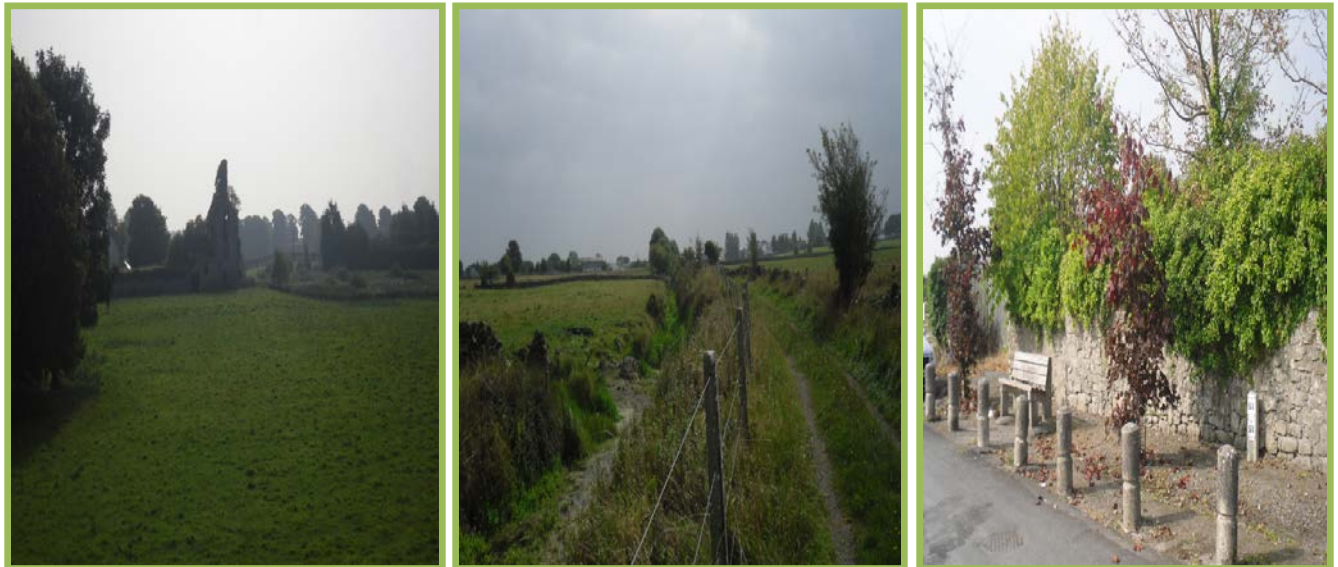


Strategic Environmental Assessment (SEA) Screening Report & Environmental Report for Material Alterations to the Draft Headford Local Area Plan 2015-2021



July 2015
Forward Planning
Galway County Council
Áras an Chontae
Prospect Hill
Galway



Comhairle Chontae na Gaillimhe
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1. STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) SCREENING REPORT FOR MATERIAL ALTERATIONS OF THE DRAFT HEADFORD LOCAL AREA PLAN 2015-2021

1.1 BACKGROUND

Material Alterations to the Draft Headford Local Area Plan (LAP) 2015-2021 have been proposed by the Elected Members of Galway County Council. These alterations have arisen following a review of the Chief Executives Report on submissions received during the public display period of the Headford Local Area Plan (LAP) 2015-2021 by the Elected Members of the Council on 27th May 2015.

A total of 38 submissions were received on the Draft Headford Local Area Plan 2015-2021 and the issues raised by the submissions were summarised and the response and recommendation of the Chief Executive was provided in accordance with the Planning and Development Act 2000 (as amended). Following consideration of the Chief Executive's Report on the submissions, the Elected Members decided to make a number of changes which are considered to be Material Alterations in response to a number of issues raised in the submissions.

As part of the Strategic Environmental Assessment process, all land use plans, such as this draft LAP, must undergo a formal 'test' or be screened to see if they would have likely significant effects on the environment. In order to comply with Section 20(3)(f) of the Planning and Development Act 2000, as amended to make a determination that a SEA is required "*to be carried out as respects one or more than one proposed material alteration of the draft local area plan*" this report has been prepared and considers whether the material alterations to the LAP will have any likely significant environmental effects, and as such, would therefore require the preparation of a Strategic Environmental Assessment (SEA). The SEA process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. The key indicator that will determine if a SEA is required is if the proposed plan or programme is likely to have significant environmental effects on the environment or not.

Galway County Council, as the competent authority carried out a formal screening process of the Draft Headford LAP 2015-2021 to determine whether Strategic Environmental Assessment in accordance with Section 14 A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011, was required. The SEA Screening Report was completed in January 2015 and this assessment concluded that significant effects arising from the plan were unlikely and a full SEA was not required. In order to assess whether the Material Alterations proposed by the Elected Members of Galway County Council of the Plan require full Strategic Environmental Assessment, Galway County Council carried out this SEA Screening exercise which identified if any of the proposed material alterations, as outlined in the Report entitled *Proposed Material Alterations to the Draft Headford Local Area Plan 2015-2021* would be likely to have significant impacts on the environment.

1.2 SCOPE OF ASSESSMENT

The SEA Screening Report for the Draft Headford Local Area Plan 2015-2021 identified that there were no likely significant effects of the Draft Plan on the environment and, therefore, full SEA was not required. This report presents a further SEA Screening of the Material Alterations proposed in relation to the Draft Headford LAP 2015-2021 which was published in January 2015.

Section 2 of this report describes the likely significant effects, if any, of the material alterations on the environment.

This report documents the outputs of the screening of the Material Alterations to the plan only. Background information on the plan area and relevant baseline environmental information is contained within the SEA Screening Report prepared with respect to the Draft Headford LAP 2015-2021 (January 2015).

1.3 METHODOLOGY FOR SEA SCREENING OF MATERIAL ALTERATIONS

1.3.1 Assessment

The following assessment has been conducted in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004). The Screening of the proposed Material Alterations to the Draft Plan is undertaken using specified criteria for determining the likely significant environmental impacts of a variation as set out in Schedule 2A of SEA Regulations (S.I. 435 of 2004).

As outlined in the previous SEA screening exercise for the Draft Plan, in some instances policies/objectives of the draft Plan, if taken in isolation, might be considered to give rise to significant effects on the environment. However throughout the plan there are policies and objectives which provide for the protection of the environment and therefore the plan should be considered in its entirety, including support documents.

This SEA Screening Report addresses potential effects of the Material Alterations to the Draft Headford LAP 2015-2021 having regard to the following criteria outlined as part of Schedule 2A of the SEA Regulations:

1. The area likely to be affected,
2. The probability, duration, frequency and reversibility of effects,
3. The cumulative nature of the effects,
4. The transboundary nature of the effects,
5. The risk to human health or the environment (e.g. due to accidents),
6. The magnitude and spatial extent of the effect (geographical area and size of the population likely to be affected),
7. The value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values, and
 - intensive land use, and
8. The effects on areas or landscapes, which have recognised National, European Union or International protection status.

As part of this SEA Screening of the proposed Material Alterations to the Draft Plan 2015-2021, each of the material alterations (including re-zonings, new policies or amendments to policies and text) were examined under the criteria included as part of Schedule 2A of the SEA Regulations outlined above.

1.4 DESCRIPTION OF MATERIAL ALTERATIONS

The Material Alterations include:

1. The insertion of additional text in a number of sections throughout the draft Local Area Plan,
2. The deletion of text from the draft Local Area Plan,
3. The alteration of the draft Headford LAP Land Use Zonings as displayed on Land Use Zoning Map 1A/1B, and
4. The alteration of the draft Headford LAP Specific Objectives as displayed on the Specific Objectives Maps 2A/2B.

This report uses the following text formatting to highlight the proposed alterations to the Draft Headford Local Area Plan 2015-2021:

- Existing Draft Headford LAP 2015-2021 Text – Shown in black text,
- Proposed Alteration additional text – Shown in **yellow highlighted red text**, and
- Proposed Alteration deleted text – Shown in **~~strikethrough yellow highlight text~~**.

The proposed Material Alterations are presented in Table 1.1 below. The text alterations outlined in Points 1 and 2 above are described, in addition to specific alterations proposed by the Elected Members that are otherwise than as recommended in the Chief Executives Report (relating to changes in the land use zoning for a number of sites). The land use zonings and specific objectives amendments outlined in Points 3 and 4 above are shown in the maps included as Appendix C.

Table 1.1 Description of Material Alterations to the text and Land Use Zonings of the Draft Headford LAP

Material Alteration No.	Description	Consideration
<p>MA 1</p>	<p>Include subject lands within the plan boundary and zone Residential-Phase 2 as per attached map (Material Alterations Proposed to the Draft Plan – Map 1A Land Use Zoning - Draft Headford Local Area Plan).</p> <p>Constrained Land Use applicable to the developed area of these lands.</p>	<p>These lands were originally outside the plan boundary as published in January 2015. The proposed zoning of these lands is Residential Phase 2, in which part of the lands are included in the Flood Zone A. The proposed re-zoning of these lands is not in accordance with the provisions of “The Planning System and Flood Risk Management Guidelines for Planning Authorities” as it introduces vulnerable land uses to lands that have been clearly identified in the SFRA as being partly within Flood Zone A. The proposed zoning of MA1 fails the justification test (Appendix A) as set out in the Flood Guidelines.</p> <p>Therefore this zoning cannot be screened out for significant environmental effects and it recommended that these lands are not included within the plan boundary in the first instance due to the following:</p> <ul style="list-style-type: none"> • The inclusion of these lands is not in line with the methodology and approach to the preparation of the land use map and where Residential Phase 2 lands were identified; • The Justification Test has been applied to MA1 and it has failed on a number of grounds(Justification test included as Appendix A); • The proposed zoning of Residential Phase 2 lands would set an undesirable precedent for the zoning of lands for inappropriate use; • The Planning System and Flood Risk Management Guidelines highlights the precautionary principle and approach in relation to flood risk assessment and this

		<p>proposal does not align with this approach.</p> <p>It is considered that this material alteration has the potential to cause significant adverse impacts and therefore cannot be screened out for SEA. Under Section 20(3) (f) of the Planning and Development Act 2000 (as amended) it is determined that full SEA is necessary in order to assess the potential environmental impacts of the proposed Material Alteration.</p>
<p>MA 2</p>	<p>Include the subject lands within the plan boundary and zone Business & Enterprise, as per attached Map 1A.</p>	<p>These lands were originally outside the plan boundary as published in January 2015. The proposed zoning of these lands as Business & Enterprise includes lands which are included in Flood Zone A. The proposed re-zoning of these lands is not in accordance with the provisions of “The Planning System and Flood Risk Management Guidelines for Planning Authorities” as it introduces vulnerable land uses to lands that have been clearly identified in the SFRA as being partly within Flood Zone A. The proposed zoning of MA2 also fails the justification test (Appendix A).</p> <p>Therefore this zoning cannot be screened out for significant environmental effects and it is recommended that these lands are not included within the plan boundary in the first instance due to the following:</p> <ul style="list-style-type: none"> • The inclusion of these lands is not in line with the methodology and approach applied to the preparation of the land use map and where Business and Enterprise lands were identified and zoned as per the Draft Plan in January 2015; • The Justification Test has been applied to MA2 and it has failed on a number of grounds(Justification test included as Appendix A); • The proposed zoning of Business & Enterprise lands would set an undesirable precedent for the zoning of

		<p>lands for inappropriate use at a considerable distance from the village core;</p> <ul style="list-style-type: none"> • The Planning System and Flood Risk Management Guidelines highlights the precautionary principle and approach in relation to flood risk assessment and this proposal does not align with this approach. <p>It is considered that this material alteration has the potential to cause significant adverse impacts and therefore cannot be screened out for SEA. Under Section 20(3)(f) of the Planning and Development Act 2000(as amended) it is determined that full SEA is necessary in order to assess the potential environmental impacts of the proposed Material Alteration.</p>
<p>MA3</p>	<p>Zone subject lands located outside of the buffer zone area, as Residential Phase 2, as per attached Map 1A.</p>	<p>These lands were originally outside the plan boundary as published in January 2015. The proposed zoning of these lands as Residential Phase 2 includes lands which are partly included in Flood Zone A. The proposed re-zoning of these lands is not in accordance with the provisions of “The Planning System and Flood Risk Management Guidelines for Planning Authorities” as it introduces vulnerable land use onto lands that have been clearly identified in the SFRA as being partly located within a Flood Zone. The proposed zoning of in MA3 fails the justification test (Appendix A).</p> <p>Therefore this zoning cannot be screened out for significant environmental effects and it is recommended that these lands are not included within the plan boundary in the first instance due to the following:</p> <ul style="list-style-type: none"> • The inclusion of these lands is not in line with the methodology and overall strategy approach to the preparation of the land use map and where Residential Phase 2 Lands were identified; • The Justification Test has been applied to MA3 and it has failed on a number of grounds(Justification test

		<p>included as Appendix A);</p> <ul style="list-style-type: none"> • The proposed zoning of Residential Phase 2 lands would set an undesirable precedent for the zoning of lands for inappropriate uses; • The Planning System and Flood Risk Management Guidelines highlights the precautionary principle and approach in relation to flood risk assessment and this proposal does not accord with same. <p>It is considered that this material alteration has the potential to cause significant adverse impacts and therefore cannot be screened out for SEA. Under Section 20(3)(f) of the Planning and Development Act 2000(as amended) it is determined that full SEA is necessary in order to assess the potential environmental impacts of the proposed Material Alteration</p>
<p>MA4</p>	<p>Rezone lands from Residential-Existing (with Constrained Land Use) and Recreation, Amenity & Open Space to Residential Phase 2 (Constrained Land Use applicable to the developed area of these lands).</p>	<p>These lands were zoned Existing Residential (With Constrained Land Use as there was an existing building on the lands to the front of the site) and Recreation, Amenity & Open Space (on the undeveloped lands) as published in January 2015.</p> <p>As part of the Material Alteration it is now proposed to re-zone the entire site as Residential Phase 2(With Constrained Land Use Zoning to the front of the site).</p> <p>With the constrained land use there is limited development permitted in accordance with the policies and objectives in the LAP and in line with Circular PL2/2014. This zoning limits limited development while recognising that existing development uses within these zones may require small scale development. The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small scale extensions to houses, most change of uses of existing buildings) which is regarded as unlikely to raise significant flooding issues. Hence the rational behind zoning of the site as part “Existing Residential Development” as per the published</p>

