

Proposed Material Alterations to the Ballinasloe
Draft Local Area Plan
2015-2021

(On Public Display Friday 7th August to Friday 4th September 2015)



Forward Planning

Galway County Council

Áras an Chontae

Prospect Hill

Galway



Comhairle Chontae na Gaillimhe
Galway County Council

August 2015

The Ballinasloe Draft Local Area Plan 2015-2021 was prepared and placed on public display for six weeks from Thursday the 2nd April to Thursday 14th May 2015. A total of 25 submissions were received on the Draft Plan and a Chief Executive's Report on the Draft Submissions was prepared and submitted to the Members of Galway County Council for their consideration.

On the 20th of July 2015, at Council Meeting, the Elected Members considered the Draft plan and Chief Executive's Report and proposed a number of Alterations to the Ballinasloe Draft Local Area Plan, which were deemed to be Material Alterations. They are listed in the table hereunder and are reflected on the attached Material Alterations Maps (Map 1A & 2A) as appropriate.

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

- Existing Text – Shown in black text
- Proposed Addition – Shown in red text highlighted yellow
- Proposed Deletion – Shown in red strikethrough text with yellow highlight

Proposed Material Alterations to the Ballinasloe Draft Local Area Plan 2015 - 2021
Proposed Land Use Zoning Material Alterations (see attached Map 1A)

MA 1:

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

MA 2A:

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

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

MA 2B:

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

MA 3:

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

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

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

The delineation of Indicative Flood Risk Zones has taken into account various factors including local knowledge, photography, and site walkovers and published data sources indicative of flood risk. The Zones indicate broadly areas that may be prone to flooding and have informed the Plan. The Zones are indicative and should not be relied upon solely for site-specific flood risk assessment. The Zones may be updated in the future to take account of new information.

Proposed Material Alterations to the Ballinasloe Draft Local Area Plan 2015 - 2021
Proposed Textual Alterations

MA 4:

1. Amend the text in the Local Area Plan, as appropriate, to reference European sites and update terminology in relation to the AA process, as appropriate, throughout the plan document.

2. Include the following text amendments to the Draft Local Area Plan and amendments to the NIR as appropriate:

Objective CF 4 – Lands for Community Facilities and Amenities

- a) Ensure that.....and allow for existing community facilities to expand on adjacent **Community, Facilities and Amenities (CF)** lands zoned for such uses.

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

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

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

It is an objective of Galway County Council to ensure that Appropriate Assessment Screening and Appropriate Assessment, if required, is undertaken in view of the Conservation Objectives of the

European sites that may be affected by any proposed development that:

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

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

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

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

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

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

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

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

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

Include additional text as follows:

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

to each of the following Objectives

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

Amend Objective FL 4 as follows:

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

In circumstances where certain measures proposed to mitigate or manage the risk of flooding associated with new developments are likely to result in significant effects to the environment or ~~Natura 2000~~ European sites, ~~the new developments~~ and ~~such these~~ measures will undergo environmental assessment

and ~~Habitats Directive Appropriate~~ Assessment, as appropriate.

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

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

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

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

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

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

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

Amend **Objective NH 4** as follows:

Protect Natural Heritage.....Where a proposed development within the plan area may give rise to likely significant effects on any Natural Heritage Area or proposed Natural Heritage Area (e.g. Ballinasloe Esker proposed Natural Heritage Area (pNHA: Site Code 001779), an EIA/EIS may be required and shall be carried out in accordance with the EIA Directive and associated regulations.

Amend **Objective NH 13** as follows:

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

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

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

Amend **Objective NH 14** as follows:

Objective NH 14 – NPWS & Integrated Management Plans

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

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

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

Protect European sites that form part of the Natura 2000 network

A plan or project (e.g. proposed development) within the plan area will only be authorised after the competent authority (Galway County Council) has ascertained, based on scientific evidence **including a Screening for Appropriate Assessment and Appropriate Assessment if necessary, – Habitats Directive Assessment where necessary, that**

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

MA 5:

Update **Policy TI 2** in the Draft plan as follows:

Policy TI 2 – Roads, Streets and Parking

..... In this regard, the principles, approaches and standards set out in relevant national policy, including the Spatial Planning and National Roads Guidelines, the Sustainable Residential Development in Urban Areas Guidelines and the accompanying Urban Design Manual, the Traffic Management Guidelines (2003), the Traffic and Transport Assessment Guidelines ~~(2007)~~(2014), the Design Manual for Urban Roads and Streets (2013) **and the NRA Design Manual for Roads and Bridges as appropriate to the national road network outside areas subject to a reduced urban speed limit**, and any forthcoming guidelines in relation to street design and cycling facilities shall be applied to new developments, as appropriate.

