritage issues

The plan area contains or is located close to the following:

- European sites, including River Suck Callows Special Protection Area (SPA; site code 004097) and Glenloughaun Esker candidate Special Area of Conservation (cSAC; site code 002213). These are sites of international importance for nature conservation and form part of Ireland's contribution to the Natura 2000 network within the EU. Available information includes: locations, site synopses, Natura 2000 standard data forms, SAC datasheets, qualifying interests (SACs), special conservation interests (SPAs), conservation objectives (see also below), and Statutory Instruments (SPAs).
- Suck River Callows Natural Heritage Area (NHA; site code 000222; S.I. 575 of 2005) and Killure Bog NHA (site code 001283; S.I. 592 of 2003). These are sites of national importance for nature conservation established under the Wildlife (Amendment) Act, 2000, and legally protected under the Wildlife Acts, 1976-2000. Available information includes: locations, site synopses and Statutory Instruments.
- Ballinasloe Esker proposed Natural Heritage Area (pNHA; site code 001779), an undesignated site that is not covered by other nature conservation designations. It is known to be of importance for biodiversity but has not yet been fully evaluated.
- Annex IV (Habitats Directive) species of flora and fauna, and their key habitats (i.e. breeding sites and resting places), which are strictly protected wherever they occur, whether inside or outside the above sites, e.g. Otter and bats.
- Other species of flora and fauna and their key habitats which are protected under the Wildlife Acts, 1976-2000, wherever they occur.
- 'Protected species and natural habitats' as defined in the European Liability Directive (2004/35/EC) and European Communities (Environmental Liability) Regulations, 2008, including:
 - Birds Directive – Annex I species and other regularly occurring migratory species, and their habitats (wherever they occur)
 - Habitats Directive – Annex I habitats, Annex II species and their habitats, and Annex IV species and their breeding sites and resting places (wherever they occur)

- Stepping stones and ecological corridors including nature conservation sites (other than Natura 2000 sites), habitat areas and species locations covered by Article 10¹ of the Habitats Directive.

Appropriate assessment

The Council is the competent authority with responsibility for carrying out screening for appropriate assessment, and for carrying out the appropriate assessment if required. It should be noted that screening is the process of determining if an assessment is necessary; it is not itself an assessment.

Screening for appropriate assessment is carried out to assess, in view of best scientific knowledge, if the proposed plan, on its own and in combination with other plans and projects, including the existing plan, is likely to have a significant effect on a European site. This should include best scientific knowledge about the likely effects of the plan as proposed, taking the relevant environmental baseline into account. Screening should be carried out with respect to the conservation objectives² of relevant sites, bearing in mind the full scope of generic conservation objectives; conservation condition of a habitat or species is linked to conservation status as defined in Article 1(e) and 1(i) of the Habitats Directive. The Council is advised that the scientific analysis and reasoning underpinning the findings and decisions reached should be presented.

While a screening distance of 15km outside the plan area is recommended in current national guidance, screening should focus on the sites and ecological receptors that are at risk. A catchment based approach is recommended for sites that support surface water or groundwater dependent habitats and species that are qualifying interests of SACs or special conservation interests of SPAs (see Tables 5.1 and 5.3 in Mayes, 2008³).

As the plan area includes and drains towards a European site, it is considered likely that an appropriate assessment and the preparation of an NIR⁴ will be required. This must include a determination under Article 6(3) of the Habitats Directive as to whether the proposed development would adversely affect the integrity of a European site.

Issues of potential concern

The following are of potential concern in relation to the plan: water supply and abstraction; wastewater and discharges; flood alleviation and prevention; existing and new infrastructure, particularly roads, powerlines and telecommunications; and amenity and recreation provision where this could impact nature conservation sites and/or sensitive species. Note that if any walks or trails are proposed along the River Suck, or in the SPA (and NHA), these will require assessment prior to their inclusion in the plan.

¹ Member States shall endeavour, where they consider it necessary, in their land-use planning and development policies and, in particular, with a view to improving the ecological coherence of the Natura 2000 network, to encourage the management of features of the landscape which are of major importance for wild fauna and flora. Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species.

² Site specific conservation objectives, and associated backing documents and datasets, are available for some sites (mainly coastal and marine at present); generic conservation objectives are available for all other European sites

³ Mayes, E. 2008. Water Framework Directive Annex IV Protected Areas: Water Dependent Habitats and Species and High Status Sites

⁴ According to Section 177T of the Planning and Development Act, 2000, as amended, an NIR is a report of a scientific examination of evidence and data, carried out by competent persons to identify and classify any implications for a European site(s) in view of the conservation objectives of the site, and is a statement for the purposes of Article 6 of the Habitats Directive

3. Stage 1 – Screening for Appropriate Assessment

3.1. Screening Steps

In complying with the obligations under Article 6(3) and following the EC2000 and MN2000 Guidance, this AA has been structured as a stage by stage approach as follows:

Screening stage

- Description of the Plan;
- Brief description of the Natura 2000 site(s) potentially affected;
- Conservation objectives of the Natura 2000 site(s);
- Assessment criteria;
 - Likely impacts on Natura 2000 site(s);
 - Cumulative and in combination impacts;
 - Likely changes to Natura 2000 site(s);
 - Elements of the Plan where the impacts are likely to be significant;
- Identification and description of individual and cumulative impacts likely to result;
- Assessment of the significance of the impacts identified above on site(s) integrity;
- Exclusion of site(s) where it can be objectively concluded that there will be no significant effects; and
- Screening conclusion and statement.

If the effects are deemed to be significant, potentially significant, or uncertain, or if the screening process becomes overly complicated, then the process must proceed to Stage 2 (AA).

3.2. Description of the Plan

3.2.1. General Description

The Ballinasloe Local Area Plan (LAP) has been prepared by Galway County Council (GCC) to provide a statutory framework for the future growth, development and improvement of Ballinasloe that is consistent with the policies and objectives contained in the current Galway County Development Plan (GCDP) including its Core Strategy/Settlement Strategy and which addresses 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 of Ballinasloe, in a sustainable and equitable manner and to inform members of the public, the local community,

stakeholders and developers regarding policies and objectives for the development of the town, including provisions in relation to land use management, community facilities and amenities, transport and infrastructure, urban design, heritage and the environment.

The plan shall have effect from the date of adoption by the Members of Galway County Council and shall cease to have effect at the expiration of 6 years from that date, 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 for Ballinasloe is comprised of the town and its immediate environs and is considered to provide an appropriate development envelope for the anticipated growth of Ballinasloe for the plan period (Figure 3.1).

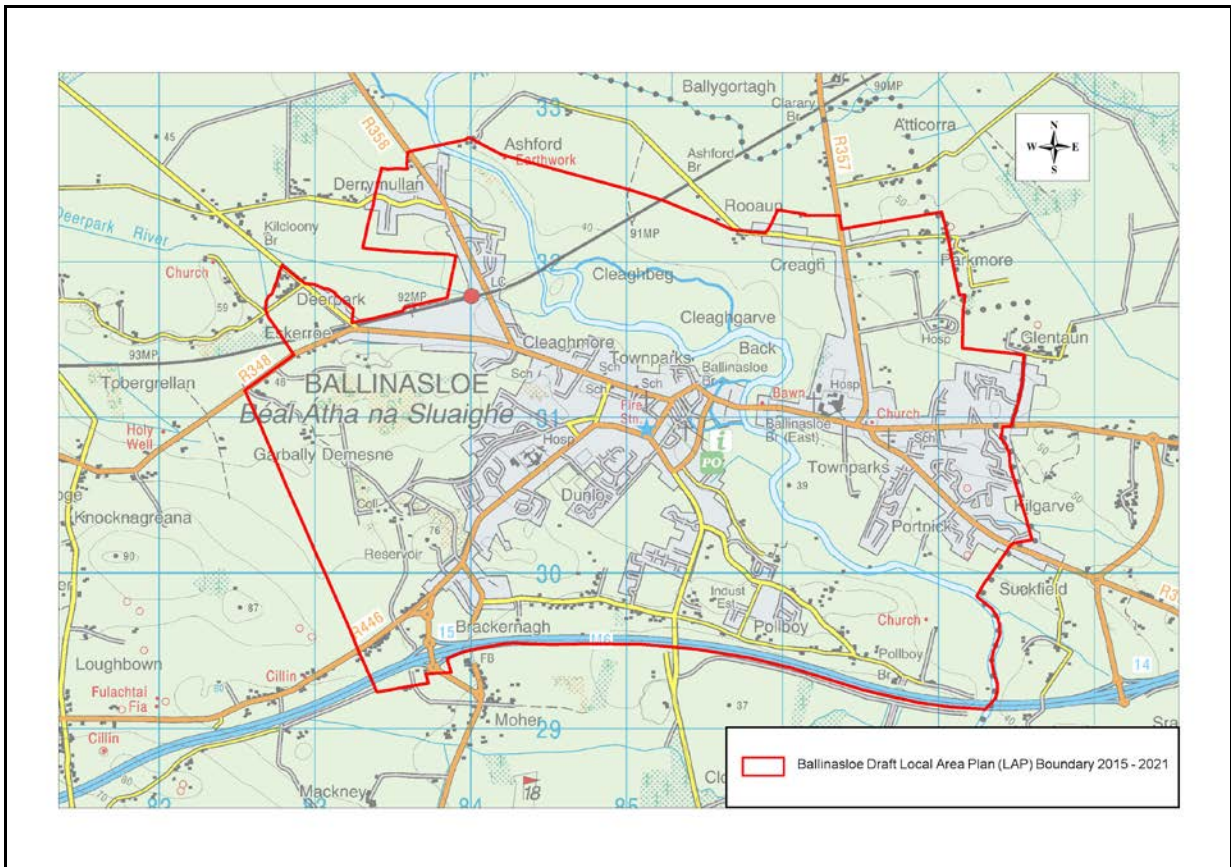


Figure 3.1 Plan area boundary at Ballinasloe, County Galway.

3.2.2. Structure & Content

The Local Area Plan has been structured into 4 main sections with separate supporting documents:

Section 1	Introduction
	1.1 Preamble
	1.2 Profile of Ballinasloe
	1.3 Local Area Plan
	1.4 Plan Structure
	1.5 Plan Informants and Considerations

Section 2	Strategic Vision and Development Strategy 2.1 Strategic Vision 2.2 Development Strategy
Section 3	Development Policies, Objectives and Guidelines 3.1 Land Use Management 3.2 Residential Development 3.3 Social and Community Development 3.4 Economic Development 3.5 Transportation Infrastructure 3.6 Utility Infrastructure, Telecommunications and Energy Infrastructure 3.7 Climate Change & Flooding 3.8 Urban Design and Landscape 3.9 Built Heritage and Cultural Heritage 3.10 Natural Heritage and Biodiversity
Section 4	Local Area Plan Maps Map 1A & 1B – Land Use Zoning Map 2A & 2B – Specific Objectives Map 3A & 3B – Flood Risk Management

3.2.3. Strategic Vision

The Local Area Plan is underpinned by a strategic vision intended to guide the future growth and development of Ballinasloe in a sustainable manner, achieving the overall objectives set out for the town in the current *Galway County Development Plan* and 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 enabling the overall vision to be achieved, these

Include the following:

- Realising the town's potential as a 'County Town' as set out in the current *Galway County Development Plan* and attracting and planning for the population target established in the Core Strategy up to 2021 and beyond.
- Acknowledging that the medium term growth of Ballinasloe should focus on new sustainable communities and adopt a consolidation approach to the zoning of residential lands with sequential development around established consolidated areas.
- Reflecting the needs and aspirations of local communities, businesses 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 delivery of the M6 Motorway, the railway service so that sustainable travel, including walking and cycling, and integrated land use and transportation become central to the development of new neighbourhoods and the future development of Ballinasloe.
- Maintaining a strong and vibrant town centre that sustains the ability to attract new businesses and meets the retailing and service needs of Ballinasloe and its surrounding hinterland, in addition to offering a pleasant and attractive environment for shopping, business, recreation and living.

- Facilitating the provision of a range of facilities, amenities and supporting services to serve the needs of the town, including educational, recreational, religious, social, community and civic requirements for children, youths, adults and older persons to serve a growing community.
- Fostering economic development and employment creation by optimising the potential of the town's strategic location and enhancing Ballinasloe as a place of employment through the provision of a positive and flexible framework for the creation of new employment opportunities.
- Seeking the delivery of the necessary infrastructure to facilitate the future growth and sustainable development of the town.
- Promoting strong community spirit, social inclusion, civic pride and local identity for the town within the broader rural area surrounding Ballinasloe.
- Protecting the natural assets, environment, built heritage and public realm of the town, including its local character and riparian amenity, for the benefit of future generations.

3.2.4. 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 2 – Consolidation of Existing Development with Sequential Development around Consolidated Areas with a Refined Plan Boundary which allows Ballinasloe to develop in a manner, that maintains and enhances the quality of life of local communities, promotes opportunities for economic development, social integration and sustainable transport options, protects the cultural, built and natural heritage and environment and complies with relevant statutory requirements.

3.2.5. 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, that allows for the orderly and sequential development of the town, that protects and enhances the existing landscape setting, character and unique identity of the town and that complies with the statutory requirements in the Planning and Development Act 2000 (as amended). The land use zoning framework is supported by a residential phasing framework to ensure compliance with the Core Strategy and to promote the orderly and sequential development of the town.

3.2.6. Residential Development

It is the policy of Galway County Council to support the creation of sustainable communities and high quality 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 listed policy documents.

3.2.7. Social and Community Development

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 also seeks the creation of an inclusive and fair society,

combating inequality, social exclusion and poverty. It is generally accepted that fair and equitable access to infrastructural services is a key factor in providing for sustainable and balanced communities.

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 Ballinasloe consists of a diverse range of social clubs, sports clubs and community facilities that cater for both young and old. Social groups range from bridge clubs, a town and country club, a pony club, a youth club, a musical society and a Lions Club to mention but a few.

3.2.8. Economic Development

Ballinasloe is identified as a 'County Town' in the current Galway County Development Plan and has the potential to become increasingly self-sufficient through the creation of new medium - large scale employment opportunities and continuing to accommodate small scale and start up businesses including the retail sector. The Local Area Plan recognises and supports the role and potential of Ballinasloe and provides a land use framework and policies and objectives to promote the development of a range of retail, commercial, industrial, business and technology, business and enterprise and tourism activities and to encourage and sustain a diversity of employment opportunities within the plan area. The plan identifies ample zoned land in order to facilitate and cater for a variety of uses under these zoning objectives.

3.2.9. Transportation Infrastructure

The Ballinasloe Local Area Plan 2015-2021 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.

3.2.10. Utilities Infrastructure, Energy Infrastructure, Renewable Energy & Telecommunications

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

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 village are of significant importance to Galway County Council.

Irish Water is now responsible for the operation of public water and wastewater services and provision of these services across Ireland. For decades, Local Authorities have provided water and wastewater services within the resources available to them. In order to maintain continuity of service, Irish Water has entered into Service Level Agreements (SLA) with Galway County Council for the operation of Irish Water's assets for the next twelve years. Irish Water's Capital Investment Plan 2014-2016 outlines the indicative investment priorities in water services infrastructure over the coming years. The Capital Investment Plan consists of a targeted programme consisting of individual projects and a range of sub-programmes, which will deliver improvements in drinking water quality, leakage, wastewater compliance, business efficiencies and customer service. Irish Water has also commenced work on a 25 Year Water Services Strategic Plan which will set out its long term strategy and objectives. The Capital Investment Plan will be adjusted as required to meet the objectives and priorities of the Water Service Strategic Plan as adopted following assessment.

Utilities Infrastructure

Water Supply

The primary source of Ballinasloe's public water supply is the Derrymullen Water Treatment Plant which sources water from the River Suck upstream of the town. There are three reservoirs serving Ballinasloe Town and the surrounding areas. These are located at Garbally, Redmount Hill, and Sheepwalk. The current capacity of the town's water supply at Derrymullen is 4,500m³/day and the current demand is 3,300m³/day. Ongoing water conservation works have increased the potential capacity of the plant and in addition works under the Ballinasloe Town Enhancement Scheme under Contracts 1 & 2 will provide for public water-main replacement along a number of streets. Recent analysis taken in August 2014 indicates that the water samples continue to comply with the Drinking Water Regulations S.I. 122 of 2014 (Source: GCC Water Services Section).

The Ballinasloe Regional Water Supply Scheme (RWSS) is listed under the Irish Water Capital Investment Plan 2014-2016 proposed for County Galway and will provide a link from Ballinasloe to Ahascragh, supplying Ahascragh with Ballinasloe water. Currently this scheme is under review and will require Irish Water approval before it can proceed.

Wastewater Disposal

Ballinasloe is serviced by a public wastewater collection network with both primary and secondary treatment (with phosphorus removal). The wastewater works collects and treats domestic and commercial effluent and surface water from a combined sewerage system. The wastewater treatment plant at Pollboy has a current design capacity of 13,500 population equivalent (P.E.), the current loading to the plant is 12,100 P.E., leaving a spare capacity of 1,400 P.E. The existing plant is considered sufficient to cater for wastewater loads up to 2020. The waste assimilative capacity at the estimated 2020 population equivalent is 13,309 P.E.

The proposed additional upgrade of the wastewater treatment plant to 1,800 P.E. is not included on Irish Water's Capital Investment Programme 2014-2016 and such works will not commence prior to 2018. The requirement and provision for any further upgrades will be reviewed and considered by Irish Water when planning any subsequent Capital Investment Programme.

An Appropriate Assessment Screening for the Ballinasloe Agglomeration was undertaken by Irish Water in relation to Waste Water Certificate of Authorisation: D0032-01 process and it was determined that that the discharge from the wastewater treatment plant or in-combination with other sources (diffuse agricultural runoff) will not have a significant impact on the River Suck Callows SPA or downstream receiving Natura 2000 Sites⁵. The private sewerage works⁶ (primary treatment GCC Discharge Licence W 005/78) located in the Portnick area will be connected to

⁵ (Source: Irish Water AA Screening for the Ballinasloe Waste Water Certificate of Authorisation: D0032-01; submitted to EPA 14/08/2014 and GCC Water Services Section)

⁶ (primary treatment GCC Discharge Licence W 005/78)

the foul sewer network and treatment system. Any new development within the grounds of the former St Brigid's hospital will be required to link up with GCC network. Some developments at the outer areas of the town remain connected to individual septic tanks or proprietary wastewater treatment systems.

Surface Water Drainage

There is no dedicated surface water sewer network serving Ballinasloe. Under the Ballinasloe Town Enhancement Scheme some separation will take place from the combined surface and foul sewerage system along a number of streets of which the timing is dependent on the approval process from Irish Water.

In order to ensure that surface water is disposed of in a controlled and sustainable manner, future developments will be required to address surface water disposal through on-site systems, (depending on site characteristics) and not into the public sewer. Alternatively discharge to adjacent surface water (where available), or discharge to an existing surface water sewer if available and which does not subsequently connect to the public sewer may be undertaken.

Developments within the plan area will be required to comply with the Sustainable Drainage Systems (SuDs) as contained within the EPA document entitled Guidance on Authorisation of Discharges to Groundwater 2011 (or any updated/superseding document).

3.2.11. Climate Change and Flooding

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 Ballinasloe Local Area Plan takes due consideration of the national *Flood Risk Management Guidelines 2009*, the flood risk mapping available from the Draft PFRA, to the recommendations emanating from the Strategic Flood Risk Assessment for County Galway and to the Stage 2 SFRA for the plan area. The plan identifies Flood Zones in accordance with the Guidelines using data from the Draft PFRA and the Stage 2 SFRA (shown on **Maps 3A/3B – Flood Risk Management**), designates land use zones (see **Maps 1A/1B – Land Use Zoning**) considered appropriate to each flood zones and includes policies and objectives dealing with flood risk assessment and management (see also **Maps 2A/2B – 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.

3.2.12. Urban Design and Landscape

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.

3.2.13. Built Heritage & Cultural Heritage

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

3.2.14. Natural Heritage & Biodiversity

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 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 Screening for Appropriate Assessment or a full Appropriate Assessment as appropriate. 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 Screening or a Strategic Environmental Assessment Report, as appropriate. Further details regarding the Stage 2 Appropriate Assessment and the Environmental Report (SEA/ER) are available separately as supporting documents to this plan. The River Suck Callows Special Protection Area (SPA: Site Code 004097) is located within the Ballinasloe LAP area and forms part of Ireland's contribution to the Natura 2000 network within the EU.

3.3. Is the Plan Necessary to the Management of Natura 2000 Sites?

The Plan is not directly connected with or necessary to the management of the Natura 2000 sites in the Plan area. However, it does include, *inter alia*, measures to protect, conserve and manage the area's natural heritage in a prudent and sustainable manner, including Natura 2000 sites, and to seek its enhancement where appropriate and feasible.

3.4. Identification of Natura 2000 Sites

This section describes the Natura 2000 sites within a 15km of the LAP area. A 15 km buffer zone has been chosen as a precautionary measure to ensure that all potentially affected Natura 2000 sites are included in the screening process. Figure 4.1 indicates the location of the Ballinasloe

LAP area in relation to Natura 2000 sites within 5 km, 10 km and 15km. This is in line with Appropriate Assessment of Plans and Projects in Ireland-Guidance for Planning Authorities, produced by the Department of the Environment, Heritage and Local Government.

There is one designated Natura 2000 in the Plan area, the River Suck Callows SPA (Site Code 004097) which traverses the Plan area and there are a number of designated sites in the vicinity.

Table 3.1 lists these Natura sites with their respective codes, distances from the LAP boundary and potential pathways between the sites and the plan area.