		<p>Draft Plan in January 2015 and the remainder of the undeveloped area as Recreation, Amenity & Open Space. The lands subject of this Material Alteration is located in Flood Zone A. The proposed re-zoning of these lands to Residential Phase 2 is not in accordance with the provisions of “The Planning System and Flood Risk Management Guidelines for Planning Authorities” as it introduces vulnerable land uses to lands that have been clearly identified in the SFRA as being in Flood Zone A. The proposed zoning of MA4 also fails the justification test (Appendix A).</p> <p>Therefore this zoning cannot be screened out for significant environmental effects and it is recommended that these lands are not included within the plan boundary in the first instance due to the following:</p> <ul style="list-style-type: none"> • The zoning of the Residential Phase 2 with Constrained Land Use to the front of the site (Encompassing existing building) is not in accordance with PL/2014. There are a number of uses allows under Residential Phase 2 which would not be in compatible with the Constrained Land Use Zoning; • The inclusion of the lands is not in line with the methodology and overall strategy approach behind the preparation of the land use zoning map and where Residential Phase 2 Lands were identified; • The Justification Test has been applied to MA4 and it has failed on a number of grounds(Justification test included as Appendix A); • The proposed zoning of Residential Phase 2 lands would set an undesirable precedent for the zoning of lands for inappropriate uses; • The Planning System and Flood Risk Management Guidelines highlights the precautionary principle and approach in relation to flood risk assessment and this
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		<p>proposal does not accord with same.</p> <p>It is considered that this material alteration has the potential to cause significant adverse impacts and therefore cannot be screened out for SEA. Under Section 20(3)(f) of the Planning and Development Act 2000 it is determined that full SEA is necessary in order to assess the potential environmental impacts of the proposed Material Alteration</p>
<p>MA5</p>	<p>Rezone the lands from Recreation, Amenity and Open Space to Residential-Phase 2 as per attached Map 1A.</p>	<p>These lands were zoned Recreation and Amenity/Open Space as published in January 2015. The proposed zoning of these lands as Residential Phase 2 includes some areas within the Flood Zone A. The proposed re-zoning of these lands is not in accordance with the provisions of “The Planning System and Flood Risk Management Guidelines for Planning Authorities” as it introduces vulnerable land use to lands that have been clearly identified in the SFRA as being partly within Flood Zone A. The proposed zoning of in MA5 also fails the justification test (Appendix A).</p> <p>Therefore this zoning cannot be screened out for significant environmental effects and it is recommended that these lands would not be included within the plan boundary in the first instance due to the following:</p> <ul style="list-style-type: none"> • The inclusion of these lands is not in line with the methodology and overall strategy approach to the preparation behind the land use map and where Residential Phase 2 Lands were identified; • The Justification Test has been applied to MA5 and it has failed on a number of grounds(Justification test included as Appendix A); • The proposed zoning of Residential Phase 2 lands would set an undesirable precedent for the zoning of lands for inappropriate use; • The Planning System and Flood Risk Management

		<p>Guidelines highlights the precautionary principle and approach in relation to flood risk assessment and this proposal does not accord with same.</p> <p>It is considered that this material alteration has the potential to cause significant adverse impacts and therefore cannot be screened for SEA. Under Section 20(3)(f) of the Planning and Development Act 2000 it is determined that full SEA is necessary in order to assess the potential environmental impacts of the proposed Material Alteration.</p>
MA6	Extend the plan boundary and zone lands as Residential-Phase 2 as per attached Map 1A.	<p>These lands were originally outside the plan boundary as published in January 2015. The proposed zoning of these lands as Residential Phase 2 in which a part of the lands area are included in Flood Zone A. The proposed re-zoning of these lands is not in accordance with the provisions of “The Planning System and Flood Risk Management Guidelines for Planning Authorities” as it introduces vulnerable land use to lands that have been clearly identified in the SFRA as being within Flood Zone A. The proposed zoning under MA6 fails the justification test (Appendix A).</p> <p>Therefore this zoning cannot be screened out for significant environmental effects and it is recommended that these lands are not included within the plan boundary in the first instance due to the following:</p> <ul style="list-style-type: none"> • The inclusion of these lands is not in line with the methodology and overall strategic approach to the preparation behind the land use map and where Residential Phase 2 Lands were identified; • The Justification Test has been applied to MA6 and it has failed on a number of grounds(Justification test included as Appendix A); • The proposed zoning of Residential Phase 2 lands would set an undesirable precedent for the zoning of

		<p>lands for inappropriate use;</p> <ul style="list-style-type: none"> • The Planning System and Flood Risk Management Guidelines highlight the precautionary principle and approach in relation to flood risk assessment and this proposal does not accord with same. <p>It is considered that this material alteration has the potential to cause significant adverse impacts and therefore cannot be screened out for SEA. Under Section 20(3) (f) of the Planning and Development Act 2000 it is determined that full SEA is necessary in order to assess the potential environmental impacts of the proposed Material Alteration.</p>
MA7	<p>Rezone the subject lands identified outside of the flood zone area as Residential – Phase 2, as per attached Map 1A.</p>	<p>These lands were zoned Recreation and Amenity/Open Space as published in January 2015. The proposed re-zoning of these lands to Residential Phase 2 will lead to a loss of green space and a localised, significant deterioration in habitat quality. The lands are part of the old Demense lands and the large trees and old walls would be threatened by development which would cause a loss of feeding, roosting and communing space for bats which have been recorded in the area.</p> <p>It is considered that this zoning proposal cannot be screened out for significant environmental effects and it is recommended that these lands are zoned Recreational Amenity & Open Space and not Residential Phase 2 due to the following:</p> <p>The inclusion of these lands is not in line with the methodology and approach to the preparation of the land use map and where Residential Phase 2 Lands were identified;</p> <ul style="list-style-type: none"> • The inclusion of these lands is not in line with the methodology and overall strategy approach to the preparation behind the land use map and where Residential Phase 2 Lands were identified; • The proposed zoning of Residential Phase 2 lands

		<p>would set an undesirable precedent for the zoning of lands for inappropriate use;</p> <ul style="list-style-type: none"> • There is a significant loss of Open Space/Recreation and Amenity Lands which contains a number of natural habitats and natural landscape features e.g. several demesne walls, mature trees. <p>It is considered that this material alteration has the potential to cause significant adverse impacts and therefore cannot be screened for SEA. Under Section 20(3) (f) of the Planning and Development Act 2000(as amended) it is determined that full SEA is necessary in order to assess the potential environmental impacts of the proposed Material Alteration.</p>
MA8	Include additional lands within the plan boundary and zone same Existing Residential to Residential –Phase 2. In addition, rezone lands within Ashtorn Avenue Estate from Residential –Phase 2 to Existing Residential as per attached map	This land zoning alteration arises as a result of a submission from the landowner. It is considered that the proposed alteration will not likely, subject to adequate environmental consideration t as specified under NH4,NH5,NH6,NH7,NH8 & NH9 give rise to negative impacts on the environment.
MA9	Rezone the subject lands from Existing Residential to Village Centre/Commercial as per attached map	This land zoning alteration arises as a result of a submission from the landowner. It is considered that the proposed alteration from “Existing Residential” to “Village Centre/Commercial” will not likely, subject to give rise to negative impacts on the environment.
MA10	Include the subject lands within the plan boundary and zone Residential –Phase 2 as per attached map	This land zoning alteration arises as a result of a submission from the landowner. It is considered that the proposed alteration will not likely, subject to adequate environmental consideration t as specified under NH4,NH5,NH6,NH7,NH8 & NH9 give rise to negative impacts on the environment.
MA11	Include the subject lands within the plan boundary and zone the lands Business & Enterprise as per attached map	This land zoning alteration arises as a result of a submission from the landowner. The lands are not included within an environmental sensitive area and there is an established business use being carried out on the lands and therefore it is considered unlikely that that it will result in negative impacts on

		the environment.
MA12	Include the subject lands within the plan boundary and zone lands Residential –Phase 2 as per attached map	This land zoning alteration arises as a result of a submission from the landowner. It is considered that the proposed alteration will not likely, subject to adequate environmental consideration t as specified under NH4,NH5,NH6,NH7,NH8 & NH9 give rise to negative impacts on the environment.
MA13	Rezone the subject lands from Community Facilities to Residential –Phase 2 as per attached map	This land zoning alteration arises as a result of a submission from the landowner. It is considered that the proposed alteration will not likely, subject to adequate environmental consideration t as specified under NH4,NH5,NH6,NH7,NH8 & NH9 give rise to negative impacts on the environment.
MA14	Remove the subject lands which were zoned Recreation and Amenity in the Draft Headford Local Area from the plan boundary as per the attached map	The omission of these lands arises as a result of a submission from the landowner. It is considered that there are sufficient policies and objectives contained in the Galway County Development Plan 2015-2021 that it is unlikely that this zoning alteration will result in negative impacts on the environment.
MA15	Include subject lands in the plan boundary and zone Residential-Phase 2 as per attached map	This land zoning alteration arises as a result of a submission from the landowner. It is considered that the proposed alteration will not likely, subject to adequate environmental consideration as specified under NH4,NH5,NH6,NH7,NH8 & NH9 give rise to negative impacts on the environment.
MA16	Include the subject lands in the plan boundary and zone Residential-Phase 2 as per attached map	This land zoning alteration arises as a result of a submission from the landowner. It is considered that the proposed alteration will not likely, subject to adequate environmental consideration t as specified under NH4,NH5,NH6,NH7,NH8 & NH9 give rise to negative impacts on the environment.
MA17	Delete Objective RD11 from the Specific Objectives Map as per attached maps	No environmental impact.

<p>MA18</p>	<ul style="list-style-type: none"> • Enlarge the denoting circle of Specific Objective TI 13 on the Specific Objectives Map of the Draft Headford Local Area Plan, to encompass a wider area, as per attached Map 2. • Amend text of Objective TI 13 as follows: Objective TI 13 – Access Arrangement on the N84 a) Upgrade the junction of the Mart Road and the N84 within the 50kmh speed zone to provide for coordinated access to the Business & Enterprise lands east of the N84. Such access arrangements shall be carried out in consultation and agreement with the Road Design Section of Galway County Council. 	<p>This change arises from a submission by the landowner. It is considered that the proposed wording change is acceptable and would not likely, subject to adequate environmental consideration as specified under NH4,NH5,NH6,NH7,NH8 & NH9 give rise to negative impacts on the environment.</p>
<p>MA19</p>	<p>Include denoting circle of Specific Objective NH 9 on the Specific Objectives Map of the Draft Headford Local Area Plan, as per attached Map 2.</p>	<p>No environmental impact.</p>
<p>MA20</p>	<p>Update Policy TI 1 in the Draft plan as follows: -Policy TI1 – 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.</p>	<p>This change arises from a submission by the National Roads Authority (NRA). It is considered that the proposed additional wording will not give rise to negative impacts on the environment.</p>

<p>MA21</p>	<p>Amend draft plan as follows: -Include specific reference to the SEA Regulations, S.I. No. 201 of 2011 on page 2 in the plan as follows: The Strategic Environmental Assessment Screening 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.....</p>	<p>This change arises from a submission by the Environmental Protection Agency (EPA). It is considered that the proposed additional wording will not give rise to negative impacts on the environment.</p>
<p>MA22</p>	<p>-Policy UI 1 – Water Supply, Wastewater and Surface Water Infrastructure Support Irish Water in the provision and maintenance of adequate wastewater disposal and water supply and the maintenance of the existing surface water drainage infrastructure, in accordance with EU Directives, to service the development of Headford. This will include satisfactory capacity for public wastewater 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 shall also be supported .</p> <p>-Objective UI 4 – Connections to the Public Sewer & Public Water Mains Development shall connect to the public sewer and public water mains, subject to a connection agreement with Irish Water, in order to protect all waters in the plan area, and also to consolidate the urban structure and to control ribbon development along approach roads into Headford.</p> <p>-Objective UI 5 – Surface Water Drainage and</p>	<p>These changes arise from a submission by Irish Water. It is considered that the proposed additional wording will not give rise to negative impacts on the environment.</p>

	<p>Sustainable Drainage Systems Maintain and enhance, as appropriate, the existing surface water drainage system throughout the plan area and ensure that new developments are adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems in new developments. Surface water runoff from development sites will be limited to pre-development levels and planning applications for new developments will be required to provide details of surface water drainage and Sustainable Drainage Systems proposals, with the developer responsible for the satisfactory disposal of surface water.</p>	
<p>MA 23</p>	<p>Amend the Draft Plan as follows: -Section 2.2.3 Preferred Development Option Headford has an adequate provision of a number of community facilities including schools, a library and a number of sport pitches, which are predominantly located to the west of the village, allowing the opportunity for shared use of such facilities.</p> <p>-Include a new objective as follows: Objective CF 10 - Sporting Pitches & Facilities Support the development of further sports pitches and training facilities on lands zoned for such purposes.</p>	<p>This change arises from a submission by Moyne Villa F.C. It is considered that the proposed additional wording will not give rise to negative impacts on the environment.</p>

Table 1.1 Description of Material Alterations to the text and Land Use Zonings of the Draft Headford LAP

1.5 CONCLUSION

This SEA Screening Report assesses the potential for likely significant environmental effects arising from Material Alterations to the Headford Local Area Plan 2015-2021 proposed by the Elected Members of Galway County Council on 27th May 2015.

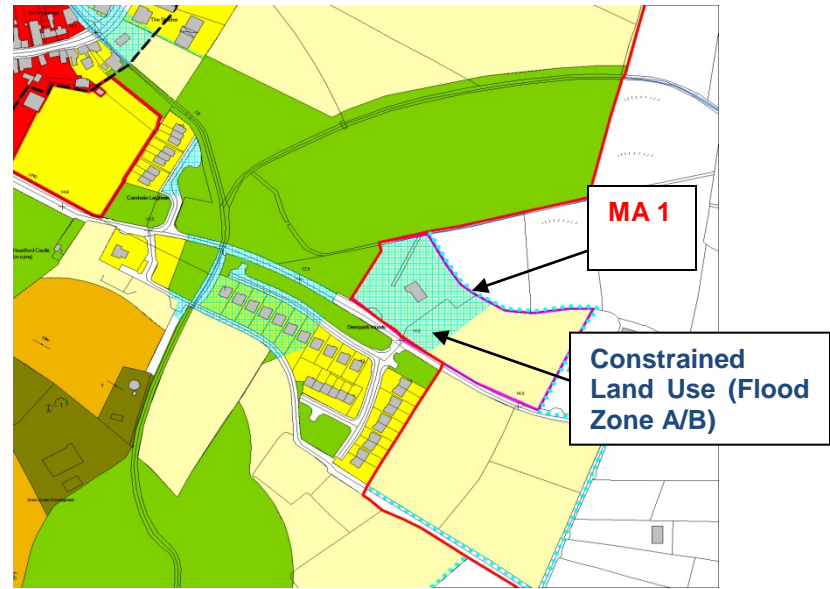
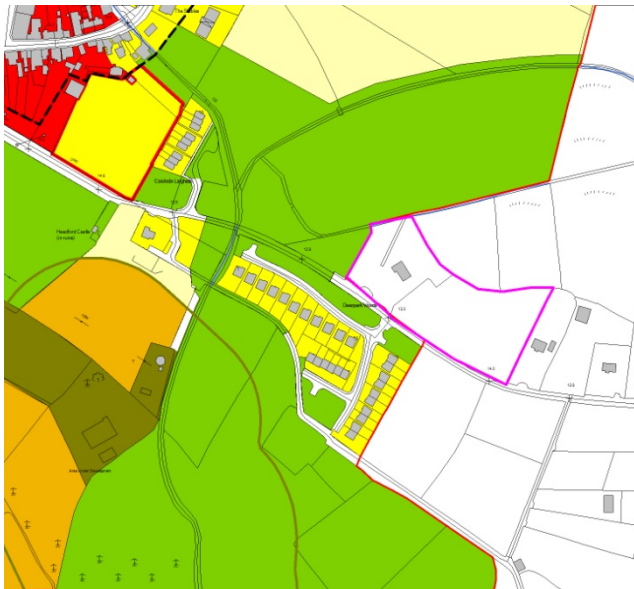
It is considered that the following Material Alterations are considered to pose likely significant environmental effects:

Material Alteration	Consideration	SEA Required on each Material Alteration
MA1-MA7	Likely to pose significant environmental effects.	√
MA8-MA23	Not Likely to pose significant environmental effects	X

Material Alterations	Proposed Change in Zoning	Environmental Considerations
<p>MA 1 Include subject lands within the plan boundary and zone Residential-Phase 2. Constrained Land Use applicable to the developed area of these lands.</p>	<p>Site was outside plan boundary at Draft Plan Stage. It is now proposed to be zoned Residential-Phase 2.</p>	<p>This zoning would be contrary to <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i>, 2009 and <i>Circular PL2/2014</i> as it proposes zoning for lands which facilitates flood vulnerable land uses in a flood zone.</p>

From:

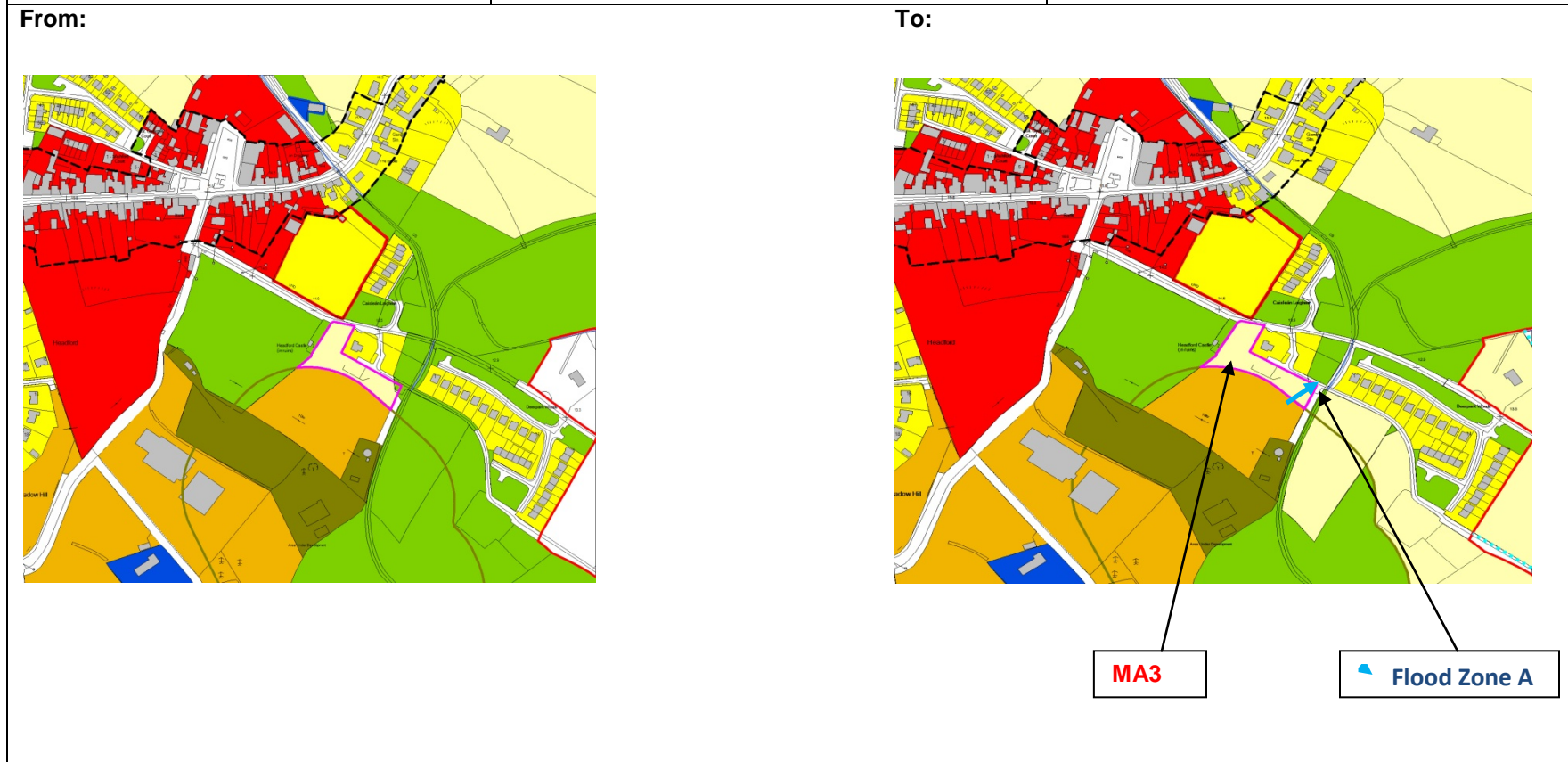
To:



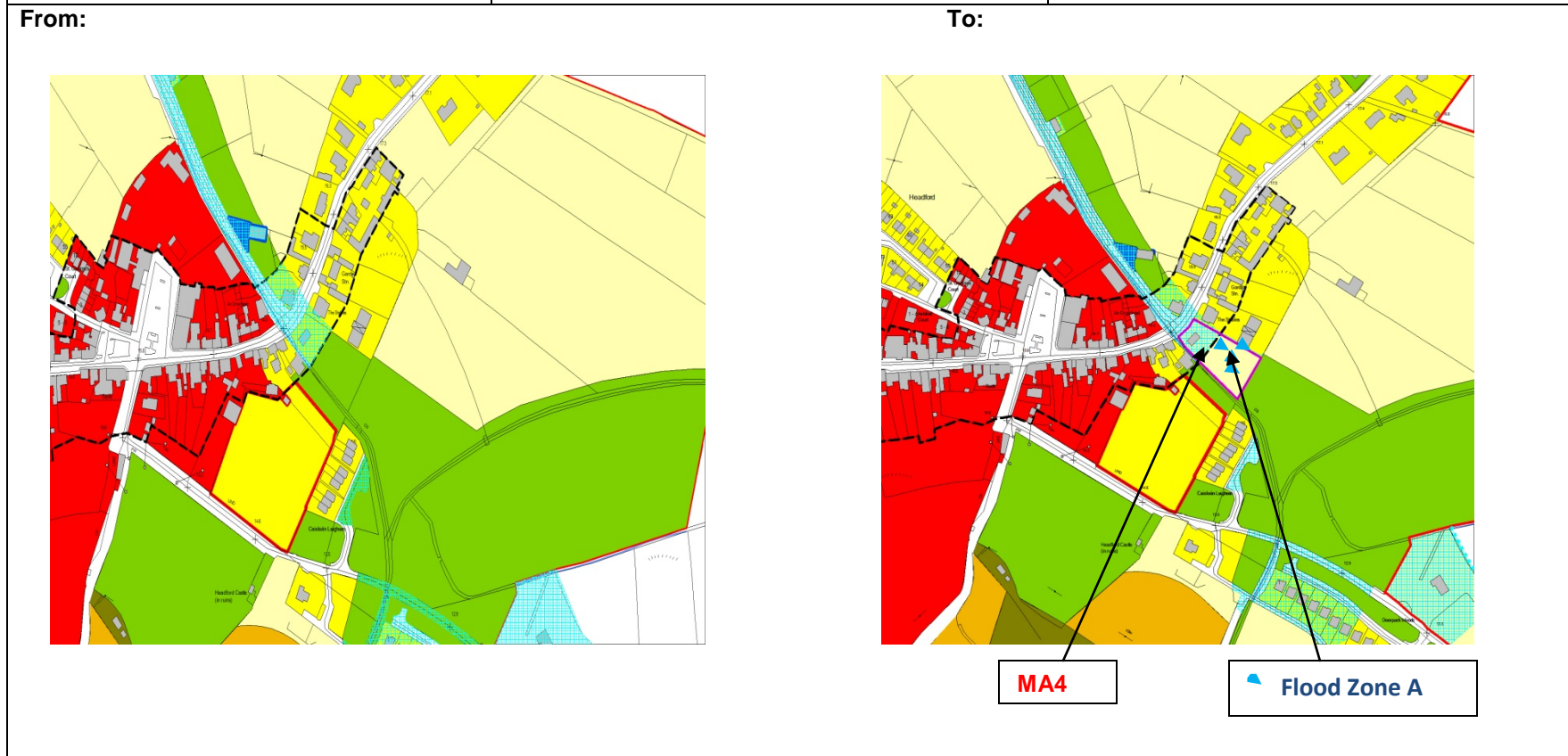
Material Alterations	Proposed Change in Zoning	Environmental Considerations
<p>MA 2 Include the subject lands within the plan boundary and zone Business & Enterprise.</p>	<p>The site was outside plan boundary at Draft Plan Stage and is now proposed to be zoned Business and Enterprise as per the Material Alterations.</p>	<p>This zoning would be contrary to <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i>, 2009 and <i>Circular PL2/2014</i> as it proposes zoning for lands which facilitates flood vulnerable land uses in a flood zone.</p>



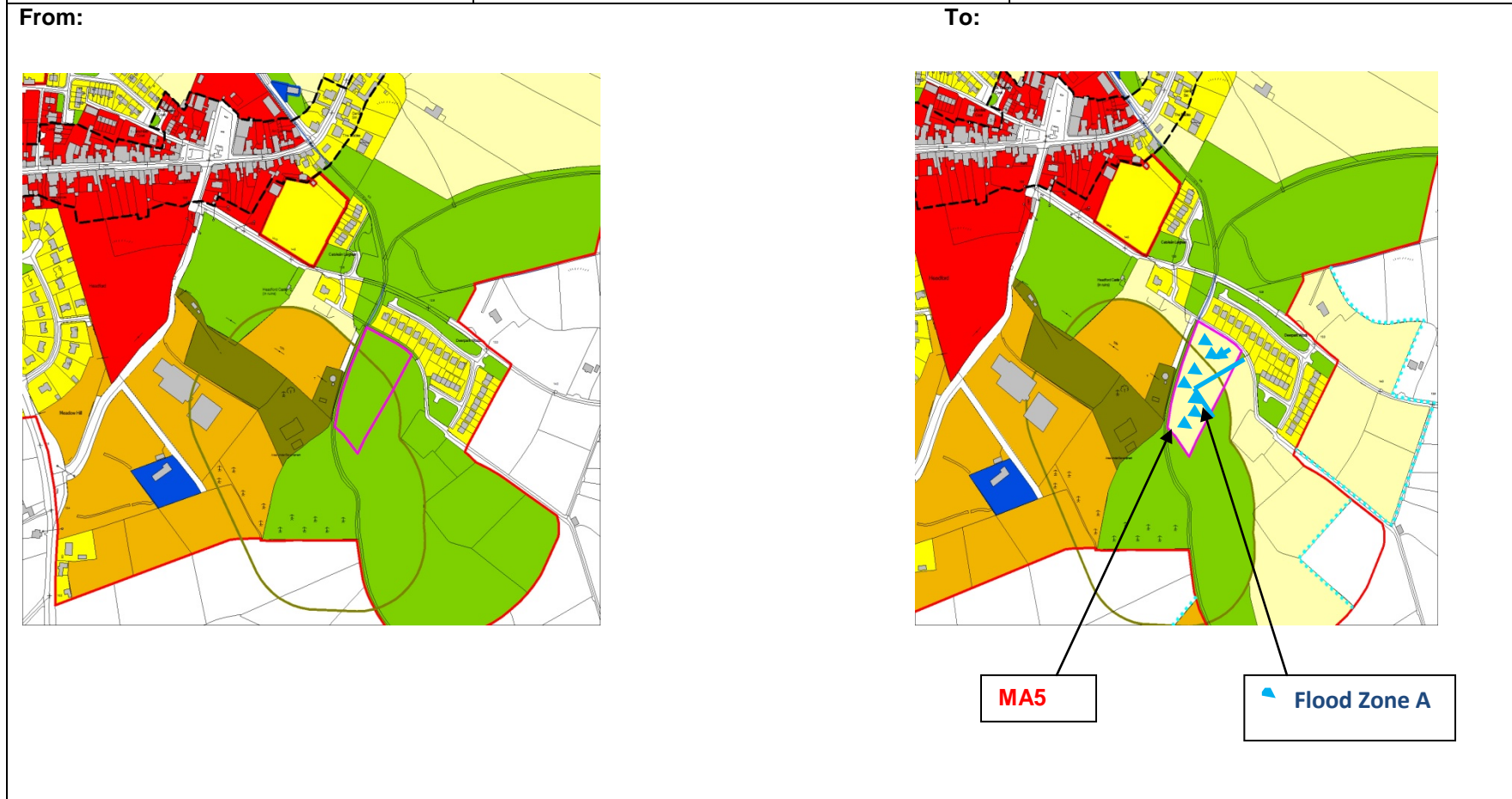
Material Alterations	Proposed Change in Zoning	Environmental Considerations
<p>MA 3 Zone subject lands located outside of the buffer zone area, as Residential Phase 2, as per attached Map 1A.</p>	<p>Site was zoned Residential-Phase 2 with a small section of the lands zoned Open Space/Recreation & Amenity at Draft Plan Stage; however it is now proposed to rezone the lands that lie outside the Waste Water Treatment Plant but inside Flood Zones A/B as Residential Phase 2</p>	<p>This zoning would be contrary to <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i>, 2009 and <i>Circular PL2/2014</i> as it proposes zoning for lands which facilitates flood vulnerable land uses in a flood zone.</p>



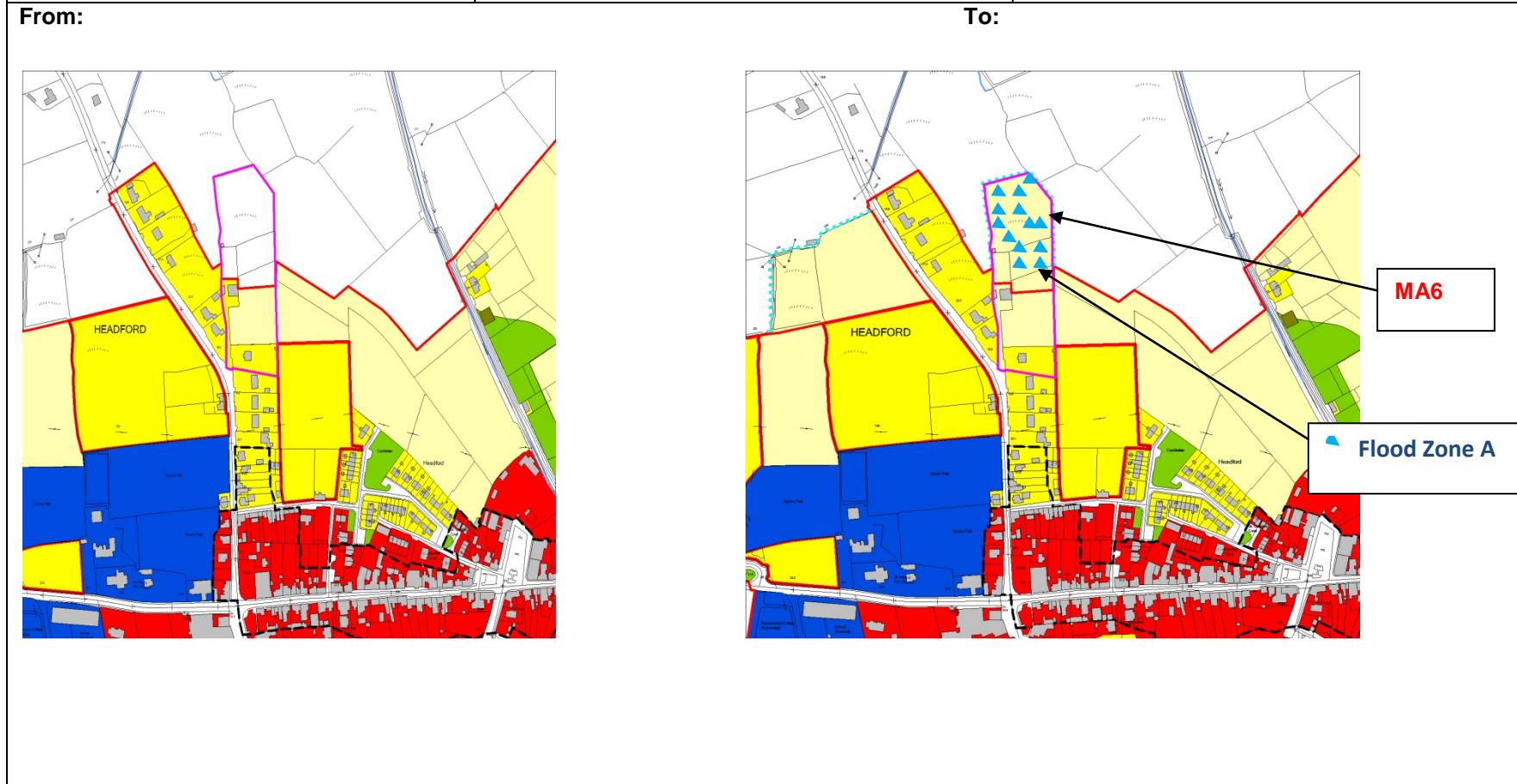
Material Alterations	Proposed Change in Zoning	Environmental Considerations
<p>MA 4 Rezone lands from Residential-Existing (with Constrained Land Use) and Recreation, Amenity & Open Space to Residential Phase 2 (Constrained Land Use applicable to the developed area of these lands).</p>	<p>The subject lands were zoned Existing Residential(Constrained Land Use) to the front where the existing building is and Recreation, Amenity & Open Space to the rear on undeveloped lands at the draft plan stage, however it is now proposed to rezone the lands to Residential Phase 2.</p>	<p>This zoning would be contrary to <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i>, 2009 and <i>Circular PL2/2014</i> as it proposes zoning for lands which facilitates flood vulnerable land uses in a flood zone.</p>