MA 6:

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

The Environmental Report (ER) has been prepared in accordance with the EU Directive on SEA (2001/42/EC), the **national Planning and Development (Strategic Environmental Assessment) Regulations 2004** (SI No. 436 of 2004) **as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (S.I. No. 201 of 2011), the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (SI No. 200 of 2011) amending the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No.435 of 2004), and** the 2004 Strategic Environmental Assessment Guidelines. Regard has also being given to *Circular PSSP 6/2011 'Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA)*. An Environmental Report (ER) is required as part of the plan making process to assess the likely significant adverse effects on the environment of implementing the Local Area Plan, before a decision is made to adopt it.

- 2) Include a new Objective as follows:

Objective DS 10 – Future Developments and EU Directives

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

- 3) Apply textual amendments as per **Objective NH 14 - NPWS & Integrated Management Plans** as set out in **MA 4**

MA 7:

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

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

Wastewater Disposal

Ballinasloe is serviced by a public wastewater collection network with both primary and secondary treatment (with phosphorus removal). The wastewater works collects and treats domestic and commercial

effluent and surface water from a combined sewerage system. The wastewater treatment plant at Pollboy has a current design capacity of 13,500 population equivalent (P.E.); the current loading to the plant is 12,100 P.E., leaving a spare capacity of 1,400 P.E. The existing plant is considered sufficient to cater for wastewater loads up to 2020, ~~the period of this plan. The waste assimilative capacity at the estimated 2020 population equivalent is 13,309 P.E. The proposed additional upgrade of the wastewater treatment plant to 1,800 P.E. is not included on Irish Water's Capital Investment Programme 2014-2016 and such works will not commence prior to 2018.~~ The requirement and provision for any further upgrades will be reviewed and considered by Irish Water when planning any subsequent Capital Investment Programme'. An Appropriate Assessment Screening for the Ballinasloe Agglomeration was undertaken by Irish Water in relation to the Waste Water Certificate of Authorisation: D0032-01 process and it was determined that that the discharge from the wastewater treatment plant or in-combination with other sources (diffuse agricultural runoff) will not have a significant impact on the River Suck Callows SPA or downstream receiving ~~Natura 2000 European sites¹. The private sewerage works² located in the Portnick area will be connected to the foul sewer network and treatment system. Any new development within the grounds of the former St. Brigid's hospital will be required to link up with GCC network.~~ Some developments at the outer areas of the town remain connected to individual septic tanks or proprietary wastewater treatment systems. ~~The connection of existing houses to the wastewater system (which is currently served privately) should be progressed through Irish Water's New Connection process and potentially in conjunction with a DECLG subsidised Group Wastewater scheme. This New Connections process ensures that the cost associated with serving new customers is recovered from these new customers and this cost does not fall on the existing customer base.~~

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

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

Support Irish Water in the provision and maintenance of adequate ~~wastewater disposal, water supply, wastewater management, and surface water drainage~~ infrastructure, in accordance with EU Directives, to service the development of Ballinasloe. This will include satisfactory capacity for public wastewater ~~networks and storm water sewers~~ as appropriate and a satisfactory quantity and quality of water supply. ~~and the promotion of Sustainable Drainage System approaches and techniques within the plan area.~~

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

Support Irish Water in:

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

MA 8:

Include a new narrative on p. 35 of Draft Plan after Tourism Linkages as follows:

Agriculture Linkages

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

MA 9:

Include a new narrative on p. 65 of the Draft Plan as follows:

Ballinasloe Fair

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

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

<p>The Ballinasloe Plan supports and recognises the significance of the Ballinasloe Fair which is renowned as the largest such Fair in Europe. The Fair is highly important to the local economy of Ballinasloe and the plan recognises this.</p>
<p>MA 10: Include a new policy on p. 65 of Draft Plan as follows:</p> <p>Policy BAC 3 – Bridleways in Ballinasloe Support the creation of bridleways within Ballinasloe plan area given the strong local equine connections.</p>
<p>MA 11: Include a new policy on p. 42 of the Draft Plan as follows:</p> <p>Policy TI 4 Bi – Lingual Road Signage Support and facilitate Bi – Lingual Road Signage within the plan area.</p>
<p>MA 12: Amend Objective LU 3 – Residential to include a new subparagraph No. 3 as follows: 3. Existing commercial businesses in Residential Zonings shall, as far as is practicable, be facilitated to expand and develop their commercial activity.</p> <p>Amend Land Use Zoning Matrix as follows: Amend Residential Zoning from 'Not Permitted' to 'Open for Consideration' for Petrol Station.</p>
<p>MISCELLANEOUS</p> <ul style="list-style-type: none"> • Update <i>Maps 1A and 1B-Land Use Zoning, Maps 2A and 2B - Specific Objectives and Maps 3A and 3B Flood Risk Management</i>, as required; • Update <i>Table 1 Capacity of Zoned Land within the Ballinasloe Draft LAP</i> on p. 26 of the Ballinasloe Draft Local Area Plan 2015-2021 as a consequence of the Material Alterations. • Update any typos in the document, as required. • Any necessary updates to the NIR and SEA, as appropriate.

Determination

Under Section 20 (3) (e) to (i) of the Planning and Development Act, 2000 (as amended), Article 14 of the Planning & Development (Strategic Environmental Assessment) Regulations, 2004 (as amended), Article 6 of the EU Habitats Directive (92/43/EEC) and the Birds Directive (79/409/EEC) as amended, Galway County Council has undertaken an Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA) Screenings of the proposed Material Alterations to the Ballinasloe Draft Local Area Plan 2015-2021.

Following on from the Screenings carried out, it was determined that a Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) are not required in respect of the proposed alterations.

The SEA and AA Screening Reports of the proposed Material Alterations supplements this document. All documents should be read in conjunction with the Ballinasloe Draft Local Area Plan 2015-2021.

The proposed Material Alterations, the SEA & AA Screening Reports are now placed on public display for a period of 4 weeks from Friday the 7th of August 2015 until Friday the 4th of September 2015, during which period submissions are invited.

Written submissions or observations with respect **only** to the proposed Material Alterations of the Ballinasloe Draft Local Area Plan and accompanying SEA Screening and Appropriate Assessment Screening Reports may be made to the Planning Authority within the stated 4 week display period and shall be taken into consideration before the making of any Material Alterations.

Submissions or observations are also welcome from children, or groups or associations representing the interests of children.

The Chief Executive shall prepare a report on any submissions or observations received during the display period and shall submit their report to the members of the authority for their consideration. The report shall list the person who made the submission/observation, summarise the issue(s) raised, contain the opinion of the Chief Executive in relation to the issue raised and his recommendation in relation to the proposed Material Alteration to the Draft Local Area Plan, including any change to the proposed Material Alteration he considers appropriate, taking account of the proper planning and sustainable development of the area, statutory obligations of any local authority in the area and relevant policies or objectives for the time being of the Government or of any Minister of the Government.