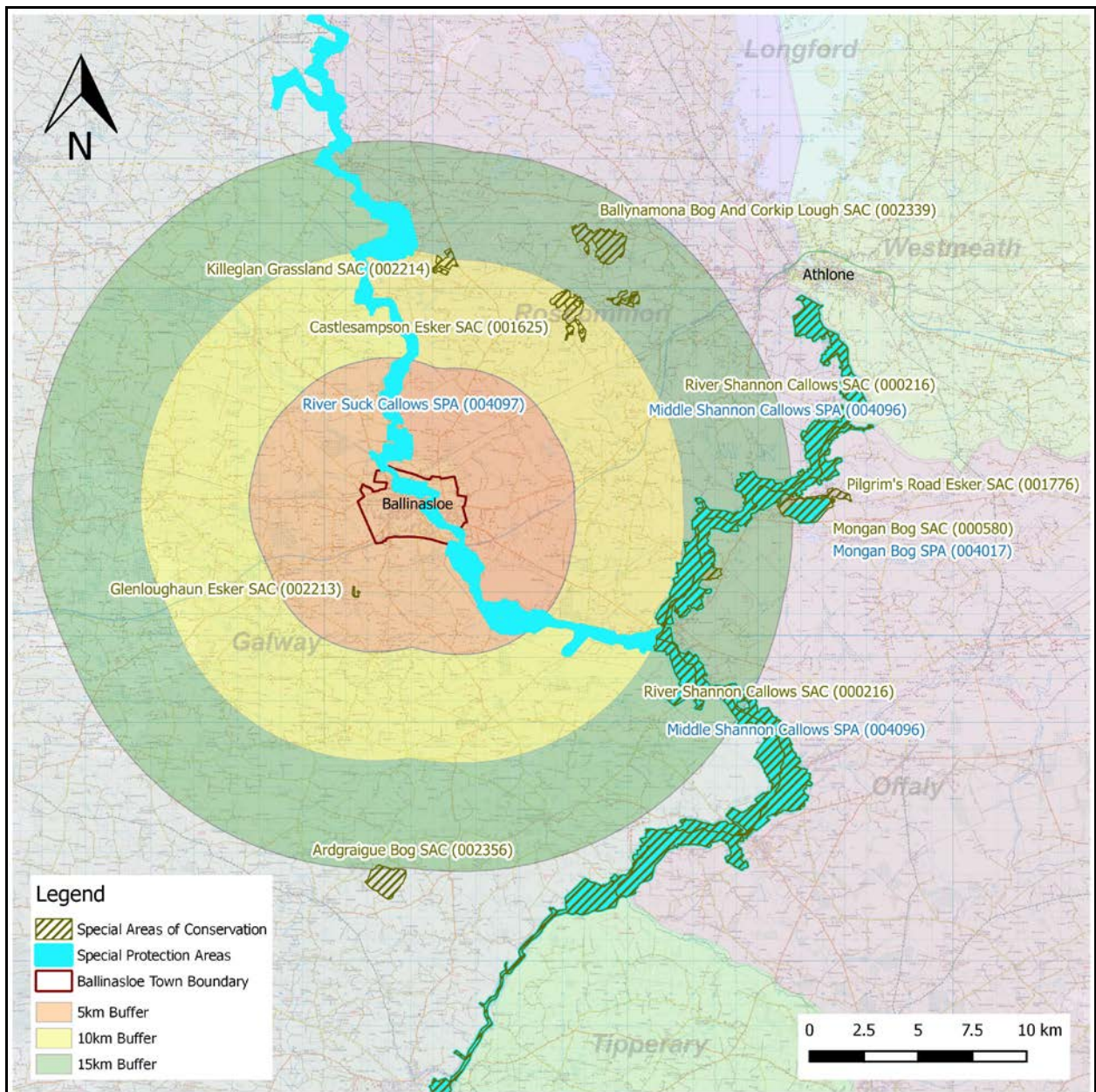


Figure 3.2. The LAP area in relation to the surrounding Natura 2000 sites.

Table 3.1. Pre-screening of Natura 2000 sites within 15 km of the Ballinasloe LAP area.

Natura 2000 Site	Site Code	Distance from Plan (km)	Hydrological Pathway?	Aerial Pathway?	Disturbance Pathway?
River Suck Callows SPA	004097	0	The River Suck runs through the Plan area and therefore potential upstream and downstream impacts need to be considered	Yes	Two species occur regularly, Greenland White-fronted Goose and Whooper Swan, both listed on Annex I of the E.U. Birds Directive
Glenloughaun Esker SAC	002213	2.2	This site is at a distance and direction unlikely to incur hydrological impacts	Limited	None
Castlesampson Esker SAC	001625	7.7	This site is at a distance and direction unlikely to incur hydrological impacts	Limited	None
Killeglan Grassland SAC	002214	8.4	This site is at a distance and direction unlikely to incur hydrological impacts	Limited	None
Ballynamona Bog and Corkip Lough SAC	002339	11.5	This site is at a distance and direction unlikely to incur hydrological impacts	Limited	None
Middle Shannon Callows SPA	004096	10	The Plan area is connected through the River Suck which discharges into the River Shannon and therefore potential downstream impacts need to be considered	Limited	Internationally important for the total numbers of birds and for Whooper Swan in particular. In summer the site supports important populations of breeding waders and is one of the most important National sites for Corncrake
River Shannon Callows SAC	000216	10	The Plan area is connected through the River Suck which discharges into the River Shannon and therefore potential downstream impacts need to be considered	Limited	Internationally important winter site for numbers and species of waterfowl and in summer it holds very large numbers of breeding waders, rare breeding birds and the endangered Corncrake. The presence of Otter adds further importance to the site
Ardgraique Bog SAC	002356	14.3	This site is at a distance and direction unlikely to incur hydrological impacts	Limited	None
Mongan Bog SAC	000580	14.3	This site is at a distance and direction unlikely to incur hydrological impacts	Limited	None
Pilgrim's Road Esker SAC	001776	14.4	This site is at a distance and direction unlikely to incur hydrological impacts	Limited	None
Mongan Bog SPA	004017	14.7	This site is at a distance and direction unlikely to incur hydrological impacts	Limited	This site has lost its importance as a wintering site for Greenland White-fronted Geese and any connectivity with the River Suck flock will be considered with the River Suck Callows SPA

3.5. Detailed Description of Natura 2000 Sites within the Zone of Influence

The following is a detailed description of the Natura 2000 Sites located within the Zone of Influence of the Ballinasloe Local Area Plan. Site synopses for all eleven Natura 2000 sites are available on the NPWS metadata website.

3.5.1. Special Protection Areas

Special Protection Areas (SPAs) have been selected for protection under the 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC as amended 2009/147/EC) - referred to as the Birds Directive - by the DoAHG due to their conservation value for birds of importance in the European Union. Including the site that runs through the Plan area which is detailed below, there are three SPAs within 15km of the Plan area. The characteristics of these sites are summarised and then their conservation objectives are listed.

River Suck Callows SPA (Site Code 004097): The Suck River Callows comprise a long, sinuous area of semi-natural lowland wet grassland, which floods extensively each winter along the River Suck between Castlecoote in the north and Shannonbridge in the south, and passing through Ballinasloe. The River Suck is the largest tributary of the River Shannon. The site follows the river from Castlecoote, near Fuerty to its confluence with the River Shannon, a distance of approximately 70 km of river course. Of note is that two of the species which occur regularly, Greenland White-fronted Goose and Whooper Swan, are listed on Annex I of the E.U. Birds Directive. Golden Plover, a species that is listed on Annex I of the E.U. Birds Directive, occurs at times.

Main conservation objective:

Objective: To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:

A038 Whooper Swan *Cygnus cygnus*
A050 Wigeon *Anas penelope*
A140 Golden Plover *Pluvialis apricaria*
A142 Lapwing *Vanellus vanellus*
A395 Greenland White-fronted Goose *Anser albifrons flavirostris*

To acknowledge the importance of Ireland's wetlands to wintering waterbirds, "Wetland and Waterbirds" may be included as a Special Conservation Interest for some SPAs that have been designated for wintering waterbirds and that contain a wetland site of significant importance to one or more of the species of Special Conservation Interest.

Thus, a second objective is included as follows:

Objective: To maintain or restore the favourable conservation condition of the wetland habitat at River Suck Callows SPA as a resource for the regularly-occurring migratory waterbirds that utilise it.

Middle Shannon Callows SPA (Site Code 004096): The Middle Shannon Callows SPA is a long and diverse site which extends for approximately 50 km from the town of Athlone (at southern point of Lough Ree) to the town of Portumna (northern point of Lough Derg). In winter the site is internationally important for the total numbers of birds (regularly exceed 20,000) and for Whooper Swan in particular. It also holds nationally important populations of a further five species. Some of the wintering species are listed on Annex I of the EU Birds Directive, including Whooper Swan, Greenland White-fronted Goose and Golden Plover. In summer the site supports important populations of breeding waders. Perhaps the most important species which occurs in the site is Corncrake (the site holds 40% of the national total), as this is listed on Annex I of the EU Birds Directive and is Ireland's only globally endangered species.

Main conservation objective:

Objective: To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:

A038 Whooper Swan *Cygnus cygnus*
A050 Wigeon *Anas penelope*
A122 Corncrake *Crex crex*
A140 Golden Plover *Pluvialis apricaria*
A142 Lapwing *Vanellus vanellus*
A156 Black-tailed Godwit *Limosa limosa*
A179 Black-headed Gull *Chroicocephalus ridibundus*

To acknowledge the importance of Ireland's wetlands to wintering waterbirds, "Wetland and Waterbirds" may be included as a Special Conservation Interest for some SPAs that have been designated for wintering waterbirds and that contain a wetland site of significant importance to one or more of the species of Special Conservation Interest.

Thus, a second objective is included as follows:

Objective: To maintain or restore the favourable conservation condition of the wetland habitat at Middle Shannon Callows SPA as a resource for the regularly-occurring migratory waterbirds that utilise it.

Mongan Bog SPA (Site Code 004017): Mongan Bog is a midland raised bog of medium size situated immediately east of the monastic site of Clonmacnoise, Co. Offaly, and 12 km south of Athlone. It is situated in a basin, surrounded on part of its perimeter by high ground on mineral soil. A study of the birds of Mongan Bog has shown that Mallard, Snipe, Curlew, Skylark and Meadow Pipit breed on the peat dome. In winter, the bog was occasionally used as a refuge by Greenland White-fronted Goose, but they appear to have abandoned the site in recent years. The cut-away area of bog provides habitat for a range of bird species, including birds of prey, thrushes, warblers and finches.

Main conservation objective:

To maintain the special conservation interest for this SPA at favourable conservation status: Greenland White-fronted Goose.

3.5.2. Special Areas of Conservation

Glenloughaun Esker SAC (Site Code 002213): Situated approximately 5 km south-west of Ballinasloe in Co. Galway, this small site comprises a fine example of dry, mostly unimproved, orchid-rich calcareous grassland on an esker ridge. A feature of the site is the somewhat unusual mixture of calcicole and calcifuge species. Leaching of the base-rich substrate of the esker is likely to have given rise to soil conditions suitable for colonisation by calcifuge plants. Overall, this grassland site has an excellent species diversity and a very significant population of the scarce Green-winged Orchid. It is typical of the orchid-rich calcareous grassland habitat and is perhaps one of the best remaining examples in the country.

Objective: To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:

6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco Brometalia*) (* important orchid sites)*

* denotes a priority habitat

Castlesampson Esker SAC (Site Code 001625): Castlesampson Esker is a complex site with esker, turlough and raised bog all found. The esker is the most westerly of an important group of

eskers centred on Adrnacloon Hill in south-east Co. Roscommon, 9 km west of Athlone. It forms a steep-sided, crescent-shaped hill composed of glacial gravels, situated on the south side of a metalled road. Although gravel is being quarried all around the esker and gravel pits occur within the site, the esker ridge itself is largely intact and fairly undisturbed. Lying to the east of the esker is a raised bog, whilst to its west is a turlough. The Castlesampson Esker site is of high conservation for the proximity and juxtaposition of esker, raised bog and turlough. The pattern of flooding is also unusual, appearing to come mostly from a few swallow holes in the south. Turlough is a habitat listed with priority status on Annex I of the E.U. Habitats Directive.

Objective: To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:

3180 Turloughs*

6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco Brometalia) (* important orchid sites)*

* denotes a priority habitat

Killeglan Grassland SAC (Site Code 002214): Killeglan grassland is situated in County Roscommon, approximately 9.5 km north of Ballinasloe. The underlying geology is Upper Carboniferous Limestone. A shallow rendzina type soil formation has developed in places between the outcropping limestone boulders and the shattered limestone formations. The topography of the site is undulating. Overall, the site is of outstanding quality and provides an excellent example of the Annex I priority habitat orchid-rich calcareous grasslands. It plays host to an important population of the Red Data Book plant species Green-winged Orchid, along with a number of Red Data Book mammals.

Objective: To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:

6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco Brometalia) (* important orchid sites)*

* denotes a priority habitat

Ballynamona Bog and Corkip Lough SAC (Site Code 002339): Ballynamona Bog and Corkip Lough is situated approximately 9 km west of Athlone, mainly in the townlands of Skeanamuck, Carrowkeeran and Pollalaher, in Co. Roscommon. The site comprises a relatively small portion of what was once a large bog complex, and includes areas of high bog and cutover bog, and also the turlough, Corkip Lough. Ballynamona Bog and Corkip Lough is a site of considerable conservation significance as it consists of a raised bog, a rare habitat in the E.U. and one that is becoming increasingly scarce and under threat in Ireland. Ireland has a high proportion of the total E.U. resource of raised bog (over 60%) and so has a special responsibility for its conservation at an international level. Active raised bog, bog woodland and turlough are listed as priority habitats on Annex I of the E.U. Habitats Directive. Priority status is given to habitats and species that are threatened throughout the E.U. Areas of species-rich calcareous grassland add to the diversity of the site.

Objective: To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:

3180 Turloughs*

7110 Active raised bogs*

7120 Degraded raised bogs still capable of natural regeneration

7150 Depressions on peat substrates of the Rhynchosporion

91D0 Bog woodland*

River Shannon Callows SAC (Site Code 000216): The River Shannon Callows is a long and diverse site which consists of seasonally flooded, semi-natural, lowland wet grassland, along and beside the river between the towns of Athlone and Portumna. It is approximately 50 km long and averages about 0.75 km wide (reaching 1.5 km wide in places). Along much of its length the site is bordered by raised bogs (many, but not all, of which are subject to large-scale harvesting), esker ridges and limestone-bedrock hills. The soils grade from silty-alluvial to peat. This site has a common boundary, and is closely associated, with two other sites with similar habitats, River Suck Callows and Little Brosna Callows.

The Shannon Callows has by far the largest area of lowland semi-natural grassland and associated aquatic habitats in Ireland, and one in which there is least disturbance of natural wetland processes. Botanically, it is extremely diverse with two legally protected species of plants and many scarce species. Excellent examples of two habitats listed on Annex I of the E.U. Habitats Directive occur within the site – Molinia meadows and lowland hay meadows with good examples of a further two Annex habitats (both with priority status). In winter the site is internationally important for numbers and species of waterfowl. In spring it feeds large numbers of birds on migration, and in summer it holds very large numbers of breeding waders, rare breeding birds and the endangered Corncrake, as well as a very wide variety of more common grassland and wetland birds. The presence of Otter, an Annex II species, adds further importance to the site.

Objective: To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:

6410 Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae)
6510 Lowland hay meadows (Alopecurus pratensis, Sanguisorba officinalis)
8240 Limestone pavements*
91E0 Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)*
* denotes a priority habitat

1355 Otter Lutra lutra

Ardgraique Bog SAC (Site Code 002356): Ardgraique Bog is situated approximately 3 km north-east of Killimor, in Co. Galway, in the townlands of Ardgraique, Kilquain, Woodfield, and Lissaniska North and South. The site comprises a raised bog that includes both areas of high bog and cutover bog. It is surrounded by agricultural fields and is located within a cluster of raised bogs. The bog is just north of the Killimor-Eyrecourt road with a number of local access roads leading to the bog and one leading onto the high bog.

Ardgraique Bog is a site of considerable conservation significance as it comprises a raised bog, a rare habitat in the E.U. and one that is becoming increasingly scarce and under threat in Ireland. The site has a high diversity of raised bog plant species and supports a good diversity of raised bog microhabitats, including hummock/hollow complexes, pools, and flushes, as well as a number of scarce plant species. Active raised bog is listed as a priority habitat on Annex I of the E.U. Habitats Directive. Priority status is given to habitats and species that are threatened throughout the E.U. Ireland has a high proportion of the total E.U. resource of this habitat type (over 60%) and so has a special responsibility for its conservation at an international level.

Objective: To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:

7110 Active raised bogs*
7120 Degraded raised bogs still capable of natural regeneration
7150 Depressions on peat substrates of the Rhynchosporion
* denotes a priority habitat

Mongan Bog SAC (Site Code 000580): Mongan Bog is a midland raised bog of medium size situated immediately east of the monastic site of Clonmacnoise, Co. Offaly, and 12 km south of Athlone. It is situated in a basin, surrounded on 95% of its perimeter by high ground on mineral soil. At two points in the north it shares a common boundary with Pilgrim's Road Esker SAC. Most of the bog is a Statutory Nature Reserve, established in 1987. The bog has been the subject of ongoing intensive research since 1972. Mongan Bog is of high conservation importance as it is a good example of a raised bog site which contains examples of the Annex 1 habitats active raised bog, degraded raised bog and depressions on peat substrates (Rhynchosporion). It is mostly intact and has classic hummock and pool formations over a large proportion of the surface. It has several features of special zoological interest. Scenically it is part of an area rich in intact natural features (callows, eskers, limestone pavement) which enhances its importance further. The ongoing intensive research on aspects of bog ecology at the site reinforces its international importance.

Objective: To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:

Code Description

7110 Active raised bogs*

7120 Degraded raised bogs still capable of natural regeneration

7150 Depressions on peat substrates of the Rhynchosporion

* denotes a priority habitat

Pilgrim's Road Esker SAC (Site Code 001776): Pilgrim's Road Esker SAC is a narrow esker ridge extending 2 km east from Clonmacnoise in Co. Offaly. The site is adjacent to the River Shannon Callows, to the north, and Mongan raised bog, to the south. The western area includes Bunthulla Hill (north of the road) and Hanging Hill (south of the road); the central area runs along both sides of the summit ridge before widening out eastwards to include a substantial area of esker grassland centred on the site of an old ring-fort.

Pilgrim's Road Esker is the most scenically impressive esker in the midlands and the one best known to the public. Orchid-rich calcareous grassland is a rare habitat in Ireland and is listed as a priority habitat under Annex I of the E.U. Habitats Directive. Furthermore the population of the rare Green-winged Orchid is the largest known in Ireland.

Objective: To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:

6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco Brometalia) (* important orchid sites)*

* denotes a priority habitat

3.5.3. Ecological Network Supporting Natura 2000 Sites

An analysis of the proposed Natural Heritage Areas and designated Natural Heritage Areas in terms of their role in supporting the species using Natura 2000 sites was undertaken. It was assumed that these supporting roles mainly related to mobile fauna such as mammals and birds which may use pNHAs and NHAs as "stepping stones" between Natura 2000 sites.

Article 10 of the Habitats Directive and the Habitats Regulations 2011 place a high degree of importance on such non-Natura 2000 areas as features that connect the Natura 2000 network. Features such as ponds, woodlands and important hedgerows were taken into account during the rest of the AA process.

Areas of conservation concern supporting species using the Natura 2000 sites considered with in the 15 km zone of influence is presented in Table 3.2.

Table 3.2. Areas of conservation concern supporting species using the Natura 2000 sites considered.

Site Name	Site Code	Distance from Plan (km)	Species Connectivity
Suck River Callows NHA	000222	0	Considered under Natura 2000
Cloonoolish Bog NHA	000249	13	None
Crit Island West NHA	000254	4.1	None
Castle Ffrench West Bog NHA	000280	12.5	None
Kilnaborris Bog NHA	000284	13.8	None
Castle Ffrench East Bog NHA	0001244	13	None
Eskerboy Bog NHA	001264	12.5	None
Killure Bog NHA	001283	0.4	None
Moorfield Bog NHA	001303	11.4	None
Annaghbeg Bog NHA	002344	3.2	None
River Shannon Callows pNHA	000216	10	Considered under Natura 2000
Clonfert Cathedral pNHA	000244	11.8	None
Mongan Bog pNHA	000580	14.3	Considered under Natura 2000
Clorhane Wood pNHA	000894	11.1	None
Lough Nanag Esker pNHA	000910	12	None
Ardgraique Bog pNHA	001224	14.3	None
Callow Lough pNHA	001239	10.5	None
Cloonascragh Fen and Black Wood pNHA	001247	2.1	None
Castlesampson Esker pNHA	001625	7.7	Considered under Natura 2000
Cranberry Lough pNHA	001630	4.1	None
Feacle Turlough pNHA	001634	10.7	None
Pilgrim's Road Esker pNHA	001776	14.4	None
Ballinasloe Esker pNHA	001779	0	None

3.6. Identification of Potential Impacts & Assessment of Significance

3.6.1. Examples of Direct, Indirect or Secondary Impacts

In general, any development that may result from implementation of the proposed Local Area Plan, such as construction of housing, roads, rail, water and wastewater infrastructure, gas, electricity and telecommunications infrastructure could lead to a number of impacts depending on where development is sited, the scale of development and types and quantities of emissions. In practice and as outlined in the EU document “Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC”, and the national guidance document ‘Appropriate Assessment of Plans and Projects in Ireland. Guidance for Planning Authorities’, impacts that could potentially occur through the implementation of the proposed Local Area Plan can be categorised under a number of headings:

- Habitat loss within Natura 2000 site,
- Direct species mortality,
- Disturbance of species during construction,
- Disturbance of species due to active/passive recreation,
- Disturbance due to lighting,
- Surface water run off during construction,
- Surface water run off from increased hard standing areas,
- Disturbance of watercourses due to diversions, culverting,
- Water Supply,
- Wastewater treatment plant capacity.