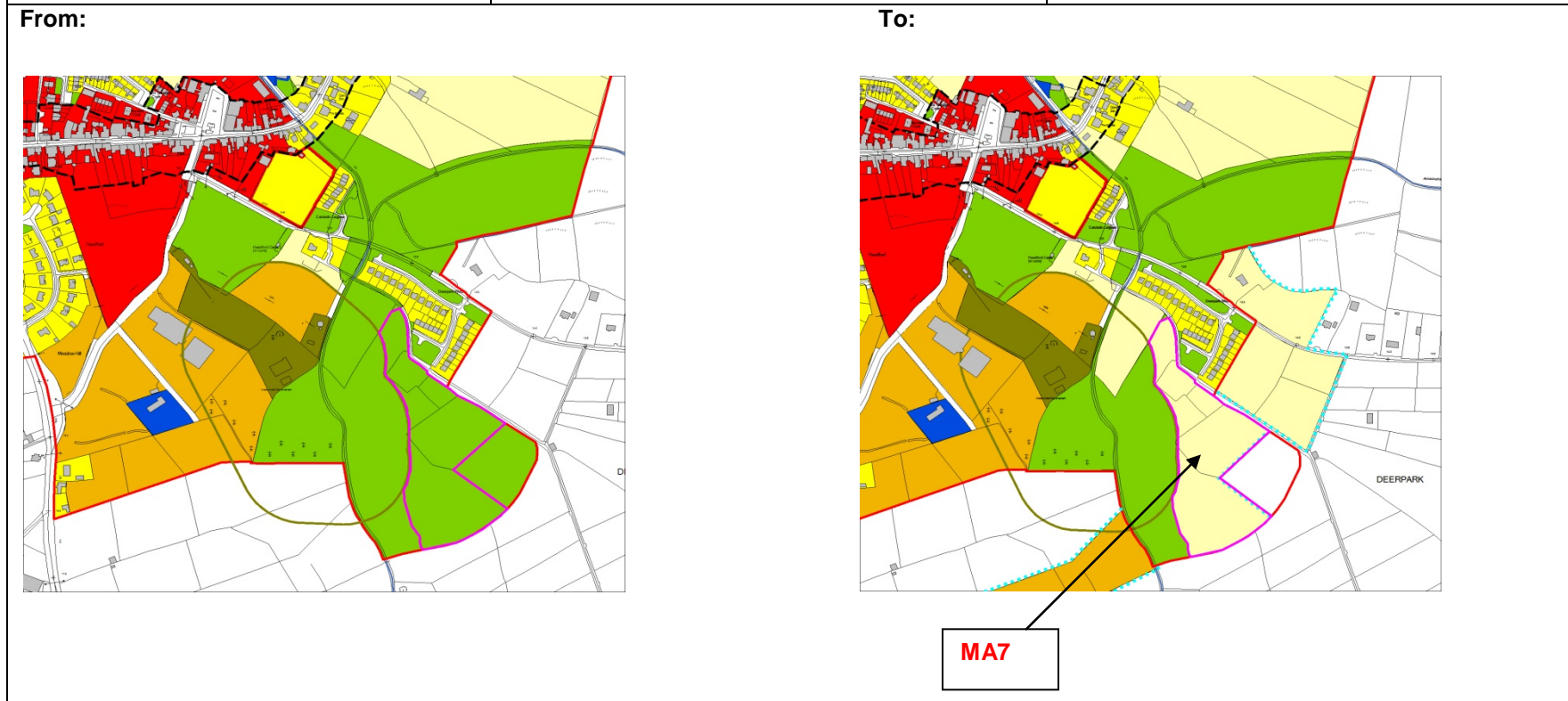
Material Alterations	Proposed Change in Zoning	Environmental Considerations
<p>MA 5 Rezone the lands from Recreation, Amenity and Open Space to Residential-Phase 2.</p>	<p>Site was zoned Open Space/Recreation & Amenity at the draft plan stage however it is now proposed to rezone the lands to Residential-Phase 2.</p>	<p>This zoning would be contrary to <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i>, 2009 and <i>Circular PL2/2014</i> as it proposes zoning for lands which facilitates flood vulnerable land uses in a flood zone.</p>



Material Alterations	Proposed Change in Zoning	Environmental Considerations
<p>MA 6 Extend the plan boundary and zone lands as Residential-Phase 2.</p>	<p>The lands were not included in plan area at Draft Plan Stage it is now proposed to zone the lands to Residential-Phase 2.</p>	<p>This zoning would be contrary to <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009</i> and <i>Circular PL2/2014</i> as it proposes zoning for lands which facilitates flood vulnerable land uses in a flood zone.</p>



Material Alterations	Proposed Change in Zoning	Environmental Considerations
<p>MA 7 Rezone the subject lands identified outside of the flood zone area as Residential – Phase 2, as per attached Map 1A.</p>	<p>Site was zoned Open Space/Recreation & Amenity at Draft Plan Stage; however it is now proposed to rezone the lands that lie outside the Flood Zones and Wastewater treatment plants as Residential Phase 2.</p>	<p>This Material Alteration would be contrary to the proper planning and sustainable development of the area. It is considered that the re-zoning from Open Space/Recreation to Residential Phase 2 could have an environmental and ecological impact on the local landscape.</p>



The proposed re-zonings in relation to Material Alterations 1-6 as outlined above would be contrary to *The Planning System and Flood Risk Management Guidelines for Planning Authorities*, 2009 and *Circular PL2/2014*. In the case of Material Alteration No.7 these lands are part of the old Demesne lands with large trees and old walls which as a result of the rezoning to Residential-Phase 2 would exacerbate the loss of feeding, roosting and communing space for bats which have been recorded in this area. Barn owls are also known to roost and forage in this area and the loss of this area to development could potentially impact on them through the loss of hunting grounds.

The Material Alterations that are contrary to the Flood Risk Guidelines have introduced a vulnerable land use onto lands which are susceptible to flooding. It is considered that the Material Alterations (MA1-MA6) fail a number of criteria of the plan Justification Test (**Appendix A**). Section 3.6 of the Planning System and Flood Risk Management Guidelines state that:

'Inappropriate development that does not meet the criteria of the Justification Test should not be considered at the plan-making stage or approved within the development management process.'

From the review above it is considered that significant adverse environmental effects are likely as a result of Material Alterations (1-6) and also in relation to Material Alteration 7. Therefore it is considered appropriate that SEA of MA 1-7 would be carried out as required by Section 20 (3)(f) of the Planning and Development Act 2000, as amended.

2. STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) ENVIRONMENTAL REPORT FOR MATERIAL ALTERATIONS OF THE DRAFT HEADFORD LOCAL AREA PLAN 2015-2021

2.1 INTRODUCTION

2.1.1 Introduction

This report is the Strategic Environmental Assessment (SEA) Environmental Report of the Proposed Material Alterations to the Draft Headford Local Area Plan (LAP) 2015-2021. The purpose of this Environmental Report is to provide a clear understanding of the likely significant environmental effects of the proposed alterations to the plan area. This Report has been prepared by Forward Planning Section on behalf of Galway County Council. SEA Screening was carried out in relation to the Draft Headford LAP 2015-2021 in response to the requirements of the SEA Directive 2002/42/EC and Planning and Development (Strategic Environmental Assessment Regulations) 2004 (as amended). By determination of the Screening Report it was concluded that a full SEA was not required on the Draft Plan. However, following the required first public consultation period on the Draft Headford LAP 2015-2021, a number of Material Alterations were proposed to the Draft Plan. SEA Screening has therefore been carried out in relation to the proposed Material Alterations to the Draft Headford Local Area Plan 2015-2021 and the SEA Screening Report is included in Section 1 of this document.

The Screening Report concluded that a SEA was required on seven of the Material Alterations proposed, as it was considered that the Material Alterations proposed would be likely to cause significant environmental effects. Pursuant to Section 20(3)(f) of the Planning and Development Act 2000, as amended and having regard to the Planning and Development (Strategic Environmental Assessment Regulations) 2004 (as amended) and the content of the proposed material alterations to the Draft Plan, it is determined that having regard to the nature, extent and location of proposed Material Alterations and the potential for environmental impact that a SEA is required to be carried out in respect of these Material Alterations. This section of the document is the SEA Environmental Report for Material Alteration No.1- 7 to Draft Headford LAP 2015-2021.

2.1.2 SEA Directive 2001/42/EC

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme. It will inform the decision-making process of the Material Alteration to the Draft Headford LAP 2015-2021 by facilitating the identification and appraisal of alternative options and improve the quality of the plan making process by raising awareness of the environmental impacts of the plan.

2.1.3 Legislative Context

The EU Directive on Strategic Environmental Assessment (Directive 2002/42/EC) came into force in July 2001 and requires Member States of the EU to assess the likely significant environmental effects of plans and programmes thus providing for the assessment of strategic environmental considerations at an early stage of the decision making process. Article 1 of the SEA Directive states:

“The objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”

The Directive came into effect in an Irish context in July 2004 and was transposed into Irish law through the Planning and Development (Strategic Environmental Assessment) Regulations 2004, S.I. No. 436 (as amended by S.I. No. 200 of 2011) and the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, S.I. No. 435 (as amended by S.I. 201 of 2011).

In deciding whether a particular plan or programme is likely to have significant environmental effects, regard must be had to the criteria set out in Annex I of the SEA Directive and Schedule 2B to the Planning and Development (SEA) Regulations 2004 (as amended).

A SEA of Material Alteration No.1-7 to the Draft Headford LAP 2015-2021 have been determined by Galway County Council to be a requirement and this assessment is undertaken in accordance with the provisions of 20(3)(f) of the Planning and Development Act 2000,(as amended) and the Planning and Development (Strategic Environmental Assessment Regulations) 2004 (as amended).

2.1.4 Draft Headford LAP 2015-2021

The Draft Headford LAP 2015-2021 has been prepared by Galway County Council under the provisions of the Planning and Development Act, 2000, as amended. Headford is located approximately 20km north of Galway City. The Core Strategy has identified Headford within the 'Other Towns' category. The villages in this category are regarded as having strong settlement structures which have the potential to support additional growth, offering an alternative living option for those people who do not wish to reside in the larger key towns and do not meet the housing need requirements for the rural area. Under the Core Strategy, Headford is targeted for 251 persons by 2021 with a housing land requirement of 10.61ha (which includes a permitted 50% over provision) in order to accommodate residential development over the plan period.

The main aim of the LAP for Headford is to set out a framework for the physical development of the village so that growth may take place in a co-ordinated, sensitive and orderly manner, while at the same time conserving the villages 'built and natural heritage'. The plan strives to inform the general public, statutory authorities, developers and other interested bodies of the policy framework, objectives and land-use proposals for the Headford area. The Plan will be in effect for a six year period following its adoption but may be extended up to 10 years under the mechanisms of the Planning and Development (Amendment) Act, 2010.

During the review process the Draft Plan underwent environmental assessment in accordance with the SEA Directive (2001/42/EEC), Planning and Development (SEA) Regulations 2004 (as amended) and the Habitats Directive (92/43/EEC). The Draft Plan provides an all encompassing development strategy for the proper planning and sustainable development of Headford village and environs and has been prepared based on an analysis of social, economic, infrastructural, environmental and heritage data. Key objectives in this LAP include, amongst others; enhancement and development of the village core; identification of lands suitable for the expansion of community facilities; and the intensification and rationalisation of the existing residential footprint of the village. The Draft Plan provides a framework for the development of Headford over the period 2015-2021, incorporating the relevant strategic legislation, policies and objectives at a national, regional and county level. A more in-depth outline of the contents and main objectives of the Draft Plan and its relationship with other relevant plans such as the Galway County Development Plan 2015-2021 and the Regional Planning Guidelines for the West Region 2010-2022 is provided in the SEA Screening for the Draft Headford Local Area Plan 2015-2021 (January 2015).

2.2 METHODOLOGY

2.2.1 Introduction

The methodology used to carry out the SEA on Proposed Material Alteration No.1-7 to the Draft Headford Local Area Plan 2015-2021 reflects the requirements of the SEA Directive, Regulations and other SEA guidance documentation. Material Alterations No. 1-7 to the Draft Headford Local Area Plan 2015-2021 are framed within a hierarchy of international, European, national and regional policy guidelines. These guidelines can be reviewed in the original SEA Screening Report to the Draft Headford Local Area Plan 2015-2021.

2.2.2 SEA Stages

Screening

Screening is the process for deciding whether a particular plan or programme, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and thus would require SEA. In accordance with Article 14b of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended), the requirements to prepare an Environmental Report for a Local Area Plan include: where the population of the area of a local area plan is 5,000 persons or more, or where the planning authority determines under article 14A(3) or (5) i.e. through the screening process, that the implementation of a local area plan or amended plan would be likely to have significant effects on the environment.

SEA screening was undertaken in January 2015 in relation to the Draft Headford Local Area Plan 2015-2021 in line with the requirements of the SEA Directive and Regulations. By determination of the Screening Report (January 2015), it was concluded that the Draft Plan did not pose any likely significant environmental effects and therefore a full SEA was not required.

Following this, the Elected Members of Galway County Council proposed a number of Material Alterations to the Draft Plan in May 2015. SEA Screening has also been carried on these proposed Material Alterations only. Section 20(3) (f) of the Planning and Development Act 2000, as amended states that

‘the Planning Authority shall determine if a Strategic Environmental Assessment or an Appropriate Assessment or both such assessments, as the case may be, is or are required to be carried out as respects one or more than one proposed material alteration of the draft local area plan.’

The Material Alterations are subject to SEA in accordance with Section 20(3)(f) of the Planning and Development Act 2000,(as amended) and the Planning and Development (Strategic Environmental Assessment Regulations) 2004 (as amended). This SEA Screening on all Material Alterations to the Draft Headford Local Area Plan 2015-2021 and determination for requirement for SEA of Material Alterations No. 1-7 is included in Section 1 of this document.

Scoping

Scoping is the procedure whereby the range of environmental issues and the level of detail to be included in the Environmental Report are decided upon in conjunction with the prescribed Environmental Authorities after preliminary data collection. A formal scoping exercise was not required for the Draft Headford LAP 2015-2021 as the plan was screened out for SEA, however relevant environmental issues were highlighted during the consultation stages of the plan with the EPA and NPWS. From examining Material Alterations 1-7, it is considered that the relevant environmental components which are specified under the SEA Directive and Regulations, namely biodiversity, flora and fauna, population and human health, soil, water, air and climatic factors, material assets, cultural heritage including architectural and archaeological heritage and landscape are relevant to Material Alterations 1-7.