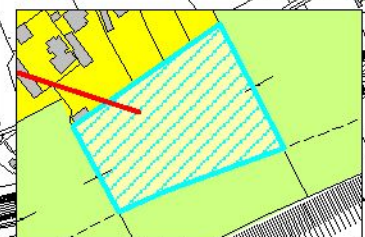
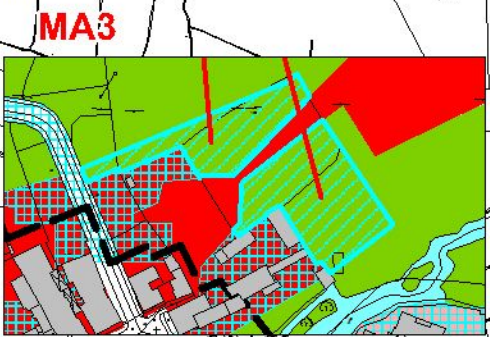
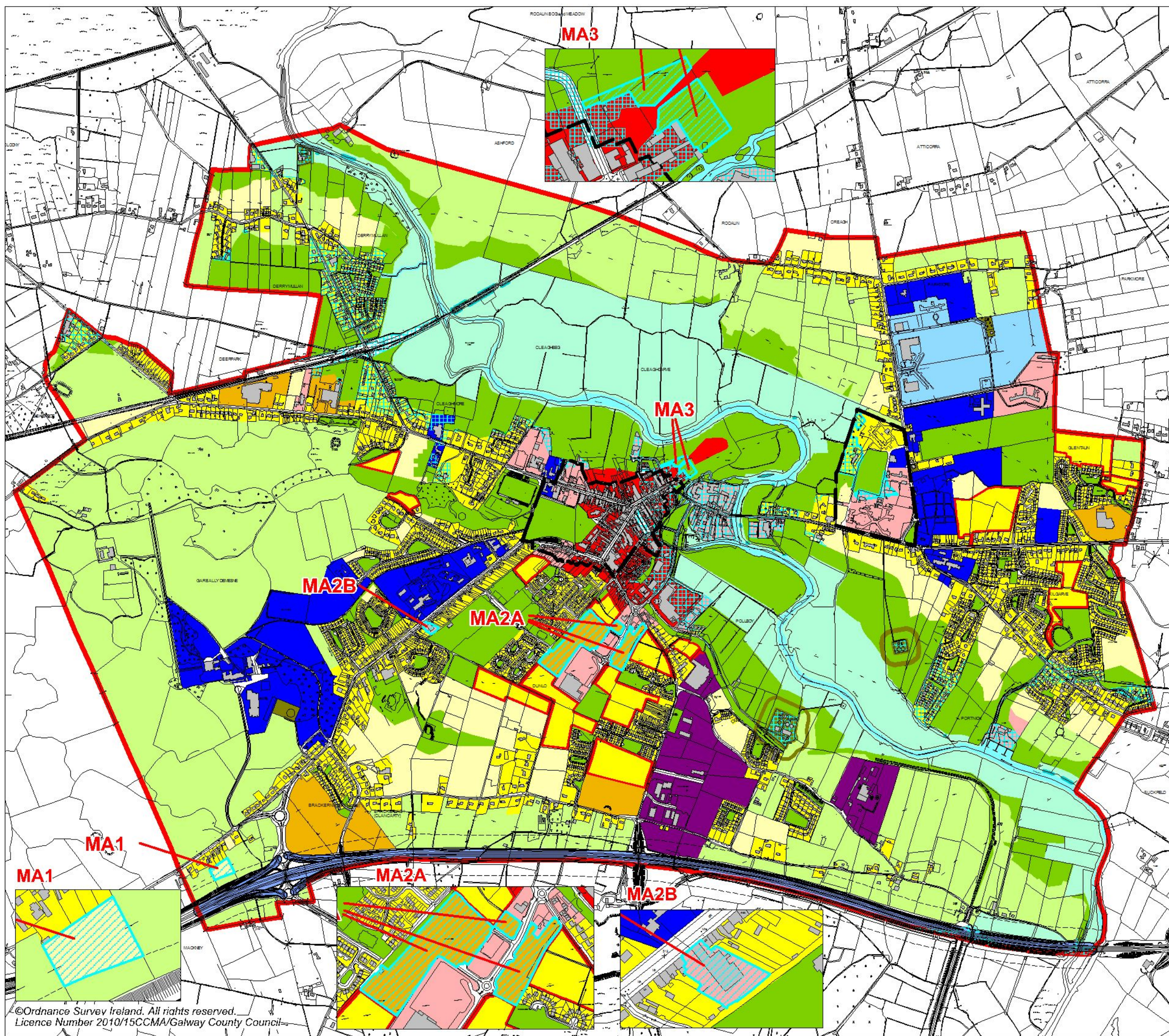
The Members shall then consider the proposed Material Alterations of the Draft Local Area Plan and the Chief Executive's Report and no later than 6 weeks after the Chief Executive's Report has been furnished to all Members, they shall then make the Local Area Plan or amend as appropriate, with all, some or none of the proposed Material Alterations. Where the Planning Authority decides to make or amend the Local Area Plan or change the Material Alteration of the plan by resolution

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

A further modification to the Material Alteration:

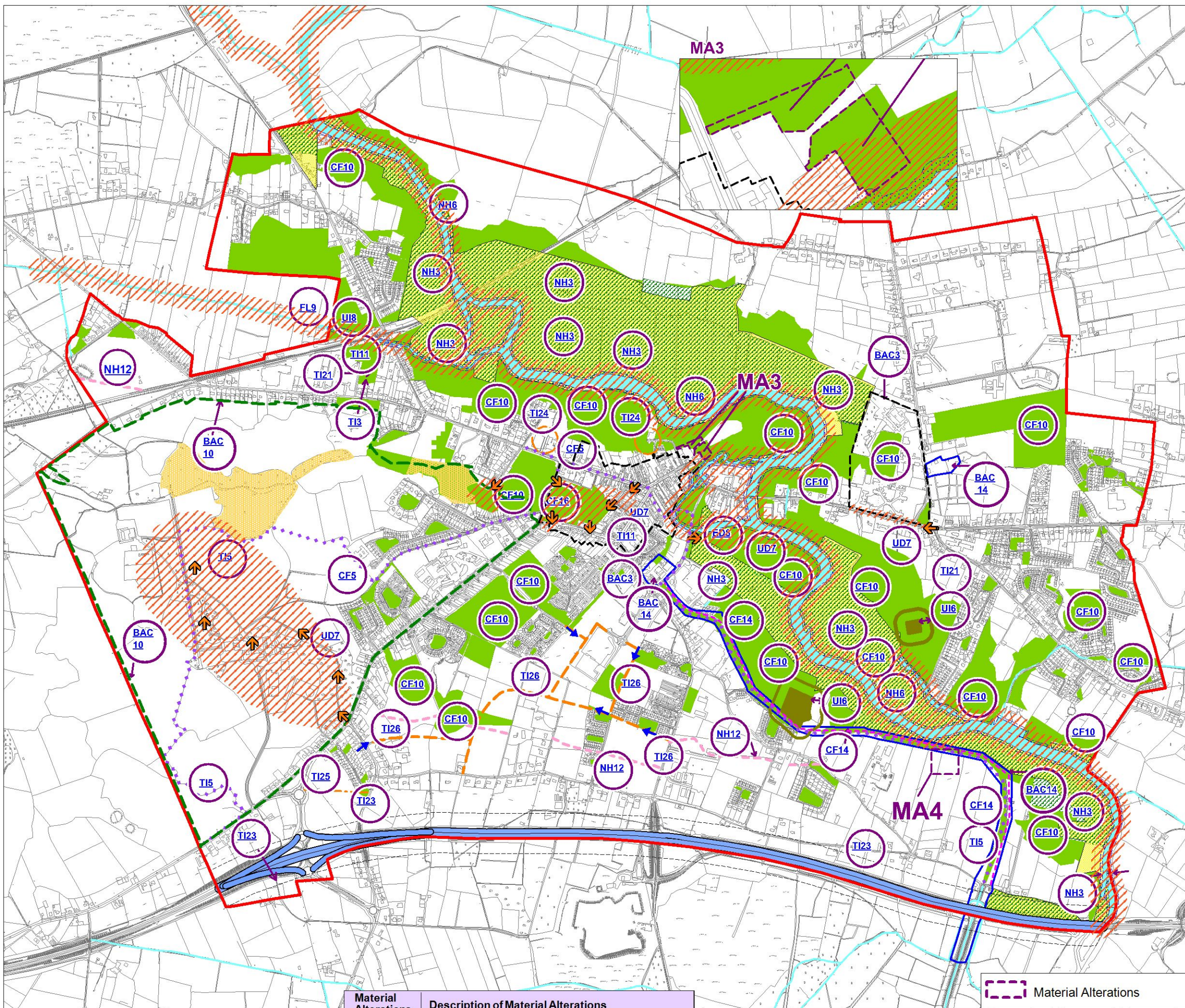
- May be made where it is minor in nature and therefore not likely to have any significant effects on the environment or adversely or adversely affect a European site;
- Shall not be made where it refers to an increase in the area of land zoned for any purpose or an addition or deletion to a protected structure.

When performing their functions under this subsection 20 (3) (q) of the Act, the Members of the Planning Authority shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies and objectives for the time being of the Minister or any Minister of the Government.



- Local Area Plan Boundary
 - R - Residential Existing
 - R - Residential.(Phase 1)
 - R - Residential.(Phase 2)
 - C1 - Town Centre / Commercial.
 - C2 - Commercial / Mixed Use.
 - BE - Business and Enterprise.
 - BT - Business and Technology
 - I - Industrial
 - CF - Community Facilities
 - OS - Open Space / Recreation & Amenity
 - EM - Enviromental Management
 - A - Agriculture
 - PU - Public Utilities
 - Buffer Zone
 - TI - Transport Infrastructure
 - CL - Constrained Land Use
-
- River Suck
 - M6 Motorway
 - ACA - Architectural Conservation Area
 - Material Alterations

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



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

LEGEND

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

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

Note:
 This map should be read in conjunction with Map 1A/1B - Land Use Zoning, Map 3A/3B - Flood Risk Management and the policies, objectives and guidelines contained within Section 2 and Section 3 of the Local Area Plan, including those in relation to flood risk management and assessment. Refer to more detailed wording of above objectives in Section 3 of the Plan. Locations of Specific Objectives shown on Maps 2A/2B are indicative and objectives would also apply in other locations where appropriate.