In order to identify those sites that could be potentially affected, it is necessary to describe the Natura 2000 site in the context of why it has been designated i.e. in terms of its Qualifying Interests and the environmental and ecological conditions that maintain the condition of these features. The underpinning conditions that are required to maintain the 'health' of these features are listed in Table 3.3 below.

Table 3.3. Qualifying Interests and Key environmental conditions supporting site integrity.

Qualifying Interests	Key environmental conditions supporting site integrity	Current Threats to Qualifying Interests
Active raised bogs	Surface water supply. Low nutrient, acidic conditions to support growth of Sphagnum spp. Restricted drainage at perimeter.	Surface and groundwater dependant. Highly sensitive to hydrological changes. Inappropriate management.
* Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno - Padion</i> , <i>Alnion incanae</i> , <i>Salicion albae</i>)	Riparian/lacustrine habitat prone to flooding.	Grazing, Invasive Species, Drainage, Planting of nonnative conifers, felling of native tree species.
* Bog woodland	Surface and groundwater dependent. Highly sensitive to hydrological changes. Inappropriate management.	Drainage, peat cutting, burning and development.
Degraded raised bogs still capable of natural regeneration	Surface and groundwater dependent. Highly sensitive to hydrological changes. Inappropriate management.	Changes in agricultural practices; afforestation and general forest management; burning; peat extraction; drainage; and the introduction of invasive species.
Depressions on peat substrates of the <i>Rhynchosporion</i>	Surface and groundwater dependent. Low sensitivity to hydrological changes. Erosion, land-use changes.	Drainage; burning; peat extraction; overgrazing; afforestation; erosion; and climate change.
* Limestone pavements	Physical removal. Scrub encroachment	Quarrying, reclamation for agriculture and reduced farming activity which has facilitated the spread of scrub over some areas. Intensive agriculture and domestic/municipal waste sources in the vicinity of pavement may also threaten groundwater.
Lowland hay meadows (<i>Alopecurus pratensis</i> , <i>Sanguisorba officinalis</i>)	Surface and groundwater dependent. Moderately sensitive to hydrological change. Changes	Agricultural intensification; drainage; abandonment of pastoral systems

	in management. Changes in nutrient status.	
Molinia meadows on calcareous, peaty or clayey - silt - laden soils (Molinia caerulea)	Surface and groundwater dependent. Moderately sensitive to hydrological change. Changes in management. Changes in nutrient status.	Agricultural intensification; drainage; abandonment of pastoral systems
Otter	Prey availability. Water Quality. Riparian vegetation for breeding sites. Unhindered passage along waterways.	Decrease in water quality: Use of pesticides; fertilization; vegetation removal; professional fishing (including lobster pots and fyke nets); hunting; poisoning; sand and gravel extraction; mechanical removal of peat; urbanised areas; human habitation; continuous urbanization; drainage; management of aquatic and bank vegetation for drainage purposes; ; and canalization or modifying structures of inland water course.
Orchid-rich Calcareous Grassland	Changes in management. Changes in nutrient or base status. Moderately sensitive to hydrological change.	The main threats to this habitat include the abandonment of traditional agricultural practices and reclamation.
Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuca Brometalia)(*important orchid sites)	Changes in management. Changes in nutrient or base status. Moderately sensitive to hydrological change.	The main threats to this habitat include the abandonment of traditional agricultural practices and reclamation.
* Turloughs	Surface and Groundwater dependent. Highly sensitive to hydrological changes. Changes in nutrient or base status.	Nutrient enrichment and inappropriate grazing; drainage, peat cutting; marl extraction and quarrying.
Wetlands & Waterbirds	Highly sensitive to hydrological changes and loss of wetland habitat. Sensitive to disturbance.	A number of pressures have been identified by Crowe (2005). These pressures include: the modification of wetland sites, particularly for industry or housing and increased levels of disturbance, largely related to recreational activity. Eutrophication at a number of wetland sites as a result of nutrient inputs from a range of polluting activities were also identified as a potential pressure. However this latter pressure is now being alleviated through stricter control of activities associated with water discharge/runoff etc. Climate

		change was also noted as a significant factor underlying changes in trends of wintering waterbirds in Ireland.
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There are a number of issues relating to biodiversity, flora and fauna within the plan area.

- There are a number of ecological networks throughout the plan area. Increased development pressures as a result of the projected growth in population may result in the development of the plan area on greenfield lands and / or the removal of trees/hedgerows which may impact on these networks and the integrity of designated areas;
- Habitat loss and fragmentation can occur as a result of development;
- Land cover differences between the CORINE 2006 data and the CORINE data for the year 2012 indicate a cumulative loss of Transitional Woodland Scrub to Peat Bogs, Land Principally Occupied by Agriculture and Non-irrigated Arable Land to Pastures;
- Generally, development in Ballinasloe is not significantly impacting upon designated ecological sites. However the site synopses for these sites identify certain threats to the conservation value of these sites - quarrying activities are identified in relation to the Ballinasloe Esker pNHA while habitat loss is identified over the wider area covered by the Suck River Callows NHA designation;
- Aquatic flora and fauna is vulnerable to all forms of pollution such as that which can occur as a result of agricultural run-off and industrial and municipal effluents. Several water bodies within and surrounding the area are “at risk” with regard to meeting 24 legislative water quality objectives under the Water Framework Directive;
- Disturbance of wildlife, and particularly birds, occur as a result of inappropriately sited development and increased recreational pressure;
- The spread of invasive alien species is particularly important threat to local biodiversity as they compete for space and food.

3.7. Assessment of Potential Cumulative Effects

Cumulative impacts or effects are changes in the environment that result from numerous human-induced, small-scale alterations. Cumulative impacts can be thought of as occurring through two main pathways: first, through persistent additions or losses of the same materials or resource, and second, through the compounding effects as a result of the coming together of two or more effects.

As part of the Screening for an Appropriate Assessment, in addition to the proposed works, other relevant projects and plans in the region must also be considered at this stage. This step aims to identify at this early stage any possible significant in-combination or cumulative effects / impacts of the proposed development with other such plans and projects on the Natura 2000 sites.

This step aims to identify at this early stage any possible significant in-combination or cumulative effects/impacts of the proposed Ballinasloe LAP with other such plans and projects on the relevant Natura 2000 sites and their conservation interests.

Other plans and projects specific to this area which potentially could give rise to significant effects on the relevant Natura 2000 sites are the following:

- Galway County Development Plan 2015-2021
- Western Regional Planning Guidelines 2010-2022
- Replacement Connacht Waste Management Plan
- National Spatial Strategy
- Western RBD Management Plan
- Irish Water Capital Investment Plan 2014-2016
- Inland Fisheries Ireland Corporate Plan 2011-2015
- Groundwater Pollution Reduction Programme
- Galway County Heritage Plan 2010-2016
- Galway County Biodiversity Plan 2008 – 2013
- OPW Flood Risk Management Strategies and Arterial Drainage Schemes are subject to SEA, EIA and Appropriate Assessment as required

Development within the Plan area will have to demonstrate the capacity of the wastewater treatment system proposed to deal with wastewater without impacting the surface and groundwater resource in the zone of influence and to comply with flood impact assessment directives.

Any new applications for the project area will be assessed on a case by case basis by Galway County Council which will determine the requirement for AA Screening as per the requirements of Article 6(3) of the Habitats Directive.

An assessment of the cumulative or in-combination effects of the Plan is presented in Table 3.4 below.

Table 3.4. Outlining the potential in-combination impacts of the Plan in the absence of mitigation.

Site	Potential Impacts from the Plan	Risk of Significant Effect	In-Combination Effects	Significant Risk In-Combination
River Suck Callows SPA	Greenland White-fronted Goose and Whooper Swan sites may be affected by increased levels of active and passive recreation, construction of riverside walks, removal of riparian woodland and alteration of watercourses and flooding regime. Wastewater discharge has the capacity to increase loading.	Yes	Galway, Roscommon & Offaly, County Development Plans, River Basin Management Plans, Waste Water Discharge to the River Suck	Yes
Glenloughaun Esker SAC	This site is at a distance and direction unlikely to incur hydrological impacts	No	Galway, Roscommon & Offaly, County Development Plans	No
Castlesampson Esker SAC	This site is at a distance and direction unlikely to incur hydrological impacts	No	Galway, Roscommon & Offaly, County Development Plans	No
Killeglan Grassland SAC	This site is at a distance and direction unlikely to incur hydrological impacts	No	Galway, Roscommon & Offaly, County Development Plans	No
Ballynamona Bog and Corkip Lough SAC	This site is at a distance and direction unlikely to incur hydrological impacts	No	Galway, Roscommon & Offaly, County Development Plans	No
Middle Shannon Callows SPA	Whooper Swan and Corncrake sites may be affected by alteration of watercourses and flooding regime. Wastewater discharge has the capacity to increase loading.	Yes	Galway, Roscommon & Offaly, County Development Plans, River Basin Management Plans, Waste Water Discharge to the River Suck	Yes

River Shannon Callows SAC	Winter waterfowl, breeding waders, Corncrake and Otter may be affected by alteration of watercourses and flooding regime. Wastewater discharge has the capacity to increase loading.	Yes	Galway, Roscommon & Offaly, County Development Plans, River Basin Management Plans, Waste Water Discharge to the River Suck	Yes
Ardgraique Bog SAC	This site is at a distance and direction unlikely to incur hydrological impacts	No	Galway, Roscommon & Offaly, County Development Plans	No
Mongan Bog SAC	This site is at a distance and direction unlikely to incur hydrological impacts	No	Galway, Roscommon & Offaly, County Development Plans	No
Pilgrim's Road Esker SAC	This site is at a distance and direction unlikely to incur hydrological impacts	No	Galway, Roscommon & Offaly, County Development Plans	No
Mongan Bog SPA	This site is at a distance and direction unlikely to incur hydrological impacts	No	Galway, Roscommon & Offaly, County Development Plans	No

3.8. Likely Impacts on Natura 2000 Sites

This section documents the final stage of the screening process. It uses the information collected on the sensitivity of each Natura 2000 site and describes any likely significant effects of implementation of the Plan. This assumes the absence of any controls, conditions or assumption mitigation measures.

A screening matrix of potential impacts is presented in Table 3.5.

Table 3.5. Matrix of potential impacts and determination of Stage 2 AA.

Site	Reduction in Habitat Area	Disturbance to Key Species	Habitat or Species Fragmentation	Reduction in Species Diversity	Changes in Key Indicators of Conservation Value (Water Quality etc.)	Stage 2 AA Required
River Suck Callows SPA	Possible	Possible	Possible	Possible	Possible	Yes
Glenloughaun Esker SAC	No	No	No	No	None	No
Castlesampson Esker SAC	No	No	No	No	None	No
Killeglan Grassland SAC	No	No	No	No	None	No
Ballynamona Bog and Corkip Lough SAC	No	No	No	No	None	No
Middle Shannon Callows SPA	Possible	Possible	Possible	Possible	Possible	Yes
River Shannon Callows SAC	Possible	Possible	Possible	Possible	Possible	Yes
Ardgraique Bog SAC	No	No	No	No	None	No
Mongan Bog SAC	No	No	No	No	None	No
Pilgrim's Road Esker SAC	No	No	No	No	None	No
Mongan Bog SPA	No	No	No	No	None	No

3.9. Screening Statement

The Screening process has identified that three of the Natura 2000 sites assessed have the potential to be adversely affected by the implementation of the proposed Ballinasloe Local Area Plan 2015-2021.

The Screening Assessment has identified that there may be potential impacts as a result of the implementation of the Plan on three sites listed below and that Stage 2 AA is required to assess the potential impacts of the Plan in detail on these sites:

- River Suck Callows SPA
- Middle Shannon Callows SPA
- River Shannon Callows SAC

4. Stage 2 – Appropriate Assessment

4.1. Assessment Methodology

The assessment of impacts on the Natura 2000 network of sites was undertaken by the following steps:

1. Establishing site-specific issues so that the impact evaluation is correctly informed.
 - This was primarily achieved through research of desktop information including the Galway County Development Plan, Ballinasloe LAP SEA Report and consultation with the Development Applications Unit.
2. Issuing a Draft Natura Impact Report for Galway County Council to pro-actively inform the preparation of Policies and Objectives.
 - The Draft NIR contained a summary of the Screening Exercise and recommendations of policies to promote and avoid during the preparation of the Draft Local Area Plan.
3. Iterative review of draft chapters of the Draft Local Area Plan to allow the amendment of Policies, Objectives and supporting text. By doing so, potential impacts were avoided or mitigated through the addition of additional Policies and Objectives.

4.2. Conservation Objectives of Natura 2000 Sites

The following is a detailed description of the Natura 2000 Sites potentially affected by the Ballinasloe Local Area Plan.

4.2.1. Special Protection Areas

Special Protection Areas (SPAs) have been selected for protection under the 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC as amended 2009/147/EC) - referred to as the Birds Directive - by the DoAHG due to their conservation value for birds of importance in the European Union. Including the site that runs through the Plan area which is detailed below, there are three SPAs within 15km of the Plan area. The characteristics of these sites are summarised and then their conservation objectives are listed.

River Suck Callows SPA (Site Code 004097): The Suck River Callows comprise a long, sinuous area of semi-natural lowland wet grassland, which floods extensively each winter along the River Suck between Castlecoote in the north and Shannonbridge in the south, and passing through Ballinasloe. The River Suck is the largest tributary of the River Shannon. The site follows the river from Castlecoote, near Fuerty to its confluence with the River Shannon, a distance of approximately 70 km of river course. Of note is that two of the species which occur regularly, Greenland White-fronted Goose and Whooper Swan, are listed on Annex I of the E.U. Birds Directive. Golden Plover, a species that is listed on Annex I of the E.U. Birds Directive, occurs at times.

Main conservation objective:

Objective: To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:

A038 Whooper Swan *Cygnus cygnus*
A050 Wigeon *Anas penelope*
A140 Golden Plover *Pluvialis apricaria*
A142 Lapwing *Vanellus vanellus*

A395 Greenland White-fronted Goose *Anser albifrons flavirostris*

To acknowledge the importance of Ireland's wetlands to wintering waterbirds, "Wetland and Waterbirds" may be included as a Special Conservation Interest for some SPAs that have been designated for wintering waterbirds and that contain a wetland site of significant importance to one or more of the species of Special Conservation Interest.

Thus, a second objective is included as follows:

Objective: To maintain or restore the favourable conservation condition of the wetland habitat at River Suck Callows SPA as a resource for the regularly-occurring migratory waterbirds that utilise it.

Middle Shannon Callows SPA (Site Code 004096): The Middle Shannon Callows SPA is a long and diverse site which extends for approximately 50 km from the town of Athlone (at southern point of Lough Ree) to the town of Portumna (northern point of Lough Derg). In winter the site is internationally important for the total numbers of birds (regularly exceed 20,000) and for Whooper Swan in particular. It also holds nationally important populations of a further five species. Some of the wintering species are listed on Annex I of the EU Birds Directive, including Whooper Swan, Greenland White-fronted Goose and Golden Plover. In summer the site supports important populations of breeding waders. Perhaps the most important species which occurs in the site is Corncrake (the site holds 40% of the national total), as this is listed on Annex I of the EU Birds Directive and is Ireland's only globally endangered species.

Main conservation objective:

Objective: To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:

A038 Whooper Swan *Cygnus cygnus*
A050 Wigeon *Anas penelope*
A122 Corncrake *Crex crex*
A140 Golden Plover *Pluvialis apricaria*
A142 Lapwing *Vanellus vanellus*
A156 Black-tailed Godwit *Limosa limosa*
A179 Black-headed Gull *Chroicocephalus ridibundus*

To acknowledge the importance of Ireland's wetlands to wintering waterbirds, "Wetland and Waterbirds" may be included as a Special Conservation Interest for some SPAs that have been designated for wintering waterbirds and that contain a wetland site of significant importance to one or more of the species of Special Conservation Interest.

Thus, a second objective is included as follows:

Objective: To maintain or restore the favourable conservation condition of the wetland habitat at Middle Shannon Callows SPA as a resource for the regularly-occurring migratory waterbirds that utilise it.

4.2.2. Special Areas of Conservation

River Shannon Callows SAC (Site Code 000216): The River Shannon Callows is a long and diverse site which consists of seasonally flooded, semi-natural, lowland wet grassland, along and beside the river between the towns of Athlone and Portumna. It is approximately 50 km long and averages about 0.75 km wide (reaching 1.5 km wide in places). Along much of its length the site is bordered by raised bogs (many, but not all, of which are subject to large-scale harvesting), esker ridges and limestone-bedrock hills. The soils grade from silty-alluvial to peat. This site has a common boundary, and is closely associated, with two other sites with similar habitats, River Suck Callows and Little Brosna Callows.

The Shannon Callows has by far the largest area of lowland semi-natural grassland and associated aquatic habitats in Ireland, and one in which there is least disturbance of natural wetland processes. Botanically, it is extremely diverse with two legally protected species of plants and many scarce species. Excellent examples of two habitats listed on Annex I of the E.U. Habitats Directive occur within the site – Molinia meadows and lowland hay meadows with good examples of a further two Annex habitats (both with priority status). In winter the site is internationally important for numbers and species of waterfowl. In spring it feeds large numbers of birds on migration, and in summer it holds very large numbers of breeding waders, rare breeding birds and the endangered Corncrake, as well as a very wide variety of more common grassland and wetland birds. The presence of Otter, an Annex II species, adds further importance to the site.

Objective: To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:

6410 Molinia meadows on calcareous, peaty or clayey-silt-laden soils (*Molinia caerulea*)

6510 Lowland hay meadows (*Alopecurus pratensis*, *Sanguisorba officinalis*)

8240 Limestone pavements*

91E0 Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*)*

* denotes a priority habitat

1355 Otter *Lutra lutra*

4.3. Likely Effects of the Plan on Natura 2000 Sites

In March 2015, Galway County Council prepared and revised versions of each Chapter of the Draft Local Area Plan. The Appropriate Assessment consultants, in conjunction with the SEA team, reviewed these draft Chapters and provided feedback on the Policies, Objectives and supporting text.

Iterative reviews were carried out by the Appropriate Assessment team and recommendations were forwarded to the Council after each review to allow them to consider the proposed changes. The output was the final version of each Chapter that contained amended policies and mitigation measures specifically designed to address impacts on Natura 2000 sites.

Table 4.1 shows how specific elements of the Draft Local Area Plan were deemed to pose likely significant effects to Natura 2000 sites. It also shows how these policies have been amended to avoid, reduce or minimise the potential adverse effects.

Table 4.1. Aspects of the Local Area Plan and how they have been mitigated as a result of the Appropriate Assessment process.