The key environmental issue highlighted in the initial preparation of the SEA included flooding which is of particular relevance given the location of the proposed Material Alterations especially No. 1-6 and to a lesser degree Material Alteration No.7. Other environmental issues considered due to potential interrelationships include Population, Human Health and Quality Of Life, Biodiversity, Flora and Fauna and Wastewater Treatment. These parameters are discussed further in Section 2.3.

Scope

On the 8th June 2015 the Galway Chief Executive determined under Section 20(3) (f) of the Planning and Development Act 2000 (as amended) and having regard to the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended) and Article 6 of the Habitats Directive (92/43/EEC) that Strategic Environmental Assessment (SEA) was “*required to be carried out as respects one or more than one of the proposed material alteration*”.

In accordance with the requirements of Section 20(3) (g) of the Planning and Development Act, 2000 (as amended), the Chief Executive specified that the SEA would be carried out on or before the 31st of July 2015. This notification of the period required facilitating a SEA of the Material Alteration's No. 1-7 to the Draft Headford Local Area Plan 2015-2021 is included as **Appendix B**.

In this regard the following documents will be produced;

1. Proposed Material Alterations to the Draft Headford Local Area Plan 2015-2021 containing the written statement and the accompanying maps,
2. Appropriate Assessment Screening and Natura Impact Report on the proposed Material Alterations to the Draft Plan, and
3. Strategic Environmental Assessment Screening Report on the Material Alterations to Draft LAP and Strategic Environmental Assessment Environmental Report on the Proposed Material Alteration No 1-7 to the Draft Plan.

As stated, Section 20(3)(f) of the Planning and Development Act 2000, (as amended) states that “*the planning authority shall determine if a strategic environmental assessment or an appropriate assessment or both such assessments, as the case may be, is or are required to be carried out as respects one or more than one proposed material alteration of the draft local area plan*”. The proposed Material Alterations No's 1- 7 have not been screened out for potential significant environmental effects and therefore they are subject to full SEA in accordance with Section 20(3)(f) of the Planning and Development Act 2000, as amended and the Planning and Development (Strategic Environmental Assessment Regulations) 2004 (as amended).

However, the scope of the report is restricted by reason of Section 20(3)(f) as set out above, which states that only an assessment “*as respects one or more than one proposed material alteration*” is required. It is therefore considered that in order to fully incorporate the proposed Material Alterations, cognisance must be taken of the SEA Screening Report accompanying the Draft Headford Local Area Plan 2015-2021 and the SEA for the Galway County Development Plan 2015-2021.

2.2.3 Consultation and Timeframe of the Plan SEA and AA

The SEA Regulations provide for extensive public consultation with respect to the Headford Local Area Plan for which SEA and Appropriate Assessment (AA) are undertaken, as appropriate. The consultation process ensures that individuals and organisations that wish to participate have an opportunity to do so. The Material Alterations to the Draft Headford Local Area Plan 2015-2021 and associated SEA Screening/Environmental Report for Material Alteration's No's 1-7 and AA Screening/Appropriate Assessment on the Proposed Material Alterations will be put on public display to allow the general public to make submissions. The submissions will be reviewed through the SEA and AA process and where necessary changes will be made to the proposed Material Alterations to the Draft Plan.

The SEA legislation and guidelines also indicate that there should be complete integration between the preparation of the Plan, the SEA process and Appropriate Assessment (AA). This Environmental Report outlines the SEA process carried out in tandem with the Plan and the AA processes.

All submissions received from the Environmental Authorities at Pre-Screening and Screening stages for the Draft Headford Local Area Plan 2015-2021 have been collated, considered and incorporated where necessary throughout the preparation of this document. As pursuant to the Planning and Development (SEA) (Amendment) Regulations 2011 (S.I. No. 200 of 2011) the following environmental and planning authorities have been and will be consulted:

- (i) The EPA,
- (ii) The Minister for the Environment, Community and Local Government,
- (iii) Minister for Agriculture, Food and the Marine,
- (iv) Minister for Communications, Energy and Natural Resources, and
- (v) Minister for Arts, Heritage and the Gaeltacht.

2.2.4 Table of Material Alterations

The following Material Alterations to the Draft Headford Local Area Plan 2015-2021 (**Table 2.1**) were agreed at the Member's Meeting of Galway County Council on the 27th May 2015. Material Alterations No's 1-7 will be considered further in this report in accordance with the provisions of the SEA Regulations 2004 (as amended), as the remaining Material Alterations (MA8-23) have been screened out (SEA Screening Report included in Section 1 of this document). In addition to the changes recommended in the Chief Executive's Report, additional alterations were also proposed by the Elected Members. Within the Changes to Text section of **Table 2.1** below, the following text formatting is used to highlight textual changes to the Draft Headford Local Area Plan.

- Existing Draft Headford LAP 2015-2021 Text – Shown in black text
- Proposed Alteration additional text – Shown in **yellow highlighted red text**
- Proposed Alteration deleted text – Shown in **~~strikethrough yellow highlight text~~**

Table 2.1 Material Alterations/Modifications proposed at Galway County Council Elected Member Meeting 27th May 2015

Material Alteration No.	Description	SEA Required √=SEA Required x=SEA Not Required
MA 1	Include subject lands within the plan boundary and zone Residential–Phase 2 as per attached map (<i>Material Alterations Proposed to the Draft Plan – Map 1A Land Use Zoning - Draft Headford Local Area Plan</i>). Constrained Land Use applicable to the developed area of these lands.	√
MA 2	Include the subject lands within the plan boundary and zone Business & Enterprise, as per attached Map 1A.	√
MA3	Zone subject lands located outside of the buffer zone area, as Residential Phase 2, as per attached Map 1A.	√
MA4	Rezone lands from Residential-Existing (with Constrained Land Use) and Recreation, Amenity & Open Space to Residential Phase 2 (Constrained Land Use applicable to the developed area of these lands).	√
MA5	Rezone the lands from Recreation, Amenity and Open Space to Residential-Phase 2 as per attached Map 1A.	√
MA6	Extend the plan boundary and zone lands as Residential-Phase 2 as per attached Map 1A.	√
MA7	Rezone the subject lands identified outside of the flood zone area as Residential – Phase 2, as per attached Map 1A.	√
MA8	Include additional lands within the plan boundary and zone same Existing Residential to Residential –Phase 2. In addition, rezone lands within Ashtorn Avenue Estate from Residential –Phase 2 to Existing Residential as per attached map	x
MA9	Rezone the subject lands from Existing Residential to Village Centre/Commercial as per attached map	x
MA10	Include the subject lands within the plan boundary and zone Residential –Phase 2 as per attached map	x
MA11	Include the subject lands within the plan boundary and zone the lands Business & Enterprise as per attached map	x
MA12	Include the subject lands within the plan boundary and zone lands Residential – Phase 2 as per attached map	x

MA13	Rezone the subject lands from Community Facilities to Residential –Phase 2 as per attached map	×
MA14	Remove the subject lands which were zoned Recreation and Amenity in the Draft Headford Local Area from the plan boundary as per the attached map	×
MA15	Include subject lands in the plan boundary and zone Residential-Phase 2 as per attached map	×
MA16	Include the subject lands in the plan boundary and zone Residential-Phase 2 as per attached map	×
MA17	Delete Objective RD11 from the Specific Objectives Map as per attached maps	×
MA18	<ul style="list-style-type: none"> Enlarge the denoting circle of Specific Objective TI 13 on the Specific Objectives Map of the Draft Headford Local Area Plan, to encompass a wider area, as per attached Map 2. Amend text of Objective TI 13 as follows: Objective TI 13 – Access Arrangement on the N84 a) Upgrade the junction of the Mart Road and the N84 within the 50kmh speed zone to provide for coordinated access to the Business & Enterprise lands east of the N84. Such access arrangements shall be carried out in consultation and agreement with the Road Design Section of Galway County Council. 	×
MA19	Include denoting circle of Specific Objective NH 9 on the Specific Objectives Map of the Draft Headford Local Area Plan, as per attached Map 2.	×
MA 20	Update Policy TI 1 in the Draft plan as follows: -Policy TI1 – Roads, Streets and Parking 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> (2003), the <i>Traffic and Transport Assessment Guidelines</i> (2007)(2014), the <i>Design Manual for Urban Roads and Streets</i> (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 21	Amend draft plan as follows: -Include specific reference to the SEA Regulations, S.I. No. 201 of 2011 on page 2 in the plan as follows: The Strategic Environmental Assessment Screening has been prepared in	×

	<p>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.....</p>	
MA 22	<p>-Policy UI 1 – Water Supply, Wastewater and Surface Water Infrastructure Support Irish Water in the provision and maintenance of adequate wastewater disposal and water supply and the maintenance of the existing surface water drainage infrastructure, in accordance with EU Directives, to service the development of Headford. This will include satisfactory capacity for public wastewater 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 shall also be supported .</p> <p>-Objective UI 4 – Connections to the Public Sewer & Public Water Mains Development shall connect to the public sewer and public water mains, subject to a connection agreement with Irish Water, in order to protect all waters in the plan area, and also to consolidate the urban structure and to control ribbon development along approach roads into Headford.</p> <p>-Objective UI 5 – Surface Water Drainage and Sustainable Drainage Systems Maintain and enhance, as appropriate, the existing surface water drainage system throughout the plan area and ensure that new developments are adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems in new developments. Surface water runoff from development sites will be limited to pre-development levels and planning applications for new developments will be required to provide details of surface water drainage and Sustainable Drainage Systems proposals, with the developer responsible for the satisfactory disposal of surface water.</p>	X
MA 23	<p>Amend the Draft Plan as follows: -Section 2.2.3 Preferred Development Option Headford has an adequate provision of a number of community facilities including schools, a library and a number of sport pitches, which are predominantly located to the west of the village, allowing the opportunity for shared use of such facilities.</p>	X

	<p>-Include a new objective as follows: Objective CF 10 - Sporting Pitches & Facilities Support the development of further sports pitches and training facilities on lands zoned for such purposes.</p>	
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Table 2.1 Material Alterations/Modifications proposed at Galway County Council Elected Member Meeting 27th May 2015

2.3 EXISTING ENVIRONMENT

2.3.1 Introduction

It is an obligation when compiling an Environmental Report to assess the likely significant effects on the environment, including issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. This is in accordance with the SEA Directive 2001/42/EC and the SEA Regulations 2004 (as amended).

All environmental parameters were considered in the context of preparing this SEA, however, given the restriction of the scope of the report as per Section 20(3) (f) of the Planning and Development Act 2000,(as amended), the following areas will be examined. These include:

1. Water, and in particular, flooding,
2. Population, Human Health and Quality of Life,
3. Biodiversity, Flora and Fauna, and
4. Wastewater Treatment.

These topics will be considered predominantly in relation to Material Alteration No. 1-7, however, a zone of influence outside this area is also considered to be important, owing to potential effects on flooding, water, habitats, etc. Further detail on the existing environment in relation to environmental parameters is provided in the SEA Screening for the Draft Headford Local Area Plan 2015-2021(January 2015).

In determining the scale, location and distribution of zoned lands as per the Proposed Material Alterations to the Draft Plan – May 2015 there is no rationale provided by the Elected Members for the inclusion of the following changes in the land use:

- MA1-Include the lands within plan boundary and zone Residential Phase 2;
- MA2-Include the lands within plan boundary and zone Business & Enterprise;
- MA3-Zone subject lands located outside of the buffer zone area as Residential Phase 2;
- MA4-Rezone lands from Residential –Existing Residential (With Constrained Land Use) and Recreation, Amenity and Open Space to Residential Phase 2;
- MA5-Rezone lands from Recreation, Amenity and Open Space to Residential-Phase 2;
- MA6-Extend the plan boundary and zone all lands as Residential-Phase 2;
- MA7-Rezone the subject lands identified outside of the flood zone area as Residential –Phase 2

For the purpose of clarity Table 2.2 will examine in detail the Material Alterations with the four environmental parameters outlined above.

2.3.2 Assessment of Material Alterations No's 1-7

All proposed material alterations have been screened for SEA in accordance with Section 20(3) (f) of the Planning and Development Amendment Act 2000 (as amended) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended. The screening process has resulted in 7 material alterations that could not be screened out. It is acknowledged that the scope of the

report is restricted by reason of Section 20(3)(f) of the Planning and Development Amendment Act 2000, (as amended) and having regard to the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended). Having regard to the restricted timescales and the wording of S.20(3)(f) of the Planning and Development Act 2000, (as amended), the Act states that only an assessment '*as respects one or more than one proposed material alteration*' is required. It is therefore noted that to fully incorporate the proposed material alterations, cognisance must be taken of the SEA Screening undertaken on the Draft Headford Local Area Plan 2015-2021 and to the SEA undertaken on the Galway County Development Plan 2015-2021.

Material Alteration's No.1-7 have been assessed in accordance with SEA criteria and Schedule 2B of SEA Regulations 2004 (as amended).

This assessment criteria includes:

- the environmental characteristics of areas likely to be significantly affected;
- any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to the Birds Directive or Habitats Directive;
- the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan.

Material Alteration No:	Water & Flooding	Population, Human Health and Quality of Life,	Biodiversity, Flora and Fauna	Wastewater Treatment
<p>MA 1 Include subject lands within the plan boundary and zone Residential–Phase 2 as per attached map (<i>Material Alterations Proposed to the Draft Plan – Map 1A Land Use Zoning - Draft Headford Local Area Plan</i>). Constrained Land Use applicable to the developed area of these lands.</p>	<p>The EPA groundwater vulnerability maps illustrates that the lands under consideration for this MA are located in both “Extreme Vulnerability and High Vulnerability” area.</p> <p>The proposed plan area is underlain by the ‘Clare-Corrib Ground Water-body (IE_WE_G_0020). According to the Water Framework Directive (2009) the river water-body had an overall status of “poor”, however according to the EPA’s status of 2011 the “Clare-Corrib Groundwater-body has improved in status to “good”.</p> <p>Surface water quality in the area is variable with water bodies ranging from ‘Poor’ to ‘Good’ status.</p> <p>The Headford River,Tributary of Corrib (IE_WE_G_30_3484), has an overall status of “moderate”. The River was</p>	<p>The LAP area covers 114.13ha, and according to the 2011 census contains a population of 889 persons. Headford has been identified as one of the ‘Other Villages’ in the Core Strategy of the County Development Plan and is located within the fifth tier of the Settlement Strategy of the plan.</p> <p>The quantum of lands zoned in the Draft Headford Local Area Plan 2015-2021 is in compliance with the population targets as set out in the Galway County Development Plan 2015-2021 – Core Strategy and Spatial Planning.</p> <p>Appropriate zoning of lands which are located within areas identified as having the potential for future flooding i.e. Flood Zones A and B, is an essential element of the Local Area Plan as these lands have the potential for direct effects on flooding regimes in the locality with potential</p>	<p>The Headford landscape reflects the underlying limestone bedrock in the area, productive agricultural land, turloughs and limestone pavement.</p> <p>Features of local biodiversity importance include hedgerows and grassy verges which support trees, shrubs and wildflowers such as Ash, Hawthorn,Bird Cherry,Devils Bit Scabious,Ladies Smock and Bush Vetch which provide food and shelter for a variety of invertebrates and pollinating insects.</p> <p>These habitats are also important feeding and nesting sites for birds and small mammals including Bank Vole,Hedgehog,Stoat,Mice and Pgymy Screw.</p>	<p>The Headford WWTP is an activated sludge treatment process and uses sequential batch reactors with phosphate reduction and tertiary filtration. The existing treatment has design capacity of 3,000 PE. Final effluent for the waste water treatment plant discharges to the primary discharge point at the Headford Stream via 600mm concrete pipe and non-return flap valve.</p> <p>Any development resulting from the rezoning of the lands in question to Residential Phase 2 -residential dwellings. This type of developments will likely result in production of associated wastewater thereby creating the potential for significant environmental effects within high risk flood zones, Flood Zone A/B.</p>

	<p>at risk of not achieving good ecological or good chemical status/potential by 2015. The latest status in 2011(EPA) has the overall status of the river water body as “good” and therefore there is an upward trend in the quality status. The overall objective is to restore the status of the river, by 2021.</p> <p>A Stage 2 SFRA was carried out as part of the preparation of the Headford Local Area Plan. The lands subject to this MA are located in both Flood Zone A & B.</p>	<p>for interrelationships and knock on effects on water quality, human health, housing and quality of life.</p> <p>*See Table 2.3 in relation to the increase/reduction of Land Use Zoning.</p>		
<p>MA 2 Include the subject lands within the plan boundary and zone Business & Enterprise, as per attached Map 1A</p>	<p>The EPA groundwater vulnerability maps illustrates that the lands under consideration for this MA are located in both “Extreme Vulnerability and High Vulnerability” area.</p> <p>The proposed plan area is underlain by the ‘Clare-Corrib Ground Water-body (IE_WE_G_0020). According to the Water Framework Directive (2009) the river water-body had an overall status of</p>	<p>The LAP area covers 114.13ha, and according to the 2011 census contains a population of 889 persons. Headford has been identified as one of the ‘Other Villages’ in the Core Strategy of the County Development Plan and is located within the fifth tier of the Settlement Strategy of the plan.</p> <p>The quantum of lands zoned in the Draft Headford Local Area Plan 2015-2021</p>	<p>The Headford landscape reflects the underlying limestone bedrock in the area, productive agricultural land, turloughs and limestone pavement.</p> <p>Features of local biodiversity importance include hedgerows and grassy verges which support trees, shrubs and wildflowers such as Ash, Hawthorn,Bird Cherry,Devils Bit Scabious,Ladies Smock</p>	<p>The Headford WWTP is an activated sludge treatment process and uses sequential batch reactors with phosphate reduction and tertiary filtration. The existing treatment has design capacity of 3,000 PE. Final effluent for the waste water treatment plant discharges to the primary discharge point at the Headford Stream via 600mm concrete pipe and non-return flap valve.</p>

	<p>“poor”, however according to the EPA’s status of 2011 the “Clare-Corrib Groundwater-body has improved in status to “good</p> <p>Surface water quality in the area is variable with water bodies ranging from ‘Poor’ to ‘Good’ status.</p> <p>The Headford River, Tributary of Corrib (IE_WE_G_30_3484), has an overall status of “moderate”. The River was at risk of not achieving good ecological or good chemical status/potential by 2015. The latest status in 2011(EPA) has the overall status of the river water body as “good” and therefore there is an upward trend in the quality status. The overall objective is to restore the status of the river, by 2021.</p> <p>A Stage 2 SFRA was carried out as part of the preparation of the Headford Local Area Plan. The lands subject to this MA are located in Flood</p>	<p>is in compliance with the population targets as set out in the Galway County Development Plan 2015-2021 – Core Strategy and Spatial Planning.</p> <p>Appropriate zoning of lands which are located within areas identified as having the potential for future flooding i.e. Flood Zones A and B, is an essential element of the Local Area Plan as these lands have the potential for direct effects on flooding regimes in the locality with potential for interrelationships and knock on effects on water quality, human health, housing and quality of life.</p> <p>*See Table 2.3 in relation to the increase/reduction of Land Use Zoning.</p>	<p>and Bush Vetch which provide food and shelter for a variety of invertebrates and pollinating insects.</p> <p>These habitats are also important feeding and nesting sites for birds and small mammals including Bank Vole, Hedgehog, Stoat, Mice and Pgymy Screw.</p>	<p>Any development resulting from the rezoning of the lands in question to Business and Enterprise will likely result in production of associated wastewater thereby creating the potential for significant environmental effects within high risk flood zone, Flood Zone A/B.</p>
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	Zone A.			
MA3 Zone subject lands located outside of the buffer zone area, as Residential Phase 2, as per attached Map 1A.	<p>The EPA groundwater vulnerability maps illustrates that the lands under consideration for this MA are located in both an “Extreme Vulnerability and High Vulnerability” area.</p> <p>The proposed plan area is underlain by the ‘Clare-Corrib Ground Water-body (IE_WE_G_0020). According to the Water Framework Directive (2009) the river water-body had an overall status of “poor”, however according to the EPA’s status of 2011 the “Clare-Corrib Groundwater-body has improved in status to “good”.</p> <p>Surface water quality in the area is variable with water bodies ranging from ‘Poor’ to ‘Good’ status.</p> <p>The Headford River, Tributary of Corrib (IE_WE_G_30_3484), has an overall status of “moderate”. The River was</p>	<p>The LAP area covers 114.13ha, and according to the 2011 census contains a population of 889 persons. Headford has been identified as one of the ‘Other Villages’ in the Core Strategy of the County Development Plan and is located within the fifth tier of the Settlement Strategy of the plan.</p> <p>The quantum of lands zoned in the Draft Headford Local Area Plan 2015-2021 is in compliance with the population targets as set out in the Galway County Development Plan 2015-2021 – Core Strategy and Spatial Planning.</p> <p>Appropriate zoning of lands which are located within areas identified as having the potential for future flooding i.e. Flood Zones A and B, is an essential element of the Local Area Plan as these lands have</p>	<p>The Headford Landscape reflects the underlying limestone bedrock in the area, productive agricultural land, turloughs and limestone pavement.</p> <p>Features of local biodiversity importance include hedgerows and grassy verges which support trees, shrubs and wildflowers such as Ash, Hawthorn, Bird Cherry, Devils Bit Scabious, Ladies Smock and Bush Vetch which provide food and shelter for a variety of invertebrates and pollinating insects.</p> <p>These habitats are also important feeding and nesting sites for birds and small mammals including Bank Vole, Hedgehog, Stoat, Mice and Pgymy Screw.</p>	<p>The Headford WWTP is an activated sludge treatment process and uses sequential batch reactors with phosphate reduction and tertiary filtration. The existing treatment has design capacity of 3,000 PE. Final effluent for the waste water treatment plant discharges to the primary discharge point at the Headford Stream via 600mm concrete pipe and non-return flap valve.</p> <p>Any development resulting from the rezoning of the lands in question to Residential Phase 2 will likely result in production of associated wastewater, thereby creating the potential for significant environmental effects within high risk flood zone, Flood Zone A/B.</p>

	<p>at risk of not achieving good ecological or good chemical status/potential by 2015. The latest status in 2011(EPA) has the overall status of the river water body as “good” and therefore there is an upward trend in the quality status. The overall objective is to restore the status of the river, by 2021.</p> <p>A Stage 2 SFRA was carried out as part of the preparation of the Headford Local Area Plan. A small parcel of these lands are located in a Flood Zone A.</p>	<p>the potential for direct effects on flooding regimes in the locality with potential for interrelationships and knock on effects on water quality, human health, housing and quality of life.</p> <p>*See Table 2.3 in relation to the increase/reduction of Land Use Zoning.</p>	<p>The Annacurtra River (Headford River) transverses the subject lands. The catchment is primarily a spawning and nursery system for a diverse range of fish species. The fish population is mostly Brown Trout with small number</p>	
<p>MA 4 Rezone lands from Residential-Existing (with Constrained Land Use) and Recreation, Amenity & Open Space to Residential Phase 2 (Constrained Land Use applicable to the developed area of these lands).</p>	<p>The EPA groundwater vulnerability maps illustrates that the lands under consideration for this MA are located in a “High Vulnerability” area.</p> <p>The proposed plan area is underlain by the ‘Clare-Corrib Ground Water-body (IE_WE_G_0020). According to the Water Framework Directive (2009) the river water-body had an overall status of “poor”, however according</p>	<p>The LAP area covers 114.13ha, and according to the 2011 census contains a population of 889 persons. Headford has been identified as one of the ‘Other Villages’ in the Core Strategy of the County Development Plan and is located within the fifth tier of the Settlement Strategy of the plan.</p> <p>The quantum of lands zoned in the Draft Headford Local Area Plan 2015-2021</p>	<p>Features of local biodiversity importance include hedgerows and grassy verges which support trees, shrubs and wildflowers such as Ash, Hawthorn, Bird Cherry, Devils Bit Scabious, Ladies Smock and Bush Vetch which provide food and shelter for a variety of invertebrates and pollinating insects.</p> <p>These habitats are also important feeding and</p>	<p>The Headford WWTP is an activated sludge treatment process and uses sequential batch reactors with phosphate reduction and tertiary filtration. The existing treatment has a design capacity of 3,000 PE. Final effluent for the waste water treatment plant discharges to the primary discharge point at the Headford Stream via 600mm concrete pipe and non-return flap valve.</p>

	<p>to the EPA's status of 2011 the "Clare-Corrib Groundwater-body has improved in status to "good"</p> <p>Surface water quality in the area is variable with water bodies ranging from 'Poor' to 'Good' status.</p> <p>The Headford River, Tributary of Corrib (IE_WE_G_30_3484), has an overall status of "moderate". The River was at risk of not achieving good ecological or good chemical status/potential by 2015. The latest status in 2011(EPA) has the overall status of the river water body as "good" and therefore there is an upward trend in the quality status. The overall objective is to restore the status of the river, by 2021.</p> <p>A Stage 2 SFRA was carried out as part of the preparation of the Headford Local Area Plan. The lands subject to this MA are located in Flood</p>	<p>is in compliance with the population targets as set out in the Galway County Development Plan 2015-2021 – Core Strategy and Spatial Planning.</p> <p>Appropriate zoning of lands which are located within areas identified as having the potential for future flooding i.e. Flood Zones A and B, is an essential element of the Local Area Plan as these lands have the potential for direct effects on flooding regimes in the locality with potential for interrelationships and knock on effects on water quality, human health, housing and quality of life</p> <p>*See Table 2.3 in relation to the increase/reduction of Land Use Zoning.</p>	<p>nesting sites for birds and small mammals including Bank Vole, Hedgehog, Stoat, Mice and Pgymy Screw.</p> <p>The Annacurtra River (Headford River) transverses the subject lands. The catchment is primarily a spawning and nursery system for a diverse range of fish species. The fish population is mostly Brown Trout with small number</p>	<p>Any development resulting from the rezoning of the lands and the removal of the Constrained Land Use to Existing Residential will likely result in production of associated wastewater, thereby creating the potential for significant environmental effects within high risk flood zone, Flood Zone A/B.</p>
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	Zone A.			
MA 5 Rezone the lands from Recreation, Amenity and Open Space to Residential-Phase 2 as per attached Map 1A.	<p>The EPA groundwater vulnerability maps illustrates that the lands under consideration for this MA is located in a “High Vulnerability” area.</p> <p>The proposed plan area is underlain by ‘Clare-Corrib Ground Water-body (IE_WE_G_0020). According to the Water Framework Directive (2009) the river water-body had an overall status of “poor”, however according to the EPA’s status of 2011 the “Clare-Corrib Groundwater-body has improved in status to “good”</p> <p>Surface water quality in the area is variable with water bodies ranging from ‘Poor’ to ‘Good’ status.</p> <p>The Headford River,Tributary of Corrib (IE_WE_G_30_3484), has an overall status of “moderate”. The River was at risk of not achieving good ecological or good chemical status/potential</p>	<p>The LAP area covers 114.13ha, and according to the 2011 census contains a population of 889 persons. Headford has been identified as one of the ‘Other Villages’ in the Core Strategy of the County Development Plan and is located within the fifth tier of the Settlement Strategy of the plan.</p> <p>The quantum of lands zoned in the Draft Headford Local Area Plan 2015-2021 is in compliance with the population targets as set out in the Galway County Development Plan 2015-2021 – Core Strategy and Spatial Planning.</p> <p>Appropriate zoning of lands which are located within areas identified as having the potential for future flooding i.e. Flood Zones A and B, is an essential element of the Local Area Plan as these lands have the potential for direct effects on flooding regimes in the locality with potential for interrelationships and knock on effects on water</p>	<p>Features of local biodiversity importance include hedgerows and grassy verges which support trees, shrubs and wildflowers such as Ash, Hawthorn,Bird Cherry,Devils Bit Scabious,Ladies Smock and Bush Vetch which provide food and shelter for a variety of invertebrates and pollinating insects.</p> <p>These habitats are also important feeding and nesting sites for birds and small mammals including Bank Vole,Hedgehog,Stoat,Mice and Pgymy Screw.</p> <p>The Annacurtra River (Headford River) transverses the subject lands. The catchment is primarily a spawning and nursery system for a diverse range of fish species. The fish population is mostly Brown Trout with small number</p>	<p>Any development resulting from the rezoning of the lands in question to Residential Phase 2 will likely result in production of associated wastewater, thereby creating the potential for significant environmental effects within high risk flood zone, Flood Zone A/B.</p>

	<p>by 2015. The latest status in 2011(EPA) has the overall status of the river water body as “good” and therefore there is an upward trend in the quality status. The overall objective is to restore the status of the river, by 2021.</p> <p>A Stage 2 SFRA was carried out as part of the preparation of the Headford Local Area Plan. The lands subject to this MA are located in Flood Zone A & B.</p>	<p>quality, human health, housing and quality of life.</p> <p>*See Table 2.3 in relation to the increase/reduction of Land Use Zoning.</p>		
<p>MA 6 Extend the plan boundary and zone lands as Residential-Phase 2 as per attached Map 1A.</p>	<p>The EPA groundwater vulnerability maps illustrates that the lands under consideration for this MA are located in a “High Vulnerability” area.</p> <p>The proposed plan area is underlain by the ‘Clare-Corrib Ground Water-body (IE_WE_G_0020). According to the Water Framework Directive (2009) the river water-body had an overall status of “poor”, however according to the EPA’s status of 2011 the “Clare-Corrib Groundwater-body has</p>	<p>The LAP area covers 114.13ha, and according to the 2011 census contains a population of 889 persons. Headford has been identified as one of the ‘Other Villages’ in the Core Strategy of the County Development Plan and is located within the fifth tier of the Settlement Strategy of the plan.</p> <p>The quantum of lands zoned in the Draft Headford Local Area Plan 2015-2021 is in compliance with the population targets as set out in the Galway County</p>	<p>Features of local biodiversity importance include hedgerows and grassy verges which support trees, shrubs and wildflowers such as Ash, Hawthorn,Bird Cherry,Devils Bit Scabious,Ladies Smock and Bush Vetch which provide food and shelter for a variety of invertebrates and pollinating insects.</p> <p>These habitats are also important feeding and nesting sites for birds and small mammals including Bank</p>	<p>Any development resulting from the rezoning of the lands in question to Residential Phase 2 will likely result in production of associated wastewater thereby creating the potential for significant environmental effects within high risk flood zone, Flood Zone A/B.</p>