Section	Policy/Objective	Potential Likely Significant Impact	Mitigation
<p>2.2.5 Development Strategy Policy and Objectives</p>	<p>Policy DS1 – 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 2 – Consolidation of Existing Development with Sequential Development around Consolidated Areas with a Refined Plan Boundary which allows Ballinasloe to develop in a manner, that maintains and enhances the quality of life of local communities, promotes opportunities for economic development, social integration and sustainable transport options, protects the cultural, built and natural heritage and environment and complies with relevant statutory requirements.</p>	<p>Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective DS 3 Natura 2000 Network and Habitats Directive is acknowledged: Assessment 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 Environmental Liability Directive, 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 subsequent or updated 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 Habitats Directive Assessment where necessary, that:</p> <ol style="list-style-type: none"> 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 2. The plan or project will have significant adverse effects on 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 3. The plan or project will have significant adverse effects on the integrity of any European Site

2.2.5. Development Strategy Policy and Objectives (cont)			(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.
2.2.5. Development Strategy Policy and Objectives (cont)	Objective DS 1 – Orderly and Sequential Development Support the orderly and sequential development of the plan area, focusing on the consolidation and continued vitality and viability of the town centre and the protection and enhancement of the existing landscape setting, character, heritage and unique identity of the town.	N/A	N/A
2.2.5. Development Strategy Policy and Objectives (cont)	Objective DS 2 – Consistency with Core Strategy Ensure that developments permitted within the plan area are consistent with the zoned land allocations in the Core Strategy and associated provisions in the current Galway County Development Plan.	N/A	N/A
2.2.5. Development Strategy Policy and Objectives (cont)	Objective DS 3 Natura 2000 Network and Habitats Directive Assessment 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 Environmental Liability Directive, 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 subsequent or updated 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 Habitats Directive Assessment where	Positive	The inclusion of Objective DS 3 Natura 2000 Network and Habitats Directive Assessment is acknowledged: 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 Environmental Liability Directive, 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 subsequent or updated 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 Habitats Directive Assessment where necessary, that

<p>2.2.5. Development Strategy Policy and Objectives (cont)</p>	<p>necessary, that:</p> <ol style="list-style-type: none"> 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 2. The plan or project will have significant adverse effects on 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 3. The plan or project will have significant adverse effects on 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. 		<ol style="list-style-type: none"> 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 2. The plan or project will have significant adverse effects on 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 3. The plan or project will have significant adverse effects on 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.
<p>2.2.5. Development Strategy Policy and Objectives (cont)</p>	<p>Objective DS 4 – Development Management Standards and Guidelines Ensure that the general development management standards and guidelines set out in the current Galway County Development Plan, or any subsequent variation or review shall apply as appropriate in the plan area. In addition, any specific development management guidelines set out in Section 3 of this Local Area Plan shall also be applied, as appropriate, to development proposals in the plan area.</p>	<p>N/A</p>	<p>N/A</p>

2.2.5. Development Strategy Policy and Objectives (cont)	Objective DS 5 – Service Led Development Development shall only be permitted where there is satisfactory water and wastewater provision to service same, either existing or to be provided in tandem with the development.	N/A	N/A
2.2.5. Development Strategy Policy and Objectives (cont)	Objective DS 6 – Residential Development Phasing (refer to Maps 1A/1B) Direct residential development into appropriately zoned and serviced areas in accordance with the phased development framework set out in Section 3.1 and 3.2 and as shown on Maps 1A/1B – Land Use Zoning.	N/A	N/A
2.2.5. Development Strategy Policy and Objectives (cont)	Objective DS 7 – Flood Risk Management and Assessment (refer to Maps 3A/3B) 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 Flood Risk Management Guidelines 2009 (or as updated) & Departmental Circular PL 2/2014 and the relevant policies and objectives of this plan.	N/A	N/A
2.2.5. Development Strategy Policy and Objectives (cont)	Objective DS 8 – Climate Change & Adaptation Galway County Council shall support the implementation of the National Climate Change Strategy and follow on document National Climate Change Adaptation Framework Building Resilience to Climate Change 2012 (or any updated/superseding document) and the national Climate Action and Low Carbon Development Bill 2015 (including any superseding enactment of this Bill).	N/A	N/A
3.1.2. Land Use Management Policies and Objectives (cont)	Policy LU 1 – Land Use Management (Refer to Maps 1A/1B) 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, that allows for the orderly and sequential development of the town, that protects and enhances the existing landscape setting, character and unique identity of the town and that complies with the statutory requirements in the Planning and Development Act 2000 (as amended). The land use zoning framework is supported by a residential phasing framework to ensure compliance	Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion of Objective LU 8 – Environmental Management is acknowledged: 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 Protection Areas and 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). This zoning objective applies to the River Suck Callows Special Protection Area (SPA Site Code: 004097) and to the River Suck Callows Natural Heritage Area (NHA).

	with the Core Strategy and to promote the orderly and sequential development of the town.		Site Code 000222
3.1.2. Land Use Management Policies and Objectives (cont)	Objective LU 1 – Town Centre/Commercial (C1) (Refer to Maps 1A/1B) Promote the sustainable development of the Town Centre as an intensive, 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 provide a range of retail, services, facilities and amenities to the local community and visitors to the town. The town centre and associated main streets will remain the primary focus for retail and service activity in Ballinasloe.	N/A	N/A
3.1.2. Land Use Management Policies and Objectives (cont)	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	N/A	N/A
3.1.2. Land Use Management Policies and Objectives (cont)	Objective LU 3 – Residential (R) (Refer to Maps 1A/1B and Objective RD1) Promote a phased, sequential approach on Residential zoned lands, with a strong emphasis on consolidating existing patterns of development, encouraging infill opportunities and promoting sustainable transport options. It is an objective to: 1. Promote the development of appropriate and serviced lands to provide for high quality, well laid out and well landscaped sustainable residential communities with an appropriate mix of housing types and densities, together with complementary land uses such as community facilities, local services and sustainable transport options, to serve the residential population of the area and the surrounding environment. 2. Protect existing residential amenities and facilitate compatible and appropriately designed new infill development, in accordance with the proper	N/A	N/A

	<p>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.</p>		
<p>3.1.2. Land Use Management Policies and Objectives (cont)</p>	<p>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 network and public transport facilities. Adequate edge treatments 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.</p>	N/A	N/A
<p>3.1.2. Land Use Management Policies and Objectives (cont)</p>	<p>Objective LU 5 – Business & Technology (BT) (Refer to Maps 1A/1B) Promote the sustainable development of high value business and technology uses to reinforce Ballinasloe's potential as a growth centre for medium - large, innovative, companies in sectors including, science and technology based industry in life sciences, bio-pharma, IT, internationally traded services and Research and Development. This zoning shall also provide for office park developments, storage facilities and logistics that are ancillary to the primary uses outlined above. Appropriate training facilities, such as Third Level Outreach facilities, may also be considered. The development of inappropriate or non-complementary uses, and which would be more appropriately located on lands zoned as Industrial, Business & Enterprise and Town Centre/Commercial, Commercial/Mixed Use will not normally be permitted within this zoning.</p>	N/A	N/A
<p>3.1.2. Land Use Management Policies and Objectives (cont)</p>	<p>Objective LU 6 – Business & 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 (SME's), on suitable lands with adequate services and facilities and with a high level of access to the major road/rail networks and to public transport facilities.</p>	N/A	N/A

3.1.2. Land Use Management Policies and Objectives (cont)	<p>Objective LU 7 – 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.</p>	N/A	N/A
3.1.2. Land Use Management Policies and Objectives (cont)	<p>Objective LU 8 – 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 Protection Areas and 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). This zoning objective applies to the River Suck Callows Special Protection Area (SPA Site Code: 004097) and to the River Suck Callows Natural Heritage Area (NHA: Site Code 000222).</p>	Positive	<p>The inclusion of Objective LU 8 – Environmental Management is acknowledged: 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 Protection Areas and 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). This zoning objective applies to the River Suck Callows Special Protection Area (SPA Site Code: 004097) and to the River Suck Callows Natural Heritage Area (NHA: Site Code 000222)</p>
3.1.2. Land Use Management Policies and Objectives (cont)	<p>Objective LU 9 – Open Spaces/Recreation & Amenity (OS) (Refer to Maps 2A/2B) Promote the sustainable 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 demonstrated to the satisfaction of Galway County Council that these uses are no longer required by the community. Ensure that any flood risk areas within the OS zone are appropriately managed to avoid, reduce and/or mitigate, as appropriate, the risk and potential impact of flooding.</p>	N/A	N/A
3.1.2. Land Use Management Policies and Objectives (cont)	<p>Objective LU 10 – Agriculture (A) (Refer to Maps 1A/1B) Protect the rural character of the area from inappropriate development and provide for agricultural and appropriate non-urban uses.</p>	N/A	N/A
3.1.2. Land Use Management Policies and Objectives (cont)	<p>Objective LU 11 – Public Utilities (PU) (Refer to Maps 1A/1B) Facilitate the provision and maintenance of essential</p>	N/A	N/A

	public utility infrastructure, together with necessary ancillary facilities and uses, as appropriate.		
3.1.2. Land Use Management Policies and Objectives (cont)	<p>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 possible rail infrastructure improvements, public roads, footpaths, cycle ways, bus stops and landscaping, together with any necessary associated works, as appropriate.</p>	N/A	N/A
3.1.2. Land Use Management Policies and Objectives (cont)	<p>Objective LU 13 – Constrained Land Use Zone (CL) To facilitate the appropriate management and sustainable regeneration and use of flood risk areas.</p> <p>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 Ballinasloe town.</p> <p>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 & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.</p> <p>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</p>	Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion in Objective LU 13 – Constrained Land Use Zone (CL) is acknowledged: 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.

	<p>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.</p> <p>Specifications for developments in flood vulnerable areas set out in this plan shall be complied with as appropriate (Please also refer to Objective FL3 & DM Guideline FL2)</p>		
3.1.2. Land Use Management Policies and Objectives (cont)	<p>Objective LU 14 – Land Use Zonings and Flood Risk (Refer to Maps 1A/1B and Maps 3A/3B) 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 Maps 3A/3B – 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 Departmental Circular PI 2/2014 (or as updated within the lifetime of this plan) and the relevant policies and objectives of this plan.</p>	N/A	N/A
3.1.2. Land Use Management Policies and Objectives (cont)	<p>Objective LU 15 – Land Use Zoning Matrix (Refer to DM Guideline LU2) 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 LU 2. Ensure that proposed land uses are compatible with existing land uses and in keeping with the character of the area.</p>	N/A	N/A
3.1.2. Land Use Management Policies and Objectives (cont)	<p>Objective LU 16 – Development Densities (Refer to DM Guideline LU1) 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, and 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</p>	N/A	N/A

	locations, such as suitable sites within the town centre and adjacent to public transport facilities, where such development is compatible with the built & 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 LU 1, although the Planning Authority may consider higher density developments where this is deemed appropriate to secure the urban design or other objectives of the plan.		
3.1.2. Land Use Management Policies and Objectives (cont)	<p>Objective LU 17 – Residential Densities (Refer to DM Guideline LU1)</p> <p>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 the Sustainable Residential Development in Urban Areas Guidelines 2009 (or any updated/superseding document within the lifetime of this Local Area 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 that form part of the Natura 2000 Network. The density of residential developments will generally be in accordance with the guidance set out under DM Guideline LU 1, 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 adequate infrastructural capacity and/or services can be made available.</p>	Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	<p>The inclusion in Objective LU 17 – Residential Densities (Refer to DM Guideline LU1) is acknowledged:</p> <p>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 that form part of the Natura 2000 Network. The density of residential developments will generally be in accordance with the guidance set out under DM Guideline LU 1, 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 adequate infrastructural capacity and/or services can be made available.</p>
3.2.2. Residential Development Policies and Objectives	<p>Policy RD 1 – Residential Development</p> <p>It is the policy of Galway County Council to support the creation of sustainable communities and high quality 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 documents or any updated/amended versions:</p>	Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion of Objective DS 3 Natura 2000 Network and Habitats Directive Assessment as highlighted at the beginning of this table is acknowledged.

	<ul style="list-style-type: none"> • Galway County Housing Strategy 2015 - 2021 • Sustainable Residential Developments in Urban Areas: Guidelines for Planning Authorities, 2009 and the accompanying guidance document Urban Design Manual: A Best Practice Guide – A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009 (or any updated/superseding document) • Architectural Heritage Protection 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 for new multiple unit housing developments within the Ballinasloe Local Area Plan area. • Galway County Council's 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 to Planning Authorities 2009. 		
3.2.2. Residential Development Policies and Objectives (cont)	<p>Policy RD 2 – Phased Development on Residential Zoned Lands (refer to Maps 1A/1B) 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 R - 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</p>	N/A	N/A

	lands zoned R - Residential (Phase 2) within the lifetime of the Local Area Plan, subject to the exceptions provided for under Residential Development Objective RD1.		
3.2.2. Residential Development Policies and Objectives (cont)	<p>Objective RD 1 – Phased Residential Development (Refer to Maps 1A/1B) Support the development of lands designated as R - Residential (Phase 1) within the lifetime of the Local Area Plan, subject to normal planning, environmental, access and servicing requirements. Reserve the lands designated as R - Residential (Phase 2) for the longer term growth needs of the town. R - Residential (Phase 2) 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 and subject to a suitable case being made for the proposal:</p> <ul style="list-style-type: none"> a) Single house developments for family members on family owned lands. b) Non-residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area. c) Where it is apparent that R- 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. Development on Residential-Phase 2 lands will normally only be considered where 50% of the lands in Residential-Phase 1 are committed to development. <p>The above exceptions will be subject to compliance with the Core Strategy in the current <i>Galway County Development Plan</i>, 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</p>	N/A	N/A

	Ballinasloe.		
	<p>Objective RD 2 – Sequential Development (Refer to Maps 1A/1B) 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 <i>Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) Guidelines 2009</i> (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 <i>County Development Plan</i>. This objective shall not refer to single house build.</p>	N/A	N/A
3.2.2. Residential Development Policies and Objectives (cont)	<p>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 DEHLG document ‘Sustainable Residential Development in Urban Areas 2009’ and its companion document ‘Urban Design Manual: A Best Practice Guide for Planning Authorities 2009’ and the ‘Design Manual for Urban Roads and Streets 2013’ (or as updated)</p>	N/A	N/A
3.2.2. Residential Development Policies and Objectives (cont)	<p>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</p>	N/A	N/A

	provision of units for older persons, for people with disabilities and other special need households.		
3.2.2. Residential Development Policies and Objectives (cont)	Objective RD 5 – 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.	N/A	N/A
3.2.2. Residential Development Policies and Objectives (cont)	Objective RD 6 – 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 housing units, unless addressed through suitable alternative arrangements by agreement with the Planning Authority, in accordance with the current County Galway Housing Strategy and Part V of the Planning and Development Act 2000 (as amended) and any subsequent amendments to the Part V provision to reflect Government policy.	N/A	N/A
3.2.2. Residential Development Policies and Objectives (cont)	Objective RD 7 – Traveller Accommodation Support the provision of adequate accommodations facilities for the Traveller Community in accordance with the Traveller Accommodation Programme 2014-2018 for County Galway (or any updated/superseding document).	N/A	N/A
3.2.2. Residential Development Policies and Objectives (cont)	Objective RD 8 – 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.	N/A	N/A

<p>3.2.2. Residential Development Policies and Objectives (cont)</p>	<p>Objective RD 9 – Connectivity Between Phased Residential Lands Development proposals for the R-Residential (Phase 1) lands should provide for both vehicular, pedestrian and cycle access, as appropriate to 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</p>	<p>N/A</p>	<p>N/A</p>
<p>3.2.2. Residential Development Policies and Objectives (cont)</p>	<p>Objective RD 10 – Compatible Development Facilitate the development of appropriate, compatible uses within residential areas, subject to ensuring that adequate amounts of Residential (R) 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.</p>	<p>N/A</p>	<p>N/A</p>
<p>3.1.2. Residential Development Policies and Objectives (cont)</p>	<p>Objective RD 11 – 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 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 a limited re-development potential given their size and architectural character, subject to normal planning, access and servicing requirements.</p>	<p>N/A</p>	<p>N/A</p>
<p>3.2.2. Residential Development Policies and Objectives (cont)</p>	<p>Objective RD 12 – Agricultural Zoned Lands There will be a general presumption against residential development on Agricultural (A) zoned lands, located within the plan boundary with the exception of single house developments for family members on family owned lands, which may be considered subject to compliance with Policy RD1, as appropriate, normal planning, access and servicing requirements and the principles of proper planning and sustainable development. Developments will only be permitted where a substantiated case has been made to the satisfaction of the Planning Authority and the</p>	<p>N/A</p>	<p>N/A</p>

	development will not prejudice the future use of the lands for the longer term growth needs of the town. An enurement condition shall apply for a period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies.		
3.3.2 Social and Community Development Policies and Objectives	Policy CF 1 – Social Inclusion and Universal Access It is the policy of Galway County Council to support the principles of social inclusion and universal access and to ensure that all individuals have access to goods, services, facilities and buildings in order to assist them to participate in and contribute to social and cultural life within Ballinasloe.	N/A	N/A
3.3.2 Social and Community Development Policies and Objectives (cont)	Policy CF 2 – Community Facilities and Amenities It is the policy of Galway County Council to support the provision of an adequate level and equitable distribution of community facilities and amenities in the plan area that: <ul style="list-style-type: none"> • Meets the needs of the local community as they arise and 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. 	N/A	N/A
3.3.2 Social and Community Development Policies and Objectives (cont)	Objective CF 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 & Supports in Galway City & County 2012-2015, the National Positive Ageing Strategy and any subsequent updates to these documents.	N/A	N/A

<p>3.3.2 Social and Community Development Policies and Objectives (cont)</p>	<p>Objective CF 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 any updates to this document), the Traffic Management Guidelines 2003, the Department of Arts, Heritage and the Gaeltacht (DAHG) and National Disability Authority (NDA) advice notes titled Access: Improving the Accessibility to Historic Buildings and Places 2011 (and any subsequent reviews/updates to these documents).</p>	<p>N/A</p>	<p>N/A</p>
<p>3.3.2 Social and Community Development Policies and Objectives (cont)</p>	<p>Objective CF 3 – Housing for Older Persons, People with Disabilities and People with Special Needs Facilitate, as appropriate, development for housing for older persons, people with disabilities and people with special needs.</p>	<p>N/A</p>	<p>N/A</p>
<p>3.3.2 Social and Community Development Policies and Objectives (cont)</p>	<p>Objective CF 4 – Lands for Community Facilities and Amenities Ensure that there are adequate zoned and serviced lands 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 zoned for such uses.</p>	<p>Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective DS 3 Natura 2000 Network and Habitats Directive Assessment as highlighted at the beginning of this table is acknowledged.</p>
<p>3.3.2 Social and Community Development Policies and Objectives (cont)</p>	<p>Objective CF 5 – Educational Facilities (refer to Maps 1A/1B and to Maps 2A/2B) Support the provision of adequate educational facilities for the local community, including primary, post primary, third level outreach programmes, research and development facilities and other training facilities to meet the needs of the widest range of residents within Ballinasloe and its environs.</p> <ul style="list-style-type: none"> Galway County Council is positively disposed towards the provision of new school facilities in appropriate location/s and has identified a number of areas considered to be generally suitable for new school provision and/or expansion. The indicative locations of areas considered to be suitable are shown on Maps 2A/2B – Specific Objectives and include lands to the west of Scoil Uí 	<p>Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective DS 3 Natura 2000 Network and Habitats Directive Assessment as highlighted at the beginning of this table is acknowledged.</p>

	<p>Chearthearnaigh at Garbally Demesne and lands located to the north and south of Sarsfield Road at Chroi Naoifa N.S.</p> <p>Other sites may also be considered where these are considered suitable in terms of location, access, servicing and the Council shall continue to work with the Department of Education and Skills and the Office of Public Works to identify and protect suitable sites for new educational facilities.</p>		
3.3.2 Social and Community Development Policies and Objectives (cont)	<p>Objective CF 6 – Health Services Seek to facilitate the continued improvement and expansion of health and medical care facilities, including mental health services within Ballinasloe in a planned and co-ordinated way, by accommodating projects that assist in providing such medical care facilities, together with their necessary support services and developments, as well as their infrastructural requirements.</p>	N/A	N/A
3.3.2 Social and Community Development Policies and Objectives (cont)	<p>Objective CF 7 – Childcare Facilities Facilitate and promote the development of childcare facilities in suitable locations in accordance with national policy, including the DEHLG <i>Childcare Facilities Guidelines for Planning Authorities 2001</i> (or any updated/superseding version of this document)</p>	N/A	N/A
3.3.2 Social and Community Development Policies and Objectives (cont)	<p>Objective CF 8 – Older Person Services Consider favourably projects that deliver services for the older person or that integrate services for older persons, where appropriate.</p>	N/A	N/A
3.3.2 Social and Community Development Policies and Objectives (cont)	<p>Objective CF 9 – Burial Grounds Galway County Council shall acquire lands where the extension of public burial grounds in the ownership or charge of the Council which is necessary or likely to be necessary during the plan period. Archaeologically or architecturally significant burial grounds will not be considered for extension if such an extension would constitute a proven risk to the archaeological or architectural heritage.</p>	N/A	N/A
3.3.2 Social and Community Development Policies and Objectives (cont)	<p>Objective CF 10 – Open Spaces (refer to Maps 2A/2B) Protect existing open spaces from inappropriate development and facilitate the development of open spaces, including local parks (e.g. Bethany Park), civic spaces and amenity areas, at suitable locations within the Plan Area.</p>	N/A	N/A

<p>3.3.2 Social and Community Development Policies and Objectives (cont)</p>	<p>Objective CF 11 – Sports, Play and Recreation Facilities Support the provision of new sports, play and recreational facilities to service the needs of the local community, require the provision of play/recreation 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 such facilities.</p>	<p>N/A</p>	<p>N/A</p>
<p>3.3.2 Social and Community Development Policies and Objectives (cont)</p>	<p>Objective CF 12 – Community, Recreation and Amenity Facilities (Refer to Maps 1A/1B) Retain existing community, recreation and amenity facilities and lands zoned for such uses, and prevent their change of use or redevelopment, unless it can be clearly demonstrated to the satisfaction of the planning authority that the facility/land is no longer required and that the new use or development contributes to the overall community, recreation and amenity needs of Ballinasloe.</p>	<p>N/A</p>	<p>N/A</p>
<p>3.3.2 Social and Community Development Policies and Objectives (cont)</p>	<p>Objective CF 13 – 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 and for the enjoyment and recreational use of the entire community. Galway County Council will also seek to promote the functioning of greenway networks as wildlife corridors and habitats to enhance the biodiversity and the natural environment.</p>	<p>N/A</p>	<p>N/A</p>
<p>3.3.2 Social and Community Development Policies and Objectives (cont)</p>	<p>Objective CF 14 – Linear Park (Indicative Route)(Refer to Maps 2A/2B) a) Support the sustainable development of a Linear Park including recreational facilities and activities that will benefit the local community and visitors to the area and enhance the tourism infrastructure in an environmentally sustainable manner. b) Ensure that in particular that all such developments shall not adversely affect 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 Natura 2000 sites.</p>	<p>Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion in Objective CF 14 – Linear Park (Indicative Route) (Refer to Maps 2A/2B) is acknowledged: b) Ensure that in particular that all such developments shall not adversely affect 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 Natura 2000 sites.</p>