	<p>improved in status to “good”</p> <p>Surface water quality in the area is variable with water bodies ranging from ‘Poor’ to ‘Good’ status.</p> <p>The Headford River, Tributary of Corrib (IE_WE_G_30_3484), has an overall status of “moderate”. The River was at risk of not achieving good ecological or good chemical status/potential by 2015. The latest status in 2011(EPA) has the overall status of the river water body as “good” and therefore there is an upward trend in the quality status. The overall objective is to restore the status of the river, by 2021.</p> <p>A Stage 2 SFRA was carried out as part of the preparation of the Headford Local Area Plan. The lands subject to this MA are located in Flood Zone A.</p>	<p>Development Plan 2015-2021 – Core Strategy and Spatial Planning.</p> <p>Appropriate zoning of lands which are located within areas identified as having the potential for future flooding i.e. Flood Zones A and B, is an essential element of the Local Area Plan as these lands have the potential for direct effects on flooding regimes in the locality with potential for interrelationships and knock on effects on water quality, human health, housing and quality of life.</p> <p>*See Table 2.3 in relation to the increase/reduction of Land Use Zoning.</p>	<p>Vole, Hedgehog, Stoat, Mice and Pgymy Screw.</p>	
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<p>MA 7 Rezone the subject lands identified outside of the flood zone area as Residential – Phase 2, as per attached Map 1A.</p>	<p>The EPA groundwater vulnerability maps illustrate that the lands under consideration for this MA are located in predominately an area of “Extreme Vulnerability, with a small section of the lands in High Vulnerability” area.</p> <p>The proposed plan area is underlain by ‘Clare-Corrib Ground Water-body (IE_WE_G_0020). According to the Water Framework Directive (2009) the river water-body had an overall status of “poor”, however according to the EPA’s status of 2011 the “Clare-Corrib Groundwater-body has improved in status to “good”</p> <p>Surface water quality in the area is variable with water bodies ranging from ‘Poor’ to ‘Good’ status.</p> <p>The Headford River, Tributary of Corrib (IE_WE_G_30_3484), has an overall status of “moderate”. The River was at risk of not achieving good ecological or good chemical status/potential</p>	<p>The LAP area covers 114.13ha, and according to the 2011 census contains a population of 889 persons. Headford has been identified as one of the ‘Other Villages’ in the Core Strategy of the County development Plan and is located within the fifth tier of the Settlement Strategy of the plan.</p> <p>The quantum of lands zoned in the Draft Headford Local Area Plan 2015-2021 is in compliance with the population targets as set out in the Galway County Development Plan 2015-2021 – Core Strategy and Spatial Planning.</p> <p>*See Table 2.3 in relation to the increase/reduction of Land Use Zoning.</p>	<p>Features of local biodiversity importance include hedgerows and grassy verges which support trees, shrubs and wildflowers such as Ash, Hawthorn, Bird Cherry, Devils Bit Scabious, Ladies Smock and Bush Vetch which provide food and shelter for a variety of invertebrates and pollinating insects.</p> <p>These habitats are also important feeding and nesting sites for birds and small mammals including Bank Vole, Hedgehog, Stoat, Mice and Pgymy Screw.</p> <p>There are a number of mature Beech trees in the old demesne near the village and bats have been observed foraging along the lane by the demesne walls</p>	
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	by 2015. The latest status in 2011(EPA) has the overall status of the river water body as “good” and therefore there is an upward trend in the quality status. The overall objective is to restore the status of the river, by 2021.			
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Table 2.2 Assessment of Material Alteration No. 1-7

Table:2.3 Indicating the quantum of Land Use increased/decreased.

Material Alterations	Land Use Zoning as per Draft Plan	Land Use Zoning as per Material Alterations	Nett increase/decrease in land use zoning
MA1	Outside Plan Boundary	Phase 2 Residential	+1.50ha
MA2	Outside Plan Boundary	Business & Enterprise	+3.58ha
MA3	Phase 2 Residential & Open Space/Recreation & Amenity	Phase 2 Residential	+0.00814ha
MA4	Constrained Land use(Residential Existing) and Recreation, Amenity & Open Space	Phase 2 Residential	+0.290ha
MA5	Recreation, Amenity & Open Space	Phase 2 Residential	+0.996ha
MA6	Outside Plan Boundary	Phase 2 Residential	+1.115ha
MA7	Recreation, Amenity & Open Space	Partly Rezoned to Phase 2 Residential	+3.404ha

Table 2.3 Indicating the quantum of Land Use increased/decreased.

2.3.3 Effects of Not Implementing the Proposed Material Alterations

In the absence of the Proposed Material Alterations to the Headford Local Area Plan 2015-2021, development would occur as per the proposed Draft Local Area Plan (January 2015).

2.3.4 Information Gaps/Technical Difficulties

The most up to date information has been utilised in this report but it is accepted that this may change over the lifetime of the Local Area Plan making process and thus will be updated accordingly.

2.4 ALTERNATIVES

2.4.1 Introduction

The consideration of Alternatives is a legal requirement of Directive 2001/42/EC of the European Parliament and of Galway County Council on the assessment of the effects of certain plans and programmes on the environment (SEA Directive) which entered into force on 21st July 2001 and implemented by Member States prior to 21st July 2004. In particular the Directive states that:

“... an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated” (Article 5.1).

The issue of alternatives is therefore a critical function of the SEA process and necessary to evaluate the likely environmental consequences of a range of alternative development strategies for the plan area, within the constraints imposed by environmental conditions. This section of the SEA on the Material Alterations to Draft Headford Local Area Plan 2015-2021 is restricted by Section 20(3)(f) of the Planning and Development Act 2000, as amended which concentrates on ‘Material Alterations’ only, not the overall local area plan approach.

There are various options available to the Elected Members with regard to alternative approaches which can be pursued, and it is these alternatives which will be analysed in line with the requirements of the SEA Directive and Regulations.

A ‘Do Nothing’ approach is not considered a reasonable and realistic approach as Galway County Council has determined a Strategic Environmental Assessment is required to be carried out in respect of the proposed Material Alterations to the Local Area Plan.

In accordance with the Planning and Development Act 2000, (as amended) the options available to the Elected Members, that are realistic and capable of implementation, include:

1. Adopt as per Proposed Material Alterations to Draft Headford LAP 2015-2021 (May 2015),
2. Adopt as per Proposed Material Alterations to Draft Headford LAP 2015-2021 (May 2015) with further minor modifications,
3. Adopt as per Draft Headford LAP 2015-2021 (January 2015), and
4. Adopt as per Draft Headford LAP 2015-2021 (January 2015) with further minor modifications.

1. Adopt as per Proposed Material Alterations to Draft Headford LAP 2015-2021 (May 2015)

The Elected Members choose to adopt the Proposed Material Alterations to Draft Headford Local Area Plan 2015-2021, and associated SEA and AA. The Draft Headford Local Area Plan and Material Alterations as proposed at the Elected Members meeting of 27th May 2015 have been subject to SEA Screening. The Material Alterations, MA's 1-7, have been screened in for potential significant effects on the environment. Material Alteration No's.1-7 have been assessed under the criteria set out in Annex I of the SEA Directive and Schedule 2B to the Planning and Development (SEA) Regulations 2004 (as amended). Material Alteration No's 1-6 have been subject to the Justification Test as detailed in the *The Planning System and Flood Risk Management Guidelines for Planning Authorities and Circular PL2/2014* and **has failed** the Justification Test. Material Alteration No.7 is not in accordance with the proper planning and sustainable development of the plan area, as the removal of the Open Space/Recreation & Amenity zoning and the replacement with Residential Phase 2 has not been justified.

All of the re-zonings associated with the Material Alterations (MA1-MA7) have been requested by the landowners. There was no rationale applied by the Elected Members in making their decisions.

It is clear however that an environmental-led approach was not central to the decision making process and as a result the potential exists for these zonings individually or cumulatively to cause significant environmental effects. To adopt the plan as per the Proposed Material Alterations (MA's 1-6) to the Draft Headford Local Area Plan 2015-2021 (May 2015) would contravene *The Planning System and Flood Risk Management Guidelines for Planning Authorities & Circular PL2/2014* and Material Alteration No.7 would be contrary to the proper planning and development of the area. Material Alterations No's 1-7 would potentially have the following impacts:

- the current zonings as indicated as a result of the Material Alterations(May 2015)
- environmental and ecological designations, sensitivities and constraints, and
- the likely significant impacts on water resources.

2. Adopt as per Proposed Material Alterations to Draft Headford LAP 2015-2021 (May 2015) with Further Minor Modifications

The Elected Members choose to adopt the Proposed Material Alterations to the Draft Headford LAP 2015-2021, and associated SEA and HDA with further modifications.

The Draft Headford Local Area Plan 2015-2021 and Material Alterations as proposed at the Elected Members meeting of 27th May 2015 have been subject to SEA Screening. Material Alterations MA8-MA25 have been screened out for potential significant effects on the environment. However the rezoning of lands that are subject of **MA 1- MA 7 does not appear to follow an environmental-led approach and environmental criteria was not considered in the decision making process.** The overall impact of this alternative on the receiving environment cannot be fully assessed at this stage as the 'Minor Amendments' are a future consideration. It can be noted, however, that as a principal proposal, the zoning of the sites in relation to MA1-MA7 is not in compliance with proper planning and sustainable development of the plan area and in contravention of *The Planning System and Flood Risk Management Guidelines for Planning Authorities and associated Circular PL2/2014*. Thereby it is considered that by permitting development to occur in an ad-hoc and unrestrictive manner without regard for environmental sensitivities and constraints e.g. potential residential development with associated wastewater facilities within Flood Zone A/B could have a significant impact on the local environment.

3. Adopt as per Draft Headford LAP 2015-2021 (January 2015)

The Elected Members choose not to adopt the Proposed Material Alterations to Draft Headford LAP 2015-2021 (May 2015), and associated SEA and HDA and revert back to the Draft Headford LAP 2015-2021 (January 2015). The Draft Headford LAP 2015-2021 was screened for SEA and it was determined that the potential for significant environmental effects did not exist. The development option seeks to support the consolidation of the village centre to accommodate future growth, promote the sequential development of the remainder of the urban core, including infill development and the development of vacant, brownfield and under-utilised sites in the village centre, ensuring that serviced lands close to the centre and public transport options are the primary focus for development in the short to medium term. Generally all undeveloped lands included in the Headford LAP area and within Flood Zones A and B were zoned for Open Space, Recreation and Amenity, and where lands that were developed and within Flood Zones A and B, a Constrained Land Use was applied as required under Circular PL2/2014. The plan as published in January 2015 with the zonings as outlined above was in compliance with the international, national, regional guidelines on the protection of water resources and the sustainable approach to land use planning. This plan is an environmentally led policy framework for the sustainable development of the Headford area.

4. Adopt as per Draft Headford LAP 2015-2021 (January 2015) with Further Minor Modifications

The Elected Members choose not to adopt the Proposed Material Alterations to the Draft Headford LAP 2015-2021 (May 2015), and associated SEA and HDA and revert back to the Draft Headford LAP 2015-2021 (January 2015) with further modifications. The overall impact of this alternative on the receiving environment cannot be fully assessed at this stage as the further modifications are a future consideration. It can be noted, however, that as a principal proposal, the Draft Headford Local Area Plan 2015-2021 (January 2015) is considered to be in compliance with proper planning and sustainable development with an overarching environmental-led approach.

2.4.2 Assessment of Alternatives

Option 1 - Adopt as per Proposed Material Alterations to Draft Headford LAP 2015-2021 (May 2015)

This is the least desirable option, as the likely significant environmental effects on the receiving environment conflict with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities', Circular PL2/2014 and SEA Screening of Headford LAP and are unlikely to be mitigated. This option envisages inappropriate lands i.e. lands classified as Flood Zone A/B for residential, business and enterprise development without taking into consideration environmental considerations. Consequently it is open for development associated with residential, business and enterprise to occur on lands which have been classified in the highest flood risk category. This strategy would put unnecessary and undue pressure on lands which are environmentally sensitive, and it would cause undue negative impacts on a number of the environmental parameters. By adopting such an approach, which can be considered lacking in environmental planning considerations, the potential development of this area could occur in a manner which is not integrated; it would present significant environmental problems and would be contrary to the principles of sustainable development. This option would be contrary to the orderly and sustainable development of the plan area.

Option 2 – Adopt as per Proposed Material Alterations to Draft Headford LAP 2015-2021 (May 2015) with Further Minor Modifications

It is unclear what the likely significant environmental effects on the environment will be as a result of the modifications. It can only be noted that the principal of the Proposed Material Alterations to Draft Headford LAP 2015-2021 (May 2015) without further modification would present significant environmental issues and would be contrary to the principles of sustainable development.

Option 3 – Adopt as per Draft Headford LAP 2015-2021 (January 2015)

This option allows for planned development and represents a sustainable environmental-led approach to planning in the Headford LAP area. Development will be focused in areas with capacity to accommodate development without causing significant environment effects. Significant restrictions will be put in place to development in areas designated for environmental purposes as well as areas of significant

environmental importance or where threats to natural resources prevail, such as ground and surface waters. This scenario is based on the principles of sustainable development, which means that the plan is promoted in accordance with international, national, regional and county guidelines and the plan area is also covered by the objectives and policies of the *Galway County Development Plan 2015-2021* and the mitigation measures proposed in this plan. In conclusion, this environmental-led planned approach to development of the area incorporating the principles of sustainable development is the option best suited to Headford.

Option 4 – Adopt as per Draft Headford LAP 2015-2021 (January 2015) with Further Minor Modifications

It is unclear what the likely significant environmental effects on the environment will be as a result of the modifications. It can only be noted that the principal Draft Headford LAP 2015-2021 without amendments represents the optimum strategy for the development of the plan area taking in to account the requirement to zone a sufficient quantum of land to meet population growth targets and taking in to account the requirement to have a balance between diverse social, economic, and physical criteria. The Draft Headford Local Area Plan (January 2015) reflects the consideration of issues such as flood risk assessment, availability of services, sequential testing, planning history, and consolidation of the urban form.

2.4.3 Technical Difficulties

The use of qualitative and quantitative data in assessing and evaluating alternatives has provided a greater depth of knowledge than using one method alone. A combination of previous knowledge, consultation, GIS, etc. has enabled the SEA team to compile a comprehensive list of reasonable and realistic alternatives worthy of inclusion in Proposed Material Alterations to Draft Headford Local Area Plan. Section 20(3)(f) of the Planning and Development Act 2000, as amended states that

‘The Planning Authority shall determine if a Strategic Environmental Assessment or an Appropriate Assessment or both such assessments, as the case may be, is or are required to be carried out as respects one or more than one proposed material alteration of the draft local area plan’.

It should be noted that there is no other guidance in the Planning and Development Act 2000, (as amended) or the SEA Regulations (as amended) which direct the preparation of an SEA on Proposed Material Alterations to a Local Area Plan. It should also be noted that the 2004 Regulations do not easily align with the requirements of the Planning and Development Act regarding ‘modifications’ to the Draft Plan.

In conclusion, based on the level of information available, the restrictive scope of the exercise and the timescale encountered it can be concluded that no further technical difficulties were encountered in formulating the alternatives section of the Environmental Report to this level of detail.

2.5 CONCLUSION

As stated at the outset, Section 20(3) (f) of the Planning and Development Act 2000, as amended states that

“The planning authority shall determine if a strategic environmental assessment or an appropriate assessment or both such assessments, as the case may be, is or are required to be carried out as respects one or more than one proposed material alteration to the draft local area plan”.

The proposed Material Alterations (MA1-MA7) are subject to SEA in accordance with Section 20(3)(f) of the Planning and Development Act 2000, as amended and the Planning and Development (Strategic Environmental Assessment Regulations) 2004 (as amended).

However, the scope of the report is restricted by reason of Section 20(3)(f) as outlined above. The Act states that, only an assessment “as respects one or more than one proposed material alteration is

required'. It is therefore considered in order to fully incorporate the proposed Material Alterations (MA1-7) which were not screened out, cognisance must be taken of the SEA Screening Report accompanying the Draft Headford Local Area Plan 2015-2021 and the SEA for the Galway County Development Plan 2015-2021.