<p>3.3.2 Social and Community Development Policies and Objectives (cont)</p>	<p>Objective CF 15 – Cycle and Pedestrian Networks a) Encourage and support the development of a series of cycle and pedestrian routes in the Ballinasloe area and in accordance with the Galway to Dublin Cycle Route and the Townspark Relief Road where feasible and in a sensitive manner, incorporating the streams, rivers, woods, and canal. Indirect impacts on built heritage, natural heritage and designated conservation areas arising from such recreational activities should be duly considered and addressed as part of any proposal. b) Ensure that in particular that all such developments shall not adversely affect habitats and species protected by Article 10 of the Habitats Directive and any other sites that maybe considered as stepping stones in support of Natura 2000 sites.</p>	<p>Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion in Objective CF 15 – Cycle and Pedestrian Networks is acknowledged: b) Ensure that in particular that all such developments shall not adversely affect habitats and species protected by Article 10 of the Habitats Directive and any other sites that maybe considered as stepping stones in support of Natura 2000 sites.</p>
<p>3.3.2 Social and Community Development Policies and Objectives (cont)</p>	<p>Objective CF 16 – Enhancement Scheme for the Fair Green (Refer to Maps 2A/2B) Carry out an appropriate enhancement scheme for the Fair Green in order to improve its amenity value through landscaping and maximise its usage as resources permit.</p>	<p>N/A</p>	<p>N/A</p>
<p>3.4.2 Economic Development Policies and Objectives</p>	<p>Policy ED 1 – Economic Development It is the policy of Galway County Council to support sustainable economic development and employment creation in Ballinasloe through the identification of appropriately located and adequately serviced lands for business and technology, business and enterprise, industrial, retail, 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/urban streetscape character and the vitality and viability of the town centre. Support the aims, objectives and recommendations, where appropriate in the context of Ballinasloe, of the following:</p> <ul style="list-style-type: none"> • Regional Planning Guidelines for the West Region 2010-2022; • Economic Development Strategy for County Galway, which is under preparation. 	<p>N/A</p>	<p>N/A</p>

3.4.2 Economic Development Policies and Objectives (cont)	<p>Objective ED 1 – Employment and Economic Development Support the Economic Development Strategy of the <i>West Regional Authority Regional Planning Guidelines 2010-2022</i> (or as updated) and the economic development and tourism policies and objectives as set out in the current <i>Galway County Development Plan</i> and any <i>Economic Strategy</i> prepared by Galway County Council.</p>	N/A	N/A
3.4.2 Economic Development Policies and Objectives (cont)	<p>Objective ED 2 – Business/Enterprise and Industrial Development Facilitate and encourage the establishment of business & technology, business & enterprise and industrial developments 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, 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 <i>DM Guideline LU2 – Land Use Zoning Matrix.</i></p>	N/A	N/A
3.4.2 Economic Development Policies and Objectives (cont)	<p>Objective ED 3– Quality Working Environments (Refer to Maps 1A/1B) Encourage the provision of high quality designs (including variations in design and scale), layout, boundary treatment and arrival views of development within Industrial (I) and Business & Technology (BT), Business & Enterprise (BE) zonings in order to contribute positively to the character and visual amenity of Ballinasloe.</p>	N/A	N/A
3.4.2 Economic Development Policies and Objectives (cont)	<p>Objective ED 4 – 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:</p> <ul style="list-style-type: none"> • Comply with the <i>Guidelines for Planning Authorities Retail Planning 2012</i> (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 within the lifetime of this Local Area Plan and the guidance as set out in the <i>Retail Design</i> 	N/A	N/A

	<p><i>Manual – A Good Practice Guide Companion Document to the Guidelines for Planning Authorities Retail Planning (2012).</i></p> <ul style="list-style-type: none"> • Support the vitality and viability of the existing town centre and associated main streets and ensure that new development does 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; <p>The Town Centre (C1) zoning will remain the primary focus for the location of new retail development and the Commercial/Mixed Use (C2) lands shall continue to support established retail uses.</p> <p>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 <i>Retail Planning Guidelines 2012</i> (and any updated/superseding document) and will require Retail Impact Assessments, including details of the sequential approach, and, where considered necessary, Transport Impact Assessments and/or Design Statements, for retail developments in accordance with the Retail Planning Guidelines, the Retail Design Manual and DM Guideline ED1 and ED2.</p>		
3.4.2 Economic Development Policies and Objectives (cont)	<p>Objective ED 5 – Local Shops and Services</p> <p>Facilitate the development of small shops and services at peripheral locations within the town only where it be demonstrated that they are of a scale to serve only localised demand and will not impact negatively on the vitality and viability of the existing town centre.</p>	N/A	N/A
3.4.2 Economic Development Policies and Objectives (cont)	<p>Objective ED 6 - Retailing Associated with Petrol Stations</p> <p>Consider development proposals for shop facilities accompanying petrol stations on their individual merits, having regard to the <i>Retail Planning Guidelines for Planning Authorities 2012</i> and subject to traffic impacts.</p>	N/A	N/A

<p>3.4.2 Economic Development Policies and Objectives (cont)</p>	<p>Objective ED 7 – Tourism Development Encourage and facilitate the sustainable development of the tourism potential of Ballinasloe and its environs 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 including natural heritage and biodiversity.</p> <p>Key projects and initiatives that will be supported in this plan shall include:</p> <ul style="list-style-type: none"> a) Facilitate the sustainable development of East Galway as a cultural and tourist destination while simultaneously safeguarding its integrity. Promote active collaboration between all stakeholders both in County Galway and adjoining counties and region. b) Collaborate with the Ballinasloe Town Twinning Committee and other tourism agencies in the enhancement and increased economic value of Ballinasloe's town twinning linkages and to create a broader tourist offer within the concept of the 'Fair Towns'. <p>Ensure that in particular that all such developments shall meet the requirements of the Habitats Directive and shall not adversely affect habitats and species protected by Article 10 of the Directive and any other sites that maybe considered as stepping stones in support of Natura 2000 sites.</p>	<p>Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion in Objective ED 7 – Tourism Development is acknowledged:</p> <p>c) Ensure that in particular that all such developments shall meet the requirements of the Habitats Directive and shall not adversely affect habitats and species protected by Article 10 of the Directive and any other sites that maybe considered as stepping stones in support of Natura 2000 sites.</p>
<p>3.4.2 Economic Development Policies and Objectives (cont)</p>	<p>Objective ED 8 – Water-Based Tourism (Refer to Maps 2A/2B) The Council will support, subject to meeting the requirements of relevant Irish Planning and European environmental legislation including the Habitats Directive, the development of the necessary infrastructure and amenities to support water-based tourism within the plan area.</p> <p>The Council shall:</p> <ul style="list-style-type: none"> a) Collaborate with Waterways Ireland, Fáilte Ireland, other Local Authorities and other relevant agencies in the implementation of 'The Mid Shannon and Lough Ree Product Development Study' which involves waterways and waterside tourism potential and to enhance water-based 	<p>Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion in Objective ED 8 – Water- Based Tourism (Refer to Maps 2A/2B) is acknowledged:</p> <p>c) Ensure that in particular that all such developments shall meet the requirements of the Habitats Directive and shall not adversely affect habitats and species protected by Article 10 of the Directive and any other sites that maybe considered as stepping stones in support of Natura 2000 sites.</p>

	<p>tourism product along the Shannon Navigation System including Ballinasloe in order to make the town a more attractive inland water tourism destination.</p> <p>b) Continue to promote and enhance the public marina at Slí na hAbhainn as a sustainable marina resource including ancillary facilities and services as appropriate.</p> <p>c) Ensure that in particular that all such developments shall meet the requirements of the Habitats Directive and shall not adversely affect habitats and species protected by Article 10 of the Directive and any other sites that maybe considered as stepping stones in support of Natura 2000 sites.</p>		
3.4.2 Economic Development Policies and Objectives (cont)	<p>Objective ED 9 - Non Conforming Uses Where existing uses do not conform to the land use zoning objectives or matrix of this plan, the Planning Authority shall facilitate/support their relocation, as appropriate, to more sustainable and appropriately zoned lands.</p>	N/A	N/A
3.4.2 Economic Development Policies and Objectives (cont)	<p>Objective ED 10 – Proliferation of 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 prohibit a proliferation of any individual use that, in the opinion of the Planning Authority, does not contribute to the vitality and viability of the town centre.</p>	N/A	N/A
3.4.2 Economic Development Policies and Objectives (cont)	<p>Objective ED 11 – Regularised Outdoor Market/Farmer’s Market Collaborate with the Ballinasloe Chamber of Commerce and traders in the town to identify and develop a suitable location for a regularised outdoor market/farmer’s market.</p>	N/A	N/A
3.4.2 Economic Development Policies and Objectives (cont)	<p>Objective ED 12 – Town Centre Viability, Vitality and Vacancy Ensure a balance of development in the town centre of Ballinasloe so as to revitalise Dunlo Street, Market Square, Society Street and Main Street, and to reduce vacancies and avoid an unbalanced retail pull from these core shopping streets/side streets and the town centre.</p>	N/A	N/A

3.4.2 Economic Development Policies and Objectives (cont)	Objective ED 13 – Brownfield Development & Vacancy Encourage the redevelopment of existing brownfield sites within the plan area in order to maximise the sustainable regeneration of underutilized/vacant lands and/or buildings for potential commercial, retail and residential developments.	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	Policy TI 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 documents <i>Smarter Travel: A Sustainable Transport Future – A New Transport Policy for Ireland 2009-2020</i> and the <i>National Cycle Policy Framework 2009-2020</i> , any forthcoming guidance in relation to street design and cycling facilities including the <i>Design Manual for Urban Roads and Streets 2013</i> (and any updated/superseding documents) and any Smart Travel Plan(s) that may be adopted by Galway County Council.	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	Objective TI 1 – Land Use Integration and Transport Ensure that land use planning is integrated with transportation planning and reduce the need to travel, particularly by private transport, by: <ul style="list-style-type: none"> • Promoting the consolidation of development; • Encouraging intensification and mixed use development along public transport corridors and at public transport hubs and nodes identified within the plan area; • Prioritising walking, cycling and public transport within, and providing access to, 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. 	N/A	N/A

3.5.2 Transportation Infrastructure Policies and Objectives (cont)	Objective TI 2 – Sustainable Transportation Facilitate any Smarter Travel initiatives that will improve sustainable transportation within the plan area and facilitate sustainable transportation options including public transportation, rail, freight, electric vehicles, car clubs, public bike schemes, park and ride/park and stride facilities, improved pedestrian and cycling facilities, as appropriate.	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	Objective TI 3 – Public Transport & Integrated transportation location (Refer to Maps 2A/2B) Promote Ballinasloe as an integrated transportation location, which supports the provision of improved and enhanced public transport services and facilities, including rail, bus services, the Rural Transport Initiative services, park and ride/park and stride facilities and all associated ancillary requirements in consultation with the relevant transport providers and with the NRA. <ul style="list-style-type: none"> a) In consultation with the relevant agencies, investigate the potential of developing a Public Transport Node/Hub in the vicinity of Ballinasloe railway station, or other suitable location/s, to provide a facility for transferring between one transport service or mode and another. b) Seek to enhance access along the Sarsfield Road to the Railway Station, upgrade connectivity with existing parking facilities to the northeast of the railway station/Sarsfield Road to the proposed location for the public transportation hub/node including any ancillary park and ride facilities, as appropriate. 	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	Objective TI 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, traffic calmed streets etc. New developments shall promote and prioritise walking, shall be permeable, adequately linked and connected to neighbouring areas, the town centre and train station, recreational, educational and employment destinations and shall adhere to the principles contained within the national policy document <i>Smarter Travel: A Sustainable Transport</i>	N/A	N/A

	<p><i>Future – A New Transport Policy for Ireland 2009-2020 (and any updated/superseding document). and the Design Manual for Urban Roads & Streets (2013), (as updated) or with any associated guidance documents</i></p> <p>The following pedestrian routes are proposed:</p> <ul style="list-style-type: none"> a) Develop pedestrian links from Main Street and Society Street to associated backlands; b) Explore the possibility of providing a pedestrian link from the Lidl site through to St Michael's Square. 		
<p>3.5.2 Transportation Infrastructure Policies and Objectives (cont)</p>	<p>Objective TI 5 – Cycling/Pedestrian Network in Plan area (Refer to Specific Objectives Maps 2A/2B)</p> <p>Facilitate the improvement of the cycling environment/network so that it is safe and accessible, through 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 document <i>Smarter Travel-A Sustainable Transport Future 2009-2020</i>, the <i>National Cycle Policy Framework</i>, and the <i>Design Manual for Urban Roads & Streets (2013)</i> documents or updated/amended guidance documents.</p> <p>Provide a cycling/pedestrian network to include the following routes:</p> <ul style="list-style-type: none"> a) Along the proposed Townspark Relief Road with possible integration with the Galway to Dublin Cycle Route: Athlone to Ballinasloe preferred route options (draft) located within the LAP area (including any updated/superseding route); b) From Ard Mhuire Housing Estate to Sarsfield Road; c) From Beechlawn to the 	<p>N/A</p>	<p>N/A</p>

	Townspark Relief Road, serving new residential developments in this area.		
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	Objective TI 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 <i>Galway County Development Plan</i> , or as varied/updated, and ensure that new private developments provide safe, secure and sheltered bicycle parking facilities.	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	Objective TI 7 – Walking and Cycling Strategies Support the principles as set out within the <i>Galway County Walking and Cycling Strategy 2013</i> , (including any updated/superseding document), the <i>National Cycle Galway to Dublin Cycle Route including the 'Athlone to Ballinasloe preferred route</i> options that are located within the plan area, the Galway County Council's <i>Active Travel Towns Strategy Report</i> as appropriate to the LAP area.	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	Objective TI 8 – Pedestrian Crossings Facilitate the provision of pedestrian crossings as indicated within the Ballinasloe Town Enhancement Scheme, within the Council's <i>Active Travel Towns Strategy Report</i> and on land adjacent to schools, residential areas and at other appropriate locations within Ballinasloe, as required over the lifetime of this plan.	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	Objective TI 9 – Mobility Management Plans Require Mobility Management Plans for all medium to large scale residential, commercial, mixed use, business/enterprise or industrial developments, as appropriate.	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	Objective TI 10 – Charging Points for Electric Vehicles Facilitate the provision and the delivery of recharging points for electric powered vehicles within public car parks and at other appropriate locations in Ballinasloe for domestic, transition and end of journey type travel	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	Objective TI 11 – Bus Facilities and Services (Refer to Maps 2A/2B) Support the improvement of bus facilities and services within Ballinasloe. Facilitate the upgrading of bus stops, the provision of bus shelters and Real Time Information at the existing bus stop at the	N/A	N/A

	public marina and at any other bus stops that may be provided in the future.		
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	<p>Objective TI 12 – Rail Facilities/Services & dualing of Rail Tracks</p> <p>Support the improvement of rail facilities and services serving Ballinasloe including any future expansion of the railway station for passengers and freight as required. Support also the proposal for the dualing of the rail line from Galway-Athenry-Ballinasloe.</p>	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	<p>Objective TI 13 – Amenity/Walking/Cycling Network</p> <p>Support the progressive improvement of the amenity/walking/cycling network, to include existing and enhanced public footpaths along the main streets, providing linkages to existing and future schools, cycling routes where possible and amenity corridors linking town centre, residential, community facility, public amenity, commercial and transport nodes.</p>	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	<p>Policy TI 12 – Roads, Streets and Parking</p> <p>It is the policy of Galway County Council in conjunction with all relevant statutory agencies and infrastructure providers to provide road and street networks that are safe and convenient, that have adequate capacity to accommodate motorised traffic and non-motorised movements, that have a high environmental quality with appropriate adjacent development and built form, particularly in the case of urban streets and streetscapes, and that adequate parking facilities are provided to serve the needs of the town. In this regard, the principles, approaches, and standards set out in relevant national policy, including the <i>Spatial Planning and National Roads Guidelines</i>, the <i>Sustainable Residential Development in Urban Areas Guidelines</i> and the accompanying <i>Urban Design Manual</i>, the <i>Traffic Management Guidelines</i> (2012), the <i>Traffic and Transport Assessment Guidelines</i> (2007), the <i>Design Manual for Urban Roads and Streets</i> (2013) and any forthcoming guidelines in relation to street design and cycling facilities shall be applied to new developments, as appropriate.</p>	N/A	N/A

<p>3.5.2 Transportation Infrastructure Policies and Objectives (cont)</p>	<p>Policy TI 13 – County Development Plan Policies, Objectives & Development Management Standards Including Access onto National and Class II Controlled Roads 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., in accordance with the policies, objectives and Development Management Standards set out in the current <i>County Development Plan 2015-2021</i> (or any varied or updated version).</p>	<p>N/A</p>	<p>N/A</p>
<p>3.5.2 Transportation Infrastructure Policies and Objectives (cont)</p>	<p>Objective TI 14 – National Road Network</p> <ul style="list-style-type: none"> a) Protect the national road network and safeguard the efficiency, safety, capacity and strategic investment in the M6 motorway route having regard to the <i>Spatial Planning and National Roads Guidelines for Planning Authorities</i> (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 national primary routes where speed limits greater than 60kmh apply. c) Transitional zones – (where national roads on the approaches to or exiting urban areas are subject to a speed limit of 60kmh before a lower 50kmh 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 	<p>N/A</p>	<p>N/A</p>

	<p>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.</p>		
<p>3.5.2 Transportation Infrastructure Policies and Objectives (cont)</p>	<p>Objective TI 15 – 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 in the <i>Design Manual for Urban Roads and Streets 2013</i> (or as updated) shall be applied to new development 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, where appropriate.</p>	N/A	N/A
<p>3.5.2 Transportation Infrastructure Policies and Objectives (cont)</p>	<p>Objective TI 16 – Traffic and Transport Assessment (TTA) and Road Safety Audits (RSA) Require all significant development proposals to be accompanied by a Road Safety Audit and Traffic & Transport Assessment carried out by suitably competent consultants, which are assessed in association with their cumulative impact with neighbouring developments on the road network, in accordance with the requirements contained within the NRA's <i>Traffic & Transport Assessment Guidelines</i>, having regard to Road Safety Audits in the NRA document DMRB <i>HD19/12 Road Safety Audit</i> (including any updated/superseding document).</p>	N/A	N/A
<p>3.5.2 Transportation Infrastructure Policies and Objectives (cont)</p>	<p>Objective TI 17 – Transport Network Improvements Facilitate improvements to the existing transportation network and the implementation of traffic management measures, subject to normal planning and environmental considerations.</p>	N/A	N/A

	<ul style="list-style-type: none"> a) Implement the transport network improvement provisions as set out within the Ballinasloe Town Enhancement Scheme (including any updated/superseding scheme) as resources permit over the plan period; b) Explore the possibility of one way systems/pedestrianisation in the Town Centre including the possibility of different road surfaces and traffic calming methods in order to slow traffic and create a safe environment for pedestrians; c) Continue to implement the provisions of the current Traffic Management Plan for Ballinasloe (and any updated/superseding documents); d) Improve and maintain existing public footpaths within the town as resources permit. 		
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	<p>Objective TI 18 – Preservation of Routes, Road Upgrades & Infrastructure Provision Prohibit development on lands which are reserved for proposed road/street corridors and associated buffers and where development would affect a route, line, level or layout of any proposed new roadway or any junction required between a proposed and existing road.</p>	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	<p>Objective TI 19 – Noise Require all new proposed development, which is considered to be noise sensitive within 300m of existing, new or planned national roads, or roadways with traffic volumes greater than 8,220AADT, to include a noise assessment and mitigation measures if necessary with their planning application documentation. The cost of mitigation measures 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.</p>	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	<p>Objective TI 20 – Schools Promote and facilitate greater ease of traffic movement and safe routes to schools in partnership with local schools and ensure that schools have safe drop off/collection facilities for pedestrians, cyclists and vehicles and adequate and appropriately located staff parking.</p>	N/A	N/A

<p>3.5.2 Transportation Infrastructure Policies and Objectives (cont)</p>	<p>Objective TI 21 – Parking Facilities (Refer to Specific Objective Maps 2A/2B & CDP DM Standard 22 - Parking Standards)</p> <ul style="list-style-type: none"> a) Ensure that existing parking facilities in the town centre and at other existing locations are managed appropriately. b) Provide additional long stay public parking facilities in suitable locations within the plan area to serve the needs of the town in accordance with applicable standards and guidelines at the following locations: <ul style="list-style-type: none"> • At the proposed public transportation hub/node (site to the south of the railway station); • In the vicinity of Creagh National School ; c) 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. 	<p>N/A</p>	<p>N/A</p>
<p>3.5.2 Transportation Infrastructure Policies and Objectives (cont)</p>	<p>Objective TI 22 – Traffic Safety and Access</p> <p>Ensure that all new developments are properly located in terms of traffic safety and adequately address issues of traffic safety and access.</p> <ul style="list-style-type: none"> a) Provide adequate facilities for people with special mobility needs to create a safe and accessible environment by providing parking facilities on ground floor level, tactile crossing points, audio facilities on traffic lights and ramped kerbs. b) Encourage new developments to use existing access junctions that enter onto major traffic routes rather than allowing a proliferation of new individual vehicular access points. c) Require developers to bear the cost of improvements to junctions, road widening and the provision of footpaths in association with public lighting requirements where these will facilitate or benefit the proposed development. <p>Require, where possible, the provision of adequate off-street parking and adequate loading/ unloading facilities as part of each development to ensure that parked vehicles do not cause a traffic hazard,</p>	<p>N/A</p>	<p>N/A</p>

	obstruct vehicle or pedestrian movement or create a negative visual impact. Underground car parking will be considered in the Town Centre/Commercial (C1) and within the Commercial/Mixed Use (C2) zoning objectives where it would not conflict with residential amenity, geological, natural heritage, archaeological sensitivities or traffic safety.		
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	<p>Objective TI 23 – M6 Galway to Dublin Motorway (Refer to Specific Objective Maps 2A/2B)</p> <p>Protect the section of the M6 Galway to Dublin Motorway which is located within the area covered by the Ballinasloe LAP from future inappropriate development.</p> <p>In this regard the following shall apply:</p> <ul style="list-style-type: none"> • A building setback of 90m minimum shall be required on each side of the route edge for the M6 Galway to Dublin route in areas where a speed limit greater than 50kph applies. • Prevent new accesses onto the M6 route that have not been accommodated in the motorway design in the interest of traffic safety. 	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	<p>Objective TI 24 – Townspark Relief Road (Indicative Access Points) (Refer to Specific Objective Maps 2A/2B)</p> <p>Reserve access points to provide for the Townspark Relief Road to the rear of Main Street and Society Street. The provision of this road shall be in compliance with the <i>EU Habitats Directive</i>, the <i>EIA Directive</i> and <i>The Planning System and Flood Risk Management- Guidelines for Planning Authorities</i> (2009).</p>	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	<p>Objective TI 25 – Link Roads (Indicative) (Refer to Specific Objective Maps 2A/2B)</p> <ol style="list-style-type: none"> 1. Complete the provision of a link road from Beechlawn Road to Town Centre at Harbour Road and another link road from Brackernagh to Pollboy using sections already granted and by determining the final alignment of the remaining sections; 2. Provide a link road in order to provide clarity on the access arrangements to these lands and to provide a division between Industrial and Residential/other zonings. The road objective will only 	N/A	N/A

	provide for access to the interchange with the agreement of the NRA, if the access is onto the National Road Network.		
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	<p>Objective TI 26 – Reservation of Access Points (Indicative) (Refer to Specific Objectives Maps 2A/2B)</p> <p>Reserve access points for future development and the development of backlands including those indicated on the Specific Objectives Map 2A/2B 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 backlands, in order to facilitate efficient development of these lands and to ensure connectivity and accessibility to lands with limited road frontage.</p>	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	<p>Objective TI 27 – Signage on or Visible from National Roads</p> <p>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 <i>Spatial Planning and National Roads Guidelines for Planning Authorities</i> (2012). The NRA document <i>Policy & Provision of Tourist and Leisure Signage on National Roads March</i> (2011) (including any updated/superseding document) shall also be considered in the assessment of relevant developments.</p>	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	<p>Objective TI 28 – Road Junction Improvements</p> <p>Continue to carry out road junction improvements at the following locations:</p> <ol style="list-style-type: none"> River Street and Main Street (adjacent to the Bank of Ireland; Harris Road and R446/Dunlo Street; Dunlo Street and R446/Dunlo Hill; Complete Works on Relief Road and proposed Link Road at Dunlo. <p>The provision of the above listed road junction improvements shall be in compliance with the EU Habitats Directive and The Planning System and Flood Risk Management- Guidelines for Planning Authorities (2009) (as updated).</p>	Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion in Objective TI 28 – Road Junction Improvements is acknowledged: The provision of the above listed road junction improvements shall be in compliance with the EU Habitats Directive and <i>The Planning System and Flood Risk Management- Guidelines for Planning Authorities (2009) (as updated)</i> .