Accordingly this SEA is a Strategic Environmental Assessment on the Proposed Material Alterations of May 2015. Considering this restriction and the lack of guidance available on preparing an SEA Environmental Report on a Proposed Material Alteration to a Draft Local Area Plan, the methodology undertaken as part of this report involved assessing solely the effects of Material Alterations (MA 1-7) on the environment. It is the purpose of the SEA to encourage and maximise development where there is adequate and appropriate services, wastewater treatment, water, minimal environmental restrictions and a capacity to accommodate public infrastructure.

In this regard, the SEA process has identified that to facilitate Material Alteration No's. 1-7, as per the Proposed Material Alterations to the Draft Headford Local Area Plan 2015-2021, would result in a segregated and haphazard approach to sequential planning, and result in the potential for significant adverse environmental effects. These effects include the potential for likely significant environmental effects on local hydrology/hydrogeology, water quality, human health and biodiversity, as outlined in Section 2.4.2.

In relation to Material Alterations (MA1-6) the proposed land use zonings are in clear contravention of the acceptable land uses which are outlined in the "*The Planning System and Flood Risk Management Guidelines for Planning Authorities*" and *Circular PL2/2014* which restricts development within areas that have a high potential of flooding. All of the Material Alterations outlined above (MA1-7) have the potential to cause significant environmental effects on the environment. There are a number of Material Alterations that are adjacent to the Headford Stream and there is concern regarding the cumulative impact that the proposed rezoning would have on the local environment.

2.6 RECOMMENDATION

It is clear from what has been outlined in this report that the Material Alterations (MA1-7) are not in accordance with an environmental led plan and the following table is the clear recommendation of this report that the plan should revert back to the land use zonings as published as part of the Draft Headford Local Area Plan 2015-2021 in January 2015.

Material Alteration	SEA Recommendation
MA1	Lands should not be included within the plan boundary and zoned Residential Phase 2. Revert back to the Draft Plan as published in January 2015.
MA2	Lands should not be included within the plan boundary and zoned Business and Enterprise. Revert back to the Draft Plan as published in January 2015.
MA3	Lands should not be re-zoned from Open Space/Recreation & Amenity to Residential Phase 2. Revert back to the Draft Plan as published in January 2015 and retain the zoning Residential Phase 2 & Open Space/Recreation & Amenity.
MA4	Lands should not be rezoned from Existing Residential (with Constrained Land Use) and Recreation, Amenity & Open Space to Residential Phase 2. Revert back to the Draft Plan as published in January 2015.
MA5	Lands should not be rezoned from Recreation, Amenity & Open Space to Residential Phase 2. Revert back to the Draft Plan as published in January 2015.
MA6	Lands should not be included within the plan boundary and zoned Residential Phase 2. Revert back to the Draft Plan as published in January 2015.
MA7	Lands should not be rezoned from Recreation, Amenity & Open Space to Residential Phase 2. Revert back to the Draft Plan as published in January 2015.

APPENDIX A

PLAN JUSTIFICATION TEST FOR MATERIAL ALTERATIONS NO.1-6

Plan Justification Test for Material Alteration No.1	Response
The urban settlement is targeted for growth under the National Spatial Strategy, Regional Planning Guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended	Headford is identified within the “Other Villages” of the County Core Strategy/Settlement Strategy Regional Planning Guidelines. Therefore it is considered that the Material Alteration is compliant with this criterion.
The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and , in particular:	The area under consideration has an existing residential unit and the remainder of the lands are used for agriculture. Zoning this area would, according to the Land Use Zoning Matrix of the Draft Headford Local Area Plan, provide for residential development and other permitted uses. Given the extent of Residential Phase 2 lands surrounding the plan area, the additional zoning of these lands is not considered necessary to achieve the proper planning and sustainable development of the urban settlement. Therefore it is considered that this Material Alteration fails on this criterion.
<ul style="list-style-type: none"> Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement 	Given the proposed Residential Phase 2 zoning and its location, it is not considered essential for regeneration nor would it be essential to the expansion of the urban settlement. Therefore it is not considered essential that this site be zoned Residential Phase 2 for the regeneration or expansion of the centre of the urban settlement, the material alteration fails this criterion of the plan Justification Test.
<ul style="list-style-type: none"> Comprises significantly previously developed and /or under – utilised lands 	This site comprises 1.50ha which has predominately being used as agriculture, with the exception of the existing residential unit on the subject lands. The majority of the site does not compromise significant previously developed land and is not under-utilised due to its potential for flooding.
<ul style="list-style-type: none"> Is within or adjoining the core of an established or designated urban settlement 	These lands were outside the plan boundary as per the Draft Plan published in January 2015 and are not adjacent to the core of the settlement. Therefore the material alteration does not pass this criterion of the plan Justification Test.
<ul style="list-style-type: none"> Will be essential in achieving compact and sustainable urban growth; and 	Any development on this site will not necessarily lead to compact and sustainable urban growth therefore it is not essential in this regard. The material alteration does not pass this criterion of the plan Justification Test.
<ul style="list-style-type: none"> There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement 	There is an abundance of Residential Phase 2 lands already zoned within the plan area outside this area under construction. Therefore it is considered that there are sufficient lands zoned Residential phased 2 and the material alteration does not pass this criterion of the plan Justification Test.
<ul style="list-style-type: none"> A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use of 	A Strategic Flood Risk Assessment has been prepared for County Galway, which also considers the flood risk issues relevant to the plan area. The Strategic Flood Risk Assessment has been prepared in accordance with the EU Floods Directive (2007/60/EC), the national European Communities (Assessment and Management of Flood Risks) Regulations 2010 (SI No.122 of

<p>development of the lands will not cause unacceptable adverse impacts elsewhere.</p>	<p>2010) and the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and Circular PL2/2014 issued by the DoEHLG. The Strategic Flood Risk Assessment has been examined and confirmed the flood risk areas and this has been incorporated into the Local Area Plan.</p> <p>The SFRA has been integrated into the plan process at the appropriate level of detail. The approach taken to date by Galway County Council is to zone undeveloped lands as Open Space, Recreation & Amenity and developed areas as Constrained Land Use.</p> <p>Zoning these lands Residential Phase 2 where a Constrained Land Use has been attached to part of the lands would be in direct contravention of the guidelines and circular. Therefore the material alteration fails this criterion of the plan Justification Test.</p>
<p>Plan Justification Test for Material Alteration No.2</p>	<p>Response</p>
<p>The urban settlement is targeted for growth under the National Spatial Strategy, Regional Planning Guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended</p>	<p>Headford is identified within the “Other Villages” of the County Core Strategy/Settlement Strategy Regional Planning Guidelines. Therefore it is considered that the Material Alteration is compliant with this criterion.</p>
<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and , in particular:</p>	<p>The area under consideration has been traditionally used for agriculture. Zoning this area would, according to the Land Use Zoning Matrix of the Draft Headford Local Area Plan, provide for business and enterprise uses. Given the extent of Business/Enterprise lands surrounding the plan area, the additional zoning of these lands is not considered necessary to achieve the proper planning and sustainable development of the urban settlement. Therefore it is considered that this Material Alteration fails on this criterion.</p>
<ul style="list-style-type: none"> • Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement 	<p>Given the proposed Business and Enterprise zoning, it is not considered essential for regeneration nor would it be essential to the expansion of the urban settlement. As it is not considered essential that this site is zoned Business and Enterprise for the regeneration or expansion of the centre of the urban settlement, the material alteration fail this criterion of the plan Justification Test.</p>
<ul style="list-style-type: none"> • Comprises significantly previously developed and /or under – utilised lands 	<p>This site comprises 3.58ha which has predominately being used as agriculture. This site does not compromise of significant previously developed land and is not under-utilised due to its potential for flooding.</p>
<ul style="list-style-type: none"> • Is within or adjoining the core of an established or designated urban settlement 	<p>These lands were outside the plan boundary as per the Draft Plan published in January 2015 and are not adjacent to the core of the settlement. Therefore the material alteration does not pass this criterion of the plan Justification Test.</p>
<ul style="list-style-type: none"> • Will be essential in achieving compact and sustainable urban 	<p>Any development on this site will not necessarily lead to compact and</p>

growth; and	sustainable urban growth and it is not essential in this regard. Therefore the material alteration does not pass this criterion of the plan Justification Test.
<ul style="list-style-type: none"> There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement 	There are sufficient Business and Enterprise Lands already zoned within the plan area outside this area under construction. Therefore it is considered that there are sufficient lands zoned Business and Enterprise and the material alteration does not pass this criterion of the plan Justification Test.
<ul style="list-style-type: none"> A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use of development of the lands will not cause unacceptable adverse impacts elsewhere. 	<p>A Strategic Flood Risk Assessment has been prepared for County Galway, which also considers the flood risk issues relevant to the plan area. The Strategic Flood Risk Assessment has been prepared in accordance with the EU Floods Directive (2007/60/EC), the national European Communities (Assessment and Management of Flood Risks) Regulations 2010(SI No.122 of 2010) and the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and Circular PL2/2014 issued by the DoEHLG. The Strategic Flood Risk Assessment has been examined and confirms the flood risk areas and this has been incorporated into the Local Area Plan.</p> <p>The SFRA has been integrated into the development plan process at the appropriate level of detail The approach taken to date by Galway County Council is to zone undeveloped lands as Open Space, Recreation & Amenity and developed areas as Constrained Land Use.</p> <p>Zoning these lands Business and Enterprise would be in direct contravention of the guidelines and circular, therefore the material alteration fails this criterion of the Plans Justification Test.</p>
Plan Justification Test for Material Alteration No.3	Response
The urban settlement is targeted for growth under the National Spatial Strategy, Regional Planning Guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Headford is identified within the "Other Villages" of the County Core Strategy/Settlement Strategy Regional Planning Guidelines. Therefore it is considered that the Material Alteration is compliant with this criterion.
The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and , in particular:	The area under consideration has been traditionally used for agriculture. Zoning this area would, according to the Land Use Zoning Matrix of the Draft Headford Local Area Plan, provide for residential development and other permitted uses. Given the extent of Residential Phase 2 lands surrounding the plan area and the fact that some of the lands were zoned Residential Phase 2 with the exception of the area located in Flood Zone A/B, the additional zoning of these lands in a flood risk area is not considered necessary to achieve the proper planning and sustainable development of the urban settlement. Therefore it is considered that this Material Alteration fails on this criterion.

<ul style="list-style-type: none"> Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement 	<p>Given the proposed Residential Phase 2 zoning on lands in a Flood Zone A/B, it is not considered essential for regeneration nor would it be essential to the expansion of the urban settlement. Given it is not considered essential that this parcel of site be zoned Residential Phase 2 for the regeneration or expansion of the centre of the urban settlement, the material alteration would fail this criterion of the plan Justification Test.</p>
<ul style="list-style-type: none"> Comprises significantly previously developed and /or under – utilised lands 	<p>This site comprises 0.3568ha, which has predominately being used as agriculture; the area of land located in Flood Zone A/B is approximately 0.00814ha.</p>
<ul style="list-style-type: none"> Is within or adjoining the core of an established or designated urban settlement 	<p>These lands were inside the plan boundary as per the Draft Plan published in January 2015 and were zoned Residential Phase 2, with a small section of land zoned Open Space/Recreation & Amenity. Therefore the material alteration to zone the lands in their entirety Residential Phase 2 would pass this criterion of the plan Justification Test.</p>
<ul style="list-style-type: none"> Will be essential in achieving compact and sustainable urban growth; and 	<p>Any development on this site will lead to compact and sustainable urban growth therefore it is not essential in this regard. Therefore the material alteration would pass this criterion of the plan Justification Test.</p>
<ul style="list-style-type: none"> There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement 	<p>There is abundance of Residential Phase 2 lands already zoned within the plan including the majority of the lands that are subject to this material alteration. It is considered that there are sufficient lands zoned Residential Phase 2 in the plan area and the material alteration does not pass this criterion of the plan Justification Test.</p>
<ul style="list-style-type: none"> A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use of development of the lands will not cause unacceptable adverse impacts elsewhere. 	<p>A Strategic Flood Risk Assessment has been prepared for County Galway, which also considers the flood risk issues relevant to the plan area. The Strategic Flood Risk Assessment has been prepared in accordance with the EU Floods Directive (2007/60/EC), the national European Communities (Assessment and Management of Flood Risks) Regulations 2010 (SI No.122 of 2010) and the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and Circular PL2/2014 issued by the DoEHLG. The Strategic Flood Risk Assessment has been examined and confirmed the flood risk areas and this has been incorporated into the Local Area Plan.</p> <p>The SFRA has been integrated into the development plan process at the appropriate level of detail. The approach taken to date by Galway County Council is to zone undeveloped lands as Open Space, Recreation & Amenity and developed areas as Constrained Land Use.</p> <p>Therefore to zone these lands Residential Phase 2 where there is a section of lands located in Flood Zone A/B would be in direct contravention of the guidelines and circular and the material alteration fails this criterion of the plan Justification Test.</p>

Plan Justification Test for Material Alteration No.4	Response
The urban settlement is targeted for growth under the National Spatial Strategy, Regional Planning Guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, (as amended).	Headford is identified within the “Other Villages” of the County Core Strategy/Settlement Strategy Regional Planning Guidelines. Therefore, it is considered that the Material Alteration is compliant with this criterion.
The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:	The area under consideration consists of a building to the front and undeveloped land to the rear. Zoning this area would, according to the Land Use Zoning Matrix of the Draft Headford Local Area Plan, provide for residential development and other permitted uses. Given the extent of Residential Phase 2 lands surrounding the plan area located outside Flood Zone A/B, the additional zoning of these lands is not considered necessary to achieve the proper planning and sustainable development of the urban settlement. Therefore it is considered that this Material Alteration fails on this criterion.
<ul style="list-style-type: none"> Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement 	Given the proposed Residential Phase 2 zoning, it is not considered essential for regeneration nor would it be essential to the expansion of the urban settlement as there are sites located outside a Flood Zone A/B that have been identified for the planned expansion of the town. As it is not considered essential that this site is zoned Residential Phase 2 for the regeneration or expansion of the centre of the urban settlement, the material alteration fails this criterion of the plan Justification Test.
<ul style="list-style-type: none"> Comprises significantly previously developed and /or under – utilised lands 	This site comprises 0.290 ha which consists of an existing building and vacant land to the rear. The majority of the site does not comprise of significant previously developed land and is not under-utilised due to its potential for flooding.
<ul style="list-style-type: none"> Is within or adjoining the core of an established or designated urban settlement 	These lands were inside the plan boundary as per the Draft Plan published in January 2015 and were zoned Existing Residential (With Constrained Land Use) & Open Space/Recreation & Amenity and are adjacent to the core of the settlement. Therefore it is considered that the Material Alteration is compliant with this criterion.
<ul style="list-style-type: none"> Will be essential in achieving compact and sustainable urban growth; and 	Any development on this site will not necessarily lead to compact and sustainable urban growth and is not essential in this regard, therefore the material alteration would not pass this criterion of the plan Justification Test.
<ul style="list-style-type: none"> There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement 	There is an abundance of Residential Phase 2 lands already zoned within the plan area outside this area under consideration. Therefore it is considered that there are sufficient lands zoned Residential Phase 2 and the material alteration does not pass this criterion of the plan Justification Test.
<ul style="list-style-type: none"> A flood risk assessment to an appropriate level of detail has 	A Strategic Flood Risk Assessment has been prepared for County Galway,

<p>been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use of development of the lands will not cause unacceptable adverse impacts elsewhere.</p>	<p>which also considers the flood risk issues relevant to the plan area. The Strategic Flood Risk Assessment has been prepared in accordance with the EU Floods Directive (2007/60/EC), the national European Communities (Assessment and Management of Flood Risks) Regulations 2010 (SI No.122 of 2010) and the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and Circular PL2/2014 issued by the DoEHLG. The Strategic Flood