3.5.2 Transportation Infrastructure Policies and Objectives (cont)	Objective TI 29 – Service/Rest Areas Support the National Roads Authority in the provision of services and rest area facilities that may be proposed by the NRA and have regard to the provisions of Section 2.8 of the DoECLG <i>Spatial Planning and National Roads Guidelines</i> and the <i>NRA Service Policy (August 2014)</i> with regard to any other proposals for roadside service facilities or off-line service facilities along National Roads and junctions that may be promoted by private developers within the Ballinasloe Plan area.	N/A	N/A
3.5.2 Transportation Infrastructure Policies and Objectives (cont)	Objective TI 30 – Helipad Facilities The Council shall facilitate the provision of helipad facilities in industrial/commercial areas, strategic development sites or in areas in close proximity to hospitals, medical services facilities, or emergency facilities where feasible and appropriate.	N/A	N/A
3.6.3 Water Supply, Wastewater & Surface Water Policies and Objectives	Policy UI 1 – Water Supply, Wastewater and Surface Water Infrastructure Support Irish Water in the provision and maintenance of adequate wastewater disposal, water supply and surface water drainage infrastructure, in accordance with EU Directives, to service the development of Ballinasloe. This will include satisfactory capacity for public wastewater and storm-water sewers as appropriate, a satisfactory quantity and quality of water supply and the promotion of Sustainable Drainage System approaches and techniques within the plan area.	Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion of Objective UI 3 – Wastewater Disposal is acknowledged: 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 prevailing regulations and standards, including the Urban Waste Water Treatment Regulations 2001 and 2004 and urban wastewater treatment disposal standards, in order to protect the River Suck Callows Special Protection Area (004097 River Suck Callows SPA), other nearby European sites and their respective qualifying interests.
3.6.3 Water Supply, Wastewater & Surface Water Policies and Objectives (cont)	Policy UI 2 – Irish Water’s Capital Investment Plan & Water Services Strategic Plan Support Irish Water in the implementation of their <i>Capital Investment Plan 2014-2016</i> (and as updated/superseded) and their Water Services Strategic Plan, once in place.	N/A	N/A
3.6.3 Water Supply, Wastewater & Surface Water Policies and Objectives (cont)	Objective UI 1 – Irish Water & Water and Wastewater Projects Support Irish Water in identifying, prioritising and progressing the implementation of water and wastewater projects in the Ballinasloe plan area, as appropriate.	N/A	N/A
3.6.3 Water Supply, Wastewater & Surface Water Policies and Objectives (cont)	Objective UI 2 – Water Supply and Water Conservation a) Ensure that new developments are adequately serviced with a suitable	N/A	N/A

	<p>quantity and quality of drinking water supply, promote water conservation to reduce the overall level of water loss in the public supply and require that new domestic developments provide for water supply metering when making a connection to the public water supply;</p> <p>b) Collaborate with Irish Water in the upgrading of the existing water treatment plant capacity at Derrymullen as deemed necessary.</p>		
3.6.3 Water Supply, Wastewater & Surface Water Policies and Objectives (cont)	<p>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 prevailing regulations and standards, including the Urban Waste Water Treatment Regulations 2001 and 2004 and urban wastewater treatment disposal standards, in order to protect the River Suck Callows Special Protection Area (004097 River Suck Callows SPA), other nearby European sites and their respective qualifying interests.</p>	Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion of Objective UI 3 – Wastewater Disposal as above is acknowledged:
3.6.3 Water Supply, Wastewater & Surface Water Policies and Objectives (cont)	<p>Objective UI 4 – Connections to the Public Sewer & Public Water Mains Where public wastewater services are available, new development proposals shall be required to connect to same.</p>	Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion of Objective UI 4 – Connections to the Public Sewer & Public Water Mains is acknowledged: Where public wastewater services are available, new development proposals shall be required to connect to same.
3.6.3 Water Supply, Wastewater & Surface Water Policies and Objectives (cont)	<p>Objective UI 5– Surface Water Drainage and Sustainable Drainage Systems (SuDS) 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</p>	Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion of Objective UI 5 – Surface Water Drainage and Sustainable Drainage Systems (SuDS) is acknowledged: 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.
	<p>Objective UI 6 - Wastewater Treatment Plant Buffer (Refer to Specific Objectives Maps 2A/2B) Provide and protect a 50m buffer around the public wastewater treatment plant (Public Utilities Zoning Objective) site, including a 50m buffer around the</p>	N/A	N/A

	treatment plant serving the former St Brigid's Hospital.		
3.6.3 Water Supply, Wastewater & Surface Water Policies and Objectives (cont)	Objective UI 7 - River Suck and Drainage Catchment Require new development proposals within the catchment of the River Suck or that potentially drain towards this river to include full details of proposals to address the high probability of flooding associated with the river and its catchment and the need to provide adequate surface water drainage, including the incorporation of Sustainable Drainage Systems.	Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion of Objective UI 7 - River Suck and Drainage Catchment is acknowledged: Require new development proposals within the catchment of the River Suck or that potentially drain towards this river to include full details of proposals to address the high probability of flooding associated with the river and its catchment and the need to provide adequate surface water drainage, including the incorporation of Sustainable Drainage Systems.
3.6.3 Water Supply, Wastewater & Surface Water Policies and Objectives (cont)	Objective UI 8 – Integrated Constructed Wetlands and Natural Drainage (Refer to Specific Objectives Maps 2A/2B) Galway County Council shall support the uses of Integrated Constructed Wetlands (ICW) as a low cost and environmentally sustainable alternative having regard to the 'Integrated Constructed Wetlands – Guidance Document for Farmyard Soiled Water and Domestic Wastewater Applications' as appropriate. <ul style="list-style-type: none"> Protect wetlands and the natural drainage course of the Deerpark River. Any proposed constructed wetland development having potential biological or hydrological connectivity with Natura 2000 sites will be subject to AA Screening and Stage 2 AA if required under the requirements of the Habitats Directive.	Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion in Objective UI 8 – Integrated Constructed Wetlands and Natural Drainage (Refer to Specific Objectives Maps 2A/2B) is acknowledged: Any proposed constructed wetland development having potential biological or hydrological connectivity with Natura 2000 sites will be subject to AA Screening and Stage 2 AA if required under the requirements of the Habitats Directive.
3.6.3 Water Supply, Wastewater & Surface Water Policies and Objectives (cont)	Policy WQ1 – 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 <i>EU Water Framework Directive (2006/60/EC)</i> , <i>EU Groundwater Directive (2006/118/EC)</i> 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 <i>Shannon International River Basin Management Plan</i> (as updated), including its Programme of Measures and the actions and measures that form part of the <i>Suck Water Management Unit Action Plan</i> and consider the above when assessing new development proposals.	Development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion of Objective WQ 1 – EU Policies and Directives , Objective WQ 2 – Shannon International River Basin Management Plan and Protection of Waters and Objective WQ 3 – Protection of Ground Waters & Aquifers is acknowledged:

<p>3.6.6 Water Quality Policies and Objectives</p>	<p>Objective WQ 1 – EU Policies and Directives Support the protection, conservation and enhancement of all existing and potential water resources in the LAP area, in accordance with the <i>EU Water Framework Directive</i>, the <i>European Communities Environmental Objectives (Surface Waters) Regulations 2009 (S.I. No 272 of 2009)</i> and implement the <i>European Communities (Drinking Water) Regulations (No 2) 2007</i> and ensure that water supplies comply with the parameters in these regulations.</p>	<p>Development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective WQ 1 – EU Policies and Directives is acknowledged: Support the protection, conservation and enhancement of all existing and potential water resources in the LAP area, in accordance with the <i>EU Water Framework Directive</i>, the <i>European Communities Environmental Objectives (Surface Waters) Regulations 2009 (S.I. No 272 of 2009)</i> and implement the <i>European Communities (Drinking Water) Regulations (No 2) 2007</i> and ensure that water supplies comply with the parameters in these regulations.</p>
<p>3.6.6 Water Quality Policies and Objectives (cont)</p>	<p>Objective WQ 2 – Shannon International River Basin Management Plan and Protection of Waters Support the implementation of the relevant recommendations and measures as outlined in the <i>Shannon International River Basin Management Plan 2009-2015</i> (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.</p>	<p>Development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of: Objective WQ 2 – Shannon International River Basin Management Plan and Protection of Waters is acknowledged: Support the implementation of the relevant recommendations and measures as outlined in the <i>Shannon International River Basin Management Plan 2009-2015</i> (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.</p>
<p>3.6.6 Water Quality Policies and Objectives (cont)</p>	<p>Objective WQ 3 – Protection of Ground Waters & Aquifers Support the protection of groundwater resources and dependent wildlife/habitats in accordance with the <i>Groundwater Directive 2006/118/EC</i> and the <i>European Communities Environmental Objectives (Groundwater) Regulations, 2010 (S.I. No. 9 of 2010)</i> as amended by the <i>European Communities Environmental Objectives (Groundwater) (Amendment) Regulations 2012</i> or any other updates. In addition, protect the regionally important aquifer that underlays 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.</p>	<p>Development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective WQ 3 – Protection of Ground Waters & Aquifers is acknowledged: Support the protection of groundwater resources and dependent wildlife/habitats in accordance with the <i>Groundwater Directive 2006/118/EC</i> and the <i>European Communities Environmental Objectives (Groundwater) Regulations, 2010 (S.I. No. 9 of 2010)</i> as amended by the <i>European Communities Environmental Objectives (Groundwater) (Amendment) Regulations 2012</i> or any other updates. In addition, protect the regionally important aquifer that underlays 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.</p>
<p>3.6.9 Waste Management Policies and Objectives</p>	<p>Policy WM 1 – Waste Management Plan Support the implementation of the <i>Replacement Connacht Waste Management Plan 2008-2011</i>, <i>Galway County Council's Litter Management Plan 2007-2010</i>, the <i>National Waste Prevention</i></p>	<p>N/A</p>	<p>N/A</p>

	<i>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.</i>		
3.6.9 Waste Management Policies and Objectives (cont)	Policy WM 2 – 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	N/A	N/A
3.6.9 Waste Management Policies and Objectives (cont)	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.	N/A	N/A
3.6.9 Waste Management Policies and Objectives (cont)	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.	N/A	N/A
3.6.11 Energy Infrastructure, Renewable Energy & Telecommunications Policies and Objectives	Policy ET 1 – Energy, Renewable Energy & Telecommunications It is the policy of Galway County Council to support the provision of adequate energy and telecommunications infrastructure to service developments, including gas, electricity, broadband and telephony services. In particular, the Council supports the increased development and use of renewable energy and the aims of sustainable energy use and conservation in building design and construction.	N/A	N/A
3.6.11 Energy Infrastructure, Renewable Energy & Telecommunications Policies and Objectives (cont)	Objective ET 1 – 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.	N/A	N/A

3.6.11 Energy Infrastructure, Renewable Energy & Telecommunications Policies and Objectives (cont)	Objective ET 2 – 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	N/A	N/A
3.6.11 Energy Infrastructure, Renewable Energy & Telecommunications Policies and Objectives (cont)	Objective ET 3 – Energy Efficiency Technology in Buildings The Planning Authority will have regard to the DoEHLG Guidelines on <i>Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities, 2009</i> and the accompanying guidance document <i>Urban Design Manual</i> in the assessment of any proposals for residential development, including <i>inter alia</i> those in respect of energy efficiency, passive solar design and renewable energy sources. The Council shall: <ul style="list-style-type: none"> a) Facilitate and support innovative housing design, energy efficient technologies and layout solutions that address concerns of environmental sustainability with regard to matters such as energy efficiency and the use of materials; b) Facilitate and support the integration of micro renewable energy sources into the design and construction of single and multiple housing developments throughout the plan area; c) The Council shall facilitate and support the use of district heating/cooling and combined heat and power in new single and multiple housing developments, within schools, commercial and public buildings as appropriate within the plan area. 	N/A	N/A
3.6.11 Energy Infrastructure, Renewable Energy & Telecommunications Policies and Objectives (cont)	Objective ET 4 – Telecommunications & Broadband Continue to facilitate the provision of adequate telecommunication infrastructure within the plan area, including telephony and broadband services, to the requirements of the relevant service providers and in accordance with the principles of proper planning and sustainable development.	N/A	N/A
3.6.11 Energy Infrastructure, Renewable Energy & Telecommunications	Objective ET 5 – Open Access Fibre Ducting Facilitate and support the installation of connections for high speed technologies, where practicable, in accordance with the Department of	N/A	N/A

Policies and Objectives (cont)	Communications, Energy and Natural Resources documents including ' <i>Recommendations for Open Access Fibre Ducting and Interior Cabling for New Residential Buildings</i> ' ' <i>Making Homes Fibre Ready</i> ', 2011, the <i>National Broadband Plan for Ireland 2012</i> , <i>Delivering a Connected Society</i> ' and the <i>National Digital Strategy for Ireland 2013</i> , ' <i>Doing more with Digital – Phase 1 Digital Engagement</i> ' (including any updated/superseding documents).		
3.7.2 Climate Change, Air Quality and Radon Policies and Objectives	Policy CC 1– Climate Change Policy It is the policy of Galway County Council to have regard to EU and national legislation and strategies on climate change in its decision making process in order to contribute to a reduction and avoidance of human induced climate change, in accordance with national targets under the <i>Kyoto Protocol</i> , the <i>EU Roadmap</i> and including any amendments to same.	N/A	N/A
3.7.2 Climate Change, Air Quality and Radon Policies and Objectives (cont)	Objective CC 1 – Climate Change & The National Climate Change Adaptation Framework Galway County Council shall support the implementation of the <i>National Climate Change Strategy 2007-2012</i> , the <i>National Climate Change Adaptation Framework 2012</i> and the actions contained therein and the <i>Climate Action and Low-Carbon Development Bill 2015</i> (including any superseding enactment of this Bill).	N/A	N/A
3.7.2 Climate Change, Air Quality and Radon Policies and Objectives (cont)	Objective CC 2 – Climate Change & 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.	N/A	N/A
3.7.2 Climate Change, Air Quality and Radon Policies and Objectives (cont)	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 <i>Air Quality in Ireland 2012 Key Indicators of Ambient Air Quality</i> (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 <i>SI 180/2011 Air Quality Standards Regulations 2011</i> .	N/A	N/A

<p>3.7.2 Climate Change, Air Quality and Radon Policies and Objectives (cont)</p>	<p>Objective CCF 4 – Air Purification The Council shall 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 Ballinasloe’s micro-climate.</p>	<p>N/A</p>	<p>N/A</p>
<p>3.7.2 Climate Change, Air Quality and Radon Policies and Objectives (cont)</p>	<p>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.</p>	<p>N/A</p>	<p>N/A</p>
<p>3.7.5 Flood Risk Management Policies and Objectives</p>	<p>Policy FL 1 – Flood Risk Management Guidelines 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 PL 2/2014 (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 2012 and the Strategic Flood Risk Assessment carried out for Ballinasloe and any recommendations and outputs arising from same that relate to or impact on the plan area.</p>	<p>Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion in Objective FL 1 – Flood Risk Management and Assessment (Refer to Maps 3A/3B) is acknowledged: 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 Natura 2000 sites, such measures will undergo environmental assessment and Habitats Directive Assessment, as appropriate.</p>
<p>3.7.5 Flood Risk Management Policies and Objectives (cont)</p>	<p>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) 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</p>	<p>Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion in Objective FL 1 – Flood Risk Management and Assessment (Refer to Maps 3A/3B) as above is acknowledged.</p>

	also meet the objectives of proper planning and sustainable development.		
3.7.5 Flood Risk Management Policies and Objectives (cont)	<p>Objective FL 1 – Flood Risk Management and Assessment (Refer to Maps 3A/3B) Ensure the implementation of the DoEHLG/OPW publication <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i> (including its accompanying Technical Appendices) and including the Department of the Environment, Community & Local Government’s <i>Circular PL 2/2014</i> (or any updated/superseding document) in relation to flood risk management within the plan area. This will include the following:</p> <ol style="list-style-type: none"> 1. Avoid, reduce and/or mitigate, as appropriate in accordance with <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i> (and as updated), the risk of flooding within the flood risk areas indicated on Maps 3A/3B – 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 <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009</i>, (or any superseding document) & 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. Galway County Council shall work with other bodies and organisations, as appropriate, to 	Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion in Objective FL 1 – Flood Risk Management and Assessment (Refer to Maps 3A/3B) as above is acknowledged.

	<p>help protect critical infrastructure, including water and wastewater, within the County, from risk of flooding.</p>		
<p>3.7.5 Flood Risk Management Policies and Objectives (cont)</p>	<p>Objective FL 2 – Flood Zones and Appropriate Land Uses (Refer to Maps 3A/3B)</p> <p>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 <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any superseding document)</i> 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 <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 & Circular PL2/2014</i> (as updated/superseded).</p> <p>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 Flood Risk Assessment in accordance with the criteria set out under <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) & Circular PL2/2014</i> (as updated/superseded).</p> <p>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</p>	<p>Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion in Objective FL 2 – Flood Zones and Appropriate Land Uses (Refer to Maps 3A/3B) is acknowledged:</p> <p>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 <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any superseding document)</i> 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 <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 & Circular PL2/2014</i> (as updated/superseded).</p>

	accordance with the criteria set out under <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 & Circular PL2/2014</i> (as updated/superseded).		
3.7.5 Flood Risk Management Policies and Objectives (cont)	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. (Refer to DM Guideline FL 2)	N/A	N/A
3.7.5 Flood Risk Management Policies and Objectives (cont)	Objective FL 4 – Management of Flood Risk in relation to Natura 2000 Sites In circumstances where certain measures proposed to mitigate or manage the risk of flooding associated with new developments are likely to result in significant effects to the environment or Natura 2000 sites, such measures will undergo environmental assessment and Habitats Directive Assessment, as appropriate.	Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion of Objective FL 4 – Management of Flood Risk in relation to Natura 2000 Sites is acknowledged: In circumstances where certain measures proposed to mitigate or manage the risk of flooding associated with new developments are likely to result in significant effects to the environment or Natura 2000 sites, such measures will undergo environmental assessment and Habitats Directive Assessment, as appropriate.
3.7.5 Flood Risk Management Policies and Objectives (cont)	Objective FL 5 – Installation of Water Level Recorders Ensure that sufficient water level recorders are installed on the River Suck so that the flows can be estimated and so that future hydraulic models of the River Suck can be adequately calibrated for future use. Ensure that these recorders are connected to the online County wide SCADA system.	N/A	N/A
3.7.5 Flood Risk Management Policies and Objectives (cont)	Objective FL 6 – 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.	N/A	N/A
3.7.5 Flood Risk Management Policies and Objectives (cont)	Objective FL 7 – Protection of Water Bodies and Watercourses Protect water bodies and watercourses within the plan area from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will	Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion of Objective FL 7 – Protection of Water Bodies and Watercourses is acknowledged: Protect water bodies and watercourses within the plan area from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include a

	<p>include a general 10 metre protection buffer from rivers as measured from the near river bank (this distance may be increased and decreased on a site by site basis, as appropriate). In addition, promote the sustainable management and uses of water bodies and avoid culverting or realignment of these features.</p> <ul style="list-style-type: none"> • Ensure that flows through the town in the stream near St Michael's Church are not impeded at the downstream end. In particular it is important that the culverts under the present town centre by-pass are not blocked. 		<p>general 10 metre protection buffer from rivers as measured from the near river bank (this distance may be increased and decreased on a site by site basis, as appropriate). In addition, promote the sustainable management and uses of water bodies and avoid culverting or realignment of these features.</p> <ul style="list-style-type: none"> • Ensure that flows through the town in the stream near St Michael's Church are not impeded at the downstream end. In particular it is important that the culverts under the present town centre by-pass are not blocked.
3.7.5 Flood Risk Management Policies and Objectives (cont)	<p>Objective FL 8 – Pluvial, Groundwater Flood Risk & Alluvium Soil Areas</p> <p>Planning applications on lands identified within pluvial and/or groundwater flood risk and/or alluvium soil areas shall be accompanied by a Site Specific Flood Risk Assessment that corresponds with that outlined under Chapter 5 'Flooding and Development Management' of <i>The Planning System and the Flood Risk Management Guidelines for Planning Authorities</i> (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.</p>	N/A	N/A
3.7.5 Flood Risk Management Policies and Objectives (cont)	<p>Objective FL 9 – Storm Water Retention Facilities & Integrated Constructed Wetlands (ICW) (Refer to Maps 2A/2B)</p> <p>Galway County Council shall support the use of Integrated Constructed Wetlands (ICW) as a low cost and environmentally sustainable alternative having regard to the 'Integrated Constructed Wetlands-Guidance Document for Farmacyard Soiled Water and Domestic Wastewater Applications' as appropriate.</p> <ul style="list-style-type: none"> • Provide storm water retention facilities and develop as linear integrated constructed wetlands (ICW) to treat farm discharges, etc and to enhance river quality at strategic locations along the River Suck and Deerpark River and as per location on the Specific Objectives Map 2A/2B and other locations subject to the requirements of the Habitats Directive, where appropriate. 	Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	<p>The inclusion in Objective FL 9 – Storm Water Retention Facilities & Integrated Constructed Wetlands (ICW) (Refer to Maps 2A/2B) is acknowledged:</p> <ul style="list-style-type: none"> • Provide storm water retention facilities and develop as linear integrated constructed wetlands (ICW) to treat farm discharges, etc and to enhance river quality at strategic locations along the River Suck and Deerpark River and as per location on the Specific Objectives Map 2A/2B and other locations subject to the requirements of the Habitats Directive, where appropriate.

<p>3.7.5 Flood Risk Management Policies and Objectives (cont)</p>	<p>Objective FL 10 – Improvement &/Or Restoration of Natural Flood Risk Management Functions Prevent 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.</p>	<p>Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective FL 10 – Improvement &/Or Restoration of Natural Flood Risk Management Functions is acknowledged: Prevent 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.</p>
<p>3.7.5 Flood Risk Management Policies and Objectives (cont)</p>	<p>Objective FL 11 - Flood Risk Assessment for Planning Applications & CFRAMS Ensure that site specific Flood Risk Assessments (FRA) accompanies all planning applications in Flood Zones A and B, including those areas indicated on Maps 3A/3B 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 Shannon CFRAM Study in the assessment of planning applications</p>	<p>N/A</p>	<p>N/A</p>
<p>3.7.5 Flood Risk Management Policies and Objectives (cont)</p>	<p>Objective FL 12 – Strategic Flood Risk Assessment (SFRA) and Flood Risk Assessments (FRA) 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 <i>Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management</i> (or any superseding document) shall be consulted with to this effect.</p>	<p>N/A</p>	<p>N/A</p>
<p>3.7.5 Flood Risk Management Policies and Objectives (cont)</p>	<p>Objective FL 13 – Environmental Impact Assessment/Statement (EIA/EIS) & Flood Risk Assessment (FRA) 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.</p>	<p>Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective FL 4 – Management of Flood Risk in relation to Natura 2000 Sites as outlined above is acknowledged.</p>

<p>3.8.2 Urban Design and Landscape Policies and Objectives</p>	<p>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 Ballinasloe, having regard to the guidance contained in the <i>Sustainable Residential Development in Urban Areas Guidelines 2009</i> and the accompanying <i>Urban Design Manual 2009</i> & the <i>Design Manual for Urban Roads & Streets 2013</i> and to the <i>Draft National Landscape Strategy for Ireland 2014-2024</i> (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 plan area and the promotion of the development of a green network and high quality landscaping.</p>	<p>N/A</p>	<p>N/A</p>
<p>3.8.2 Urban Design and Landscape Policies and Objectives (cont)</p>	<p>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.</p>	<p>N/A</p>	<p>N/A</p>
<p>3.8.2 Urban Design and Landscape Policies and Objectives (cont)</p>	<p>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</p>	<p>N/A</p>	<p>N/A</p>

	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.		
3.8.2 Urban Design and Landscape Policies and Objectives (cont)	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.	N/A	N/A
3.8.2 Urban Design and Landscape Policies and Objectives (cont)	Objective UD 4 – Green Network and Landscaping Support the sustainable 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. Any proposed development having potential biological or hydrological connectivity with Natura 2000 Sites will be subject to AA Screening and Stage 2 AA if required under the requirements of the Habitats Directive.	Such development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion in Objective UD 4 – Green Network and Landscaping is acknowledged: Any proposed development having potential biological or hydrological connectivity with Natura 2000 Sites will be subject to AA Screening and Stage 2 AA if required under the requirements of the Habitats Directive.
3.8.2 Urban Design and Landscape Policies and Objectives (cont)	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	N/A	N/A

	<p>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.</p>		
<p>3.8.2 Urban Design and Landscape Policies and Objectives (cont)</p>	<p>Objective UD 6 – Design Statements Require design statements with all large scale or sensitively located development proposals, such as in close proximity to an Architectural Conservation Area (ACA), protected structure, natural heritage designation, significant public amenity, elevated position 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.</p>	N/A	N/A
<p>3.8.2 Urban Design and Landscape Policies and Objectives (cont)</p>	<p>Objective UD 7 – Landscape Character, Values, Sensitivity and Views/Prospects (Refer to Maps 2A/2B) Protect the landscape character, values, sensitivities, focal points and views in the Plan area, including those identified in the current <i>Galway County Development Plan</i> and included in the <i>Landscape and Landscape Character Assessment for County Galway 2002</i> and as shown on Map 2A/2B – Specific Objectives. This will include, <i>inter alia</i>, the following: a) Ensure that new developments are responsive (SEA process- reformat as bullet points) ➤ To the high and special sensitivity of the River Suck and surrounds,</p>	N/A	N/A

	<ul style="list-style-type: none"> ➤ To the open character of St Michael's Square (including its focus St Michael's Church), ➤ The Fair Green and the Le Poer Trench Memorial, ➤ The narrow streets rising to St John's Church of Ireland a major landmark of the town, with its converging narrow lanes entered through carriage arches and to any other visually vulnerable areas or locally important townscape contexts. ➤ Vistas as indicated within Garbally Demesne, ➤ Vistas from the public marina; ➤ Vistas at the junction of Creagh Church and graveyard. <p>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 the River Suck, significant townscapes and historic buildings, as appropriate.</p> <p>c) Prohibit development that will block or interfere with a significant focal point or view. Where it is considered that a development may impact on focal points or views, have regard to the significance of any such impact and any appropriate mitigation measures that should be incorporated.</p>		
3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives	<p>Policy BAC 1 – Built Heritage</p> <p>It is the policy of Galway County Council to support the conservation of architectural and archaeological heritage, including Protected Structures, Architectural Conservation Area and Recorded Monuments and Places and other important features of architectural or archaeological heritage within the plan area. Galway County Council will ensure the implementation of the legislative, statutory and policy provisions relevant to the conservation of built heritage, including the following (and any updated/superseding documents):</p> <ul style="list-style-type: none"> • Legislative provisions in the <i>Planning and</i> 	N/A	N/A

	<p><i>Development Act 2000</i> (as amended) and <i>National Monuments Act 1930</i> (as amended).</p> <ul style="list-style-type: none"> • Statutory provisions in the current <i>Galway County Development Plan</i>, including the Record of Protected Structures. • Policy guidance in the <i>Government Policy on Architecture 2009-2015</i>, the <i>Architectural Heritage Protection Guidelines 2004/2011</i>, the <i>Archaeology and Development: Guidelines for Good Practice for Developers</i> (and any updated/superseding documents). 		
3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)	<p>Policy BAC 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, to support high quality developments that relate to local heritage and to ensure that new development respects and is responsive to same.</p>	N/A	N/A
3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)	<p>Objective BAC 1 – Architectural Heritage Ensure the protection and conservation of the architectural heritage in the plan area, in particular by implementing the relevant legislative provisions of the <i>Planning and Development Act 2000</i> (as amended) in relation to architectural heritage and policy guidance contained within the <i>Architectural Heritage Protection Guidelines 2004/2011</i> and the published DAHG & NDA advice series titled <i>Access: Improving the Accessibility of Historic Buildings and Places 2011</i> (or any superseding document).</p>	N/A	N/A
3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)	<p>Objective BAC 2 – Protected Structures (Refer to the current Galway County Development Plan) Ensure the protection and sympathetic enhancement of structures included 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.</p>	N/A	N/A
3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)	<p>Objective BAC 3 – Architectural Conservation Areas (Refer to Maps 1A/1B and to Maps 2A/2B) Protect, conserve and enhance the essential character of the Ballinasloe Architectural Conservation Areas (ACAs) through the appropriate management and control of the design, location and</p>	N/A	N/A

	<p>layout of new development, respecting surviving historic plots and street patterns, alterations or extensions to existing structures, and/or modifications to the character or setting of the Architectural Conservation Areas.</p> <p>The identification of areas of special interest within the plan boundary may be considered during the lifetime of the plan.</p>		
<p>3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)</p>	<p>Objective BAC 4 – Development/Works relating to Protected Structures and Architectural Conservation Areas (ACA's)</p> <p>Ensure that any development, modifications, alterations, or extensions materially affecting the character of a Protected Structure, or a structure adjoining a Protected Structure, or a structure within or adjacent to an Architectural Conservation Area (ACA), is sited and designed appropriately and is not detrimental to the character or setting of the Protected Structure or the ACA. This will include the following:</p> <ul style="list-style-type: none"> a) Works materially affecting the character of a Protected Structure or the exterior of a building/ structure within an ACA will require planning permission. b) Any works/development carried out to a Protected Structure or the exterior of a building/structure within an ACA shall be in accordance with best conservation practice and use sustainable and appropriate materials. c) Works/development within the ACA shall ensure the conservation of traditional features and building elements that contribute to the character of the area. d) New proposals shall have appropriate regard to scale, plot, form, mass, design, materials, and colours and function. 	N/A	N/A
<p>3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)</p>	<p>Objective BAC 5– Demolition</p> <p>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.</p>	N/A	N/A
<p>3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)</p>	<p>Objective BAC 6 – Architectural Conservation Area Management Plan</p> <p>Prepare and publish an Architectural Conservation Area Management Plan(s) for Ballinasloe over the</p>	N/A	N/A

	lifetime of this plan, to preserve, protect and enhance the character of the ACA's, including the public realm and implement any recommendations arising from same.		
3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)	Objective BAC 7 – Vernacular Architecture and Structures of Local Interest Recognise the importance of the contribution of vernacular architecture to the character of Ballinasloe 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 of Ballinasloe, and resist the demolition of these vernacular structures.	N/A	N/A
3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)	Objective BAC 8 - Energy Efficiency and Traditionally Built Structures Ensure that measures to upgrade the energy efficiency of protected structures and traditionally built historic structures are sensitive to traditional construction methods and use appropriate materials and do not have detrimental impact on the material, aesthetic or visual character or function of the building.	N/A	N/A
3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)	Objective BAC 9 – Local Landscape and Place Assessment Support proposals from local communities including the Tidy Town Committee, Heritage Groups, Chamber of Commerce and residents groups in undertaking studies and analysis of the character of Ballinasloe and in promoting its regeneration for their own use and enjoyment and that of visitors to the area.	N/A	N/A
3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)	Objective BAC 10 – Garbally Demesne (Refer to Maps 2A/2B) a) Protect, conserve and enhance the character of the area of the historic demesne of Garbally as outlined in the Specific Objectives Maps 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, propose the use of high quality materials and do	N/A	N/A

	<p>not negatively impact on the established character of the designed landscape;</p> <p>c) Development proposals within Garbally Demesne shall also provide an impact assessment carried out by appropriately qualified personnel on the historic structures and natural features within the Demesne, their setting and character which shall demonstrate that any development proposals have taken account of same and do not negatively impact on the designed landscape.</p>		
<p>3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)</p>	<p>Objective BAC 11 – Archaeological Heritage Ensure the protection and sympathetic enhancement of archaeological heritage in the plan area, in particular by implementing the relevant provisions of the <i>Planning and Development Act 2000</i> (as amended), the <i>National Monuments Act 1930</i> (as amended) and with the national policy on protection of archaeological heritage as set out within the DAHG document titled <i>Framework and Principles for the Protection of the Archaeological Heritage 1999</i> (including any updated/superseding document that may be published within the lifetime of this plan).</p> <ol style="list-style-type: none"> 1. All areas of archaeological heritage should be addressed where relevant including: <ol style="list-style-type: none"> a) Immovable cultural heritage (e.g. monuments and ancient field boundaries); b) Underwater cultural heritage such as river fording points, fish weirs, fish traps and other underwater ruins such as submerged jetties, that may await discovery in the River Suck and in other water bodies within the plan area; c) Moveable cultural heritage (e.g. loose carved stones, sculptures, architectural fragments etc.) 2. All proposed development within proximity to archaeological monuments should be subject to appropriate consultation at the earliest possible stage, with the Department of Arts, Heritage and the 	N/A	N/A

	<p>Gaeltacht (DAHG);</p> <p>3. All impacts which may impinge on the archaeological heritage should be appropriately assessed by a suitably qualified archaeologist;</p> <p>4. Ensure that any 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.</p>		
3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)	<p>Objective BAC 12 – Protection of Monuments and Places</p> <p>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), the National Monuments Act 1930 (as amended), the national policy on protection of archaeological heritage as set out within the DAHG document titled <i>Framework and Principles for the Protection of the Archaeological Heritage 1999</i> (including any updated/superseding document that may be published within the lifetime of this plan) and the <i>Archaeology and Development: Guidelines for Good Practice for Developers</i>. This will include the protection of Monuments on the lists provided by the National Monument Service, Department of Arts, Heritage and the Gaeltacht, which has statutory responsibility in this area.</p>	N/A	N/A
3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)	<p>Objective BAC 13 – Underwater Archaeological Sites</p> <p>Protect and preserve the underwater archaeological sites in rivers and water bodies within the LAP area including underwater cultural heritage that may await discovery in the River Suck and within other water bodies within the plan area.</p> <p>Under the National Monuments Act, it is obligatory to report all discoveries of archaeological objectives and wrecks over 100 years old within 4 days of discovery refer to www.archaeology.ie.</p>	N/A	N/A

<p>3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)</p>	<p>Objective BAC 14 – Archaeological Assessment & Zones of Archaeological Potential (ZAPs) (Refer to Maps 2A/2B)</p> <p>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 (ZAP) 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 (by suitable qualified archaeologists) and, where appropriate, mitigation measures.</p> <p>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 (0.5h 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/ Environmental Assessment</p> <p>National Monuments include:</p> <ul style="list-style-type: none"> ➤ 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, 	<p>N/A</p>	<p>N/A</p>
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	<ul style="list-style-type: none"> foraging points; <ul style="list-style-type: none"> ➤ Potential sites located in the vicinity of large complexes of sites or 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 the Ballinasloe plan area 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. d) All impacts must be assessed, to include ground disturbance, impacts on the setting of the monuments and visual impacts. These should include direct, indirect, temporary and cumulative impacts. e) Mitigating impacts, identified through consultation, should be taken into account within the development at the earliest possible stages. Various approaches should be considered, such as avoidance, design modification and relocation where appropriate. 		
3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)	<p>Objective BAC 15 – Burial Grounds Protect the burial grounds, identified in the Record of Monuments and Places, in co-operation with the National Monuments Service of the Department of Arts, Heritage and the Gaeltacht (DAHG). Encourage the local community to manage burial grounds in accordance with best conservation and heritage principles.</p>	N/A	N/A
3.9.2 Built and Cultural Heritage and Biodiversity Policies and Objectives (cont)	<p>Objective BAC 16 – 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 village. New developments will be required to consult with Coiste Logainmneacha Chontae na Gaillimhe, Galway County Council 'Placename Committee' to identify</p>	N/A	N/A

	an appropriate name for new developments that reflect the local character and heritage of the area.		
3.10.2 Natural Heritage and Biodiversity Policies and Objectives	<p>Policy NH 1 – Natural Heritage, Landscape and Environment</p> <p>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 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 Natura 2000 sites, 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):</p> <ul style="list-style-type: none"> • EU Directives, including the <i>Habitats Directive (92/43/EEC)</i>, the <i>Birds Directive (2009/147/EC codified version of Directive)</i>, the <i>Environmental Impact Assessment Directive (85/337/EEC)</i> & <i>EIA Directive (2014/52/EU)</i>, the <i>Water Framework Directive (2000/60/EC)</i> and the <i>Strategic Environmental Assessment Directive (2001/42/EC)</i>; the <i>Environmental Liability Directive 2004/35/EC</i>; • National legislation, including the <i>Wildlife Act 1976</i>, the <i>European Communities (Environmental Impact Assessment) Regulations 1989 (SI No. 349 of 1989)</i> (as amended), the <i>Wildlife (Amendment) Act 2000</i>, the <i>European Union (Water Policy) Regulations 2003</i> (as amended), the <i>Planning and Development (Amendment) Act 2010</i> and the <i>European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011)</i> and the <i>Regulation of the European Parliament</i> 	Development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion of Policy NH 1 – Natural Heritage, Landscape and Environment is acknowledged: 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 Natura 2000 sites, will be implemented in accordance with relevant EU Environmental Directives and applicable National legislation, policies, plans and guidelines.

	<p>and of the Council on the Prevention and Management of the Introduction and Spread of Invasive Non-Native Species [2013/0307 (COD)];</p> <ul style="list-style-type: none"> • National policy guidelines, including the <i>Landscape and Landscape Assessment Draft Guidelines 2000</i>, the <i>Environmental Impact Assessment Sub-Threshold Development Guidelines 2003</i>, <i>Strategic Environmental Assessment Guidelines 2004</i> and the <i>Appropriate Assessment Guidelines 2010</i>; • Catchment and water resource management plans, including the <i>Western River Basin District Management Plan 2009-2015</i> (and as updated). • Biodiversity plans and guidelines, including <i>Actions for Biodiversity 2011-2016</i>: Ireland's National Biodiversity Plan, the <i>Biodiversity Action Plan for County Galway 2008-2013</i> and the <i>Biodiversity Guidelines</i> produced by Galway County Council. 		
<p>3.10.2 Natural Heritage and Biodiversity Policies and Objectives (cont)</p>	<p>Objective NH 1 – Natura 2000 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 a Habitats Directive Assessment where necessary, that:</p> <p>1. The plan or project will not give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 site (either individually or in combination with other plans or projects); or</p>	<p>Development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective NH 1 – Natura 2000 Sites is acknowledged: 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 a Habitats Directive Assessment where necessary, that:</p> <p>1. The plan or project will not give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 site (either individually or in combination with other plans or</p>

	<p>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</p> <p>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.</p>		<p>projects); or</p> <p>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</p> <p>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.</p>
<p>3.10.2 Natural Heritage and Biodiversity Policies and Objectives (cont)</p>	<p>Objective NH 2 – Protected Habitats and Species Support the protection of habitats and species listed in the Annexes to and/or covered by the EU Habitats Directive (92/43/EEC, as amended) and Birds Directive (2009/147/EC), and regularly occurring-migratory birds and their habitats, and species protected under the Wildlife Acts 1976-2000 and the Flora Protection Order.</p>	<p>Development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective NH 2 – Protected Habitats and Species is acknowledged: Support the protection of habitats and species listed in the Annexes to and/or covered by the EU Habitats Directive (92/43/EEC, as amended) and Birds Directive (2009/147/EC), and regularly occurring-migratory birds and their habitats, and species protected under the Wildlife Acts 1976-2000 and the Flora Protection Order.</p>
<p>3.10.2 Natural Heritage and Biodiversity Policies and Objectives (cont)</p>	<p>Objective NH 3 – Environmental Management (Refer to Maps 2A/2B) Ensure that any new development proposals on or near the environmental management area that may impact on River Suck Callows Special Protection Area (SPA; Site Code 004097), the Suck River Callows Natural Heritage Area (NHA: Site Code 000222; S.I 575 of 2005) are adequately assessed, undergo environmental and/or Habitats Directive Assessments, including the evaluation of cumulative/in combination effects, and any impacts</p>	<p>Development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective NH 3 – Environmental Management (Refer to Maps 2A/2B) is acknowledged: Ensure that any new development proposals on or near the environmental management area that may impact on River Suck Callows Special Protection Area (SPA; Site Code 004097), the Suck River Callows Natural Heritage Area (NHA: Site Code 000222; S.I 575 of 2005) are adequately assessed, undergo environmental and/or Habitats Directive Assessments, including the evaluation of cumulative/in combination effects, and any impacts identified can be avoided, reduced and/or</p>

	<p>identified can be avoided, reduced and/or mitigated, as appropriate, in accordance with applicable environmental legislation and policy prior to any consent being given.</p> <ul style="list-style-type: none"> • Seek to ensure that a minimum setback of 10 metres is maintained on either side of the River Suck, save for exceptional circumstances where it can be reasonably demonstrated that this setback is not feasible. • In the event of lighting being proposed along watercourse corridors an Ecological Impact Assessment (and where necessary an Appropriate Assessment) including bat and otter survey shall be conducted by specialists. The recommendations of the specialist studies shall be implemented to the greatest extent possible. No lighting will be installed without prior consultation with NPWS and shall be in line with advances in knowledge into the impact of lighting on bats and other species and also to reflect advances in technology in the lighting industry. • Support the carrying out of a river corridor habitat survey of the River Suck that is located within the plan area in conjunction with other agencies and/or local community groups as resources permit. 		<p>mitigated, as appropriate, in accordance with applicable environmental legislation and policy prior to any consent being given.</p> <ul style="list-style-type: none"> • Seek to ensure that a minimum setback of 10 metres is maintained on either side of the River Suck, save for exceptional circumstances where it can be reasonably demonstrated that this setback is not feasible. • In the event of lighting being proposed along watercourse corridors an Ecological Impact Assessment (and where necessary an Appropriate Assessment) including bat and otter survey shall be conducted by specialists. The recommendations of the specialist studies shall be implemented to the greatest extent possible. No lighting will be installed without prior consultation with NPWS and shall be in line with advances in knowledge into the impact of lighting on bats and other species and also to reflect advances in technology in the lighting industry. • Support the carrying out of a river corridor habitat survey of the River Suck that is located within the plan area in conjunction with other agencies and/or local community groups as resources permit.
<p>3.10.2 Natural Heritage and Biodiversity Policies and Objectives (cont)</p>	<p>Objective NH 4 – Natural Heritage Areas and Proposed Natural Heritage Areas (Refer to Map 2A/2B) Protect Natural Heritage Areas and proposed Natural Heritage Areas in accordance with the requirements of the Wildlife Act 1976, the Wildlife (Amendment) Act 2000 and the Planning and Development Act 2000 (as amended). Where a proposed development within the plan area may give rise to likely significant effects on any Natural Heritage Area or proposed Natural Heritage Area (e.g. Ballinasloe Esker proposed Natural Heritage Area (pNHA: Site Code 001779), an Ecological Impact Assessment may be required.</p>	<p>Development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective NH 4 – Natural Heritage Areas and Proposed Natural Heritage Areas (Refer to Map 2A/2B) is acknowledged: Protect Natural Heritage Areas and proposed Natural Heritage Areas in accordance with the requirements of the Wildlife Act 1976, the Wildlife (Amendment) Act 2000 and the Planning and Development Act 2000 (as amended). Where a proposed development within the plan area may give rise to likely significant effects on any Natural Heritage Area or proposed Natural Heritage Area (e.g. Ballinasloe Esker proposed Natural Heritage Area (pNHA: Site Code 001779), an Ecological Impact Assessment may be required.</p>
<p>3.10.2 Natural Heritage and Biodiversity Policies and Objectives (cont)</p>	<p>Objective NH 5 – Impact Assessment Ensure full compliance with the requirements of the EU Habitats Directive (92/43/EEC), SEA Directive (2001/42/EC) and EIA Directive 2011/92/EU and associated legislation/regulations, including the European Communities (Birds and Natural Habitats)</p>	<p>Development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective NH 5 – Impact Assessment is acknowledged: Ensure full compliance with the requirements of the EU Habitats Directive (92/43/EEC), SEA Directive (2001/42/EC) and EIA Directive 2011/92/EU and associated legislation/regulations, including the</p>

	<p>Regulations 2011 (SI No. 477 of 2011), European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004-2011, the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 and the European Communities (Environmental Impact Assessment) Regulations 1989-2011 (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 need to be accompanied by one of more of the following: an Environmental Impact Statement, an Ecological Impact Assessment Report, a Habitats Directive Assessment Screening Report or a Natura Impact Statement, as appropriate. Ensure that Natura Impact Statements and any other environmental or ecological impact assessments submitted in support of proposals for development are carried out in accordance with best practice methodologies and contain all necessary baseline assessments.</p>		<p>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, the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 and the European Communities (Environmental Impact Assessment) Regulations 1989-2011 (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 need to be accompanied by one of more of the following: an Environmental Impact Statement, an Ecological Impact Assessment Report, a Habitats Directive Assessment Screening Report or a Natura Impact Statement, as appropriate. Ensure that Natura Impact Statements and any other environmental or ecological impact assessments submitted in support of proposals for development are carried out in accordance with best practice methodologies and contain all necessary baseline assessments.</p>
<p>3.10.2 Natural Heritage and Biodiversity Policies and Objectives (cont)</p>	<p>Objective NH 6 – Biodiversity and Ecological Networks (Refer to Maps 2A/2B) Support the protection and enhancement of biodiversity and ecological connectivity within the plan area, including woodlands, trees, hedgerows, semi-natural grasslands, rivers, streams, natural springs, wetlands, stonewalls, geological and geomorphological systems, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive:</p> <p>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.</p> <p>b) Protect and enhance the water quality and ecology of the area of the River Suck and other rivers/streams in the plan area and their function as ecological corridors, by maintaining the existing banks and channel and ensuring that new</p>	<p>Development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective NH 6 – Biodiversity and Ecological Networks (Refer to Maps 2A/2B) is acknowledged:</p> <p>Support the protection and enhancement of biodiversity and ecological connectivity within the plan area, including woodlands, trees, hedgerows, semi-natural grasslands, rivers, streams, natural springs, wetlands, stonewalls, geological and geo-morphological systems, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive:</p> <p>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.</p> <p>b) Protect and enhance the water quality and ecology of the area of the River Suck and other rivers/streams in the plan area and their function as ecological corridors, by maintaining the existing banks and channel and ensuring that new developments are</p>

	<p>developments are set back at least 10m from the near river bank, (this distance may be increased and decreased on a site by site basis, as appropriate) in the plan area.</p> <p>c) Ensure maintenance and enhancement of biodiversity through the appropriate planting of native trees, shrubs and hedgerows indigenous to the Ballinasloe area and of Irish provenance in public and private areas and in new developments.</p> <p>d) Seek to prevent the introduction of imported ash trees/plants or other such species, into the plan area in line with the EU Plant Health Directive and any other relevant legislation.</p>		<p>set back at least 10m from the near river bank, (this distance may be increased and decreased on a site by site basis, as appropriate) in the plan area.</p> <p>c) Ensure maintenance and enhancement of biodiversity through the appropriate planting of native trees, shrubs and hedgerows indigenous to the Ballinasloe area and of Irish provenance in public and private areas and in new developments.</p> <p>d) Seek to prevent the introduction of imported ash trees/plants or other such species, into the plan area in line with the EU Plant Health Directive and any other relevant legislation.</p>
3.10.2 Natural Heritage and Biodiversity Policies and Objectives (cont)	<p>Objective NH 7 – Water Resources</p> <p>Protect the water resources in the plan area, including the River Suck and Deerpark River that fall within the plan area, tributaries and downstream water bodies, other rivers, streams, springs, surface water and groundwater quality and wetlands 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 updated/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.</p>	<p>Development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective NH 7 – Water Resources is acknowledged:</p> <p>Protect the water resources in the plan area, including the River Suck and Deerpark River that fall within the plan area, tributaries and downstream water bodies, other rivers, streams, springs, surface water and groundwater quality and wetlands 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 updated/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.</p>
3.10.2 Natural Heritage and Biodiversity Policies and Objectives (cont)	<p>Objective NH 8 – Riparian Zones & Water Bodies and Watercourses</p> <p>Protect the riparian zones of watercourse systems throughout the plan area, recognising the benefits they provide in relation to flood risk management, the protection of the ecological integrity of watercourse systems and ensure that they are considered in the land use zonings of this Local Area Plan. This will include a general 10 metre protection buffer from rivers and other water bodies within the plan area as measured from the near river bank, (this distance may be increased and decreased on a site by site basis, as appropriate).</p>	<p>Development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective NH 8 – Riparian Zones & Water Bodies and Watercourses is acknowledged:</p> <p>Protect the riparian zones of watercourse systems throughout the plan area, recognising the benefits they provide in relation to flood risk management, the protection of the ecological integrity of watercourse systems and ensure that they are considered in the land use zonings of this Local Area Plan. This will include a general 10 metre protection buffer from rivers and other water bodies within the plan area as measured from the near river bank, (this distance may be increased and decreased on a site by site basis, as appropriate). Any proposed development having potential biological or</p>

	Any proposed development having potential biological or hydrological connectivity with Natura 2000 sites will be subject to AA Screening and Stage 2 AA if required under the requirements of the Habitats Directive.		hydrological connectivity with Natura 2000 sites will be subject to AA Screening and Stage 2 AA if required under the requirements of the Habitats Directive.
3.10.2 Natural Heritage and Biodiversity Policies and Objectives (cont)	Objective NH 9 - Control of Invasive and Invasive Alien Species Seek to prevent the spread of invasive and alien 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.	Development could have alone or in-combination effects on the water quality of the River Suck and River Shannon downstream.	The inclusion of Objective NH 9 - Control of Invasive and Invasive Alien Species is acknowledged: Seek to prevent the spread of invasive and alien 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.
3.10.2 Natural Heritage and Biodiversity Policies and Objectives (cont)	Objective NH 10 – Trees, Parkland/Woodland and Hedgerows a) Protect important trees, tree clusters and hedgerows in the plan area and ensure that development proposals take cognisance of significant trees/tree stands. Ensure that all planting schemes use suitable native variety of trees of Irish provenance. b) Seek to retain natural boundaries, including stone walls, hedgerows and tree boundaries, wherever possible and replace with a boundary type similar to the existing boundary where removal is unavoidable. Discourage the felling of mature trees where possible. All works to be carried out in accordance with the provisions of the <i>Forestry Act, 1946</i> . c) Carry out a tree survey on important tree stands within the LAP area by a suitably qualified personnel as resources permit.	N/A	N/A
3.10.2 Natural Heritage and Biodiversity Policies and Objectives (cont)	Objective NH 11 – Geological and Geo - morphological 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, eskers or other important geological and geomorphological systems are adequately assessed with regard to their potential geophysical, hydrological or ecological impacts on the environment.	N/A	N/A

<p>3.10.2 Natural Heritage and Biodiversity Policies and Objectives (cont)</p>	<p>Objective NH 12 – Eskers (Refer to Specific Objectives Maps 2A/2B)</p> <ul style="list-style-type: none"> Recognise that the Eskers in the plan area have a unique landscape, scientific and amenity values and ensure that any development proposals shall not detract from these values; Maintain ridge tops of eskers to the south and northwest of the town as areas of open space. 	<p>N/A</p>	<p>N/A</p>
<p>3.10.2 Natural Heritage and Biodiversity Policies and Objectives (cont)</p>	<p>Objective NH 13 – Consultation with Environmental Authorities Ensure that all development proposals are screened to determine whether they are likely to have a significant direct, indirect or cumulative effect on the integrity or conservation objectives of any Natura 2000 site and, where significant effects are likely or uncertain, there will be a requirement for consultation with the relevant environmental authorities as part of any Habitats Directive Assessment that may be required.</p>	<p>Development could have alone or in combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective NH 13 – Consultation with Environmental Authorities is acknowledged: Ensure that all development proposals are screened to determine whether they are likely to have a significant direct, indirect or cumulative effect on the integrity or conservation objectives of any Natura 2000 site and, where significant effects are likely or uncertain, there will be a requirement for consultation with the relevant environmental authorities as part of any Habitats Directive Assessment that may be required.</p>
<p>3.10.2 Natural Heritage and Biodiversity Policies and Objectives (cont)</p>	<p>Objective NH 14 – NPWS & Integrated Management Plans Galway County Council shall seek to engage with and support the National Parks and Wildlife Services (NPWS) to ensure integrated Management Plans are prepared for all Natura Sites within the sphere of influence of the Ballinasloe LAP area and ensure that such plans are practical, achievable and sustainable and have regard to all relevant ecological, cultural, social and economic considerations and with special regard to the local community.</p>	<p>Development could have alone or in combination effects on the water quality of the River Suck and River Shannon downstream.</p>	<p>The inclusion of Objective NH 14 – NPWS & Integrated Management Plans is acknowledged: Galway County Council shall seek to engage with and support the National Parks and Wildlife Services (NPWS) to ensure integrated Management Plans are prepared for all Natura Sites within the sphere of influence of the Ballinasloe LAP area and ensure that such plans are practical, achievable and sustainable and have regard to all relevant ecological, cultural, social and economic considerations and with special regard to the local community.</p>
<p>3.10.2 Natural Heritage and Biodiversity Policies and Objectives (cont)</p>	<p>Objective NH 15 - Protection of Bats and Bat Habitats Seek to protect bats and their roosts, their feeding areas, flight paths and commuting routes. Ensure that development proposals in areas which are potentially important for bats, including areas of woodland, linear features such as hedgerows, stone walls, watercourses and associated riparian vegetation including the River Suck, other water bodies within the plan area and the railway line corridor which may provide migratory/foraging uses shall be subject to suitable assessment for potential impacts on bats. This will include an</p>	<p>N/A</p>	<p>N/A</p>

	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.		
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4.4. Interaction with other Plans

The E.C. Habitats Directive and the Irish Habitats Regulations 2011 require that the impacts on Natura 2000 sites be assessed from the plan or project in question and also in combination with other plans and projects that could affect the same Natura 2000 sites.

The screening process identified the plans that could act in combination with the Local Area Plan to pose likely significant effects on Natura 2000 sites in its administrative area and its environs. This Section identifies if the Plans considered have undergone appropriate assessment themselves as it is assumed that if a Plan has been adopted following AA then it cannot pose likely significant adverse effects on Natura 2000 sites.

Since Local Area Plans in County Galway will be amended following the adoption of the Draft County Development Plan, Local Plans will all undergo their own appropriate assessment where necessary and will take into account the cumulative effects at this scale, particularly of projects which can act in-combination and identified at a local scale. The amendments/variations to these Plans will be in accordance with the Policies and Objectives that are described in the County Development Plan. Therefore it is assumed that the amendments/variations themselves will not pose likely significant effects to the Natura 2000 sites. Local Area Plans in County Galway are therefore not predicted to pose cumulative adverse impacts, provided they are in compliance with the County Development Plan.

The cumulative/in-combination impact assessment next focuses on the other County Development Plans that had the highest potential to affect the same Natura 2000 sites that could be affected by the Ballinasloe Local Area Plan. Other higher-level plans that could promote infrastructure are integrated within the County Development Plan and have been assessed as such.

Galway County Development Plan 2015-2021

Potential impacts on the River Suck Callows SPA, Middle Shannon Callows SPA and River Shannon Callows SAC are addressed in the Galway County Development Plan. The County Development Plan has undergone an appropriate assessment under Article 6(3) of the E.C. Habitats Directive. No cumulative impacts are predicted as there are no specific policies promoting development in the Galway County Development Plan that would have in-combination effects.

Roscommon County Development Plan 2014-2020

The River Suck forms the county border between Galway and Roscommon and therefore the River Suck Callows SPA is shared by Galway and Roscommon with hydrological connectivity to the River Shannon downstream and therefore to the Middle Shannon Callows SPA and River Shannon Callows SAC. Objectives have been included in the Plan relating to the protection of Natural Heritage. Objective 7.2 requires Appropriate Assessment Screening and if required Appropriate Assessment is carried out for any plan or project which, individually, or in combination with other plans and projects is likely to have a significant direct or indirect impact on any Natura 2000 site or sites. As a result there are no predicted cumulative impacts from the implementation of this Plan.

Offaly County Development Plan 2014-2020

The Middle Shannon Callows SPA and River Shannon Callows SAC are shared by Galway and Offaly. Policies have been assessed as part of a comprehensive appropriate assessment and objectives included in the Offaly CDP to protect these specific sites. As a result there are no predicted cumulative impacts from the implementation of the Local Area Plan.

Western River Basin Management Plan 2009-2015

A review of the Western RBMP indicated that the Objectives and Measures proposed within the Plan are consistent with the mitigation policies within the Galway County Development Plan and therefore the Ballinasloe Local Area Plan. Key issues such as prevention of deterioration, restoration of good status, reduction in chemical pollution and to achieve water related protected areas objectives, lend support for the Policies in this Plan.

Shannon International River Basin Management Plan 2009-2015

The primary objectives of the Shannon RBMP are to protect and enhance surface and groundwater resources and to achieve at least Good Ecological Status in all waterbodies by 2015. There would be no risk of significant “in combination” effects with Draft Local Area Plan.

4.5. Summary of Policies protecting Natura 2000 Sites

A summary of the Policies and Objectives which act cumulatively to protect the individual Natura 2000 sites is presented in Table 4.2 below.

Table 4.2. Policies and Objectives protecting Natura 2000 sites.

Site	Sensitivity/Threats	Mitigation – Policy/Objective
River Suck Callows SPA	Disturbance from development on Water quality and Habitats	Policy DS1 – Development Strategy
Middle Shannon Callows SPA		Objective DS 3 Natura 2000 Network and Habitats Directive
River Shannon Callows SAC		Policy LU 1 – Land Use Management
		Objective LU 8 – Environmental Management
		Objective LU 13 – Constrained Land Use Zone (CL)
		Objective LU 17 – Residential Densities (Refer to DM Guideline LU1)
		Policy RD 1 – Residential Development
		Policy CF 2 – Community Facilities and Amenities
		Objective CF 4 – Lands for Community Facilities and Amenities
		Objective CF 5 – Educational Facilities
		Objective CF 14 – Linear Park (Indicative Route)
		Objective CF 15 – Cycle and Pedestrian Networks
		Objective ED 7 – Tourism Development
		Objective ED 8 – Water- based Tourism
		Objective TI 28 – Road Junction Improvements
		Policy UI 1 – Water Supply, Wastewater and Surface Water Infrastructure
		Objective UI 3 – Wastewater Disposal
		Objective UI 4 – Connections to the Public Sewer & Public Water Mains
		Objective UI 5 – Surface Water Drainage and Sustainable Drainage Systems (SuDS)
		Objective UI 7 - River Suck and Drainage Catchment
		Objective UI 8 – Integrated Constructed Wetlands and Natural Drainage
		Policy WQ1 – Water Quality
		Objective WQ 1 – EU Policies and Directives
		Objective WQ 2 – Shannon International River Basin Management Plan and Protection of Waters
		Objective WQ 3 – Protection of Ground Waters & Aquifers
		Policy FL 1 – Flood Risk Management Guidelines
		Objective FL 4 – Management of Flood Risk in relation to Natura 2000 Sites
		Objective FL 7 – Protection of Water bodies and Watercourses
		Objective FL 9 – Storm Water Retention Facilities & Integrated Constructed Wetlands (ICW)
		Objective FL 10 – Improvement &/Or Restoration of Natural Flood Risk Management Functions
		Objective FL 13 – Environmental Impact Assessment/Statement (EIA/EIS) & Flood Risk Assessment (FRA)

		Objective UD 4 – Green Network and Landscaping Policy NH 1 – Natural Heritage, Landscape and Environment Objective NH 1 – Natura 2000 Sites Objective NH 2 – Protected Habitats and Species Objective NH 3 – Environmental Management Objective NH 4 – Natural Heritage Areas and Proposed Natural Heritage Areas Objective NH 5 – Impact Assessment Objective NH 6 – Biodiversity and Ecological Networks Objective NH 7 – Water Resources Objective NH 8 – Water Bodies, Watercourses and Riparian Zones Objective NH 9 - Control of Invasive and Invasive Alien Species Objective NH 13 – Consultation with Environmental Authorities Objective NH 14 – NPWS & Integrated Management Plans
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4.6. Responsibilities for implementing mitigation policies

The responsibility for implementing the Ballinasloe Local Area Plan lies solely with the Planning Authorities through the Planning consent process. Applicants who intend to develop within the Ballinasloe Local Area Plan Administrative Area are obliged to ensure that their application is consistent with the Policies and Objectives within the Local Area Plan. Applicants must provide information to allow the Planning Authorities to screen the application and decide if Stage 2 is required.

4.7. Monitoring the Implementation of Policies

Whilst there is no legal requirement to monitor the outputs of the AA process, there is an obligation to monitor the implementation of the Local Area Plan through the E.C. SEA Directive as implemented in Ireland. Contingency measures may have to be applied if there is evidence that Policies or Objectives cannot be implemented successfully.

4.8. Conclusion of Stage 2 – Appropriate Assessment

This Natura Impact Report records the decisions that were taken during the preparation of the Ballinasloe Local Area Plan 2015-2021. It determines that, assuming the successful implementation of the Policies and Objectives listed in the Plan, there will be no likely significant effects on Natura 2000 sites in the Administrative Area of the Plan in isolation or in combination with other Plans and Projects acting in the same area.

The process of appropriate assessment will continue as required throughout the preparation period of the Plan. It will be necessary to screen and potentially analyze any amendments to Policies and Objectives as a result of the subsequent stages in the Plan-preparation and to make recommendations if these amendments may lead to likely significant effects on Natura 2000 sites.

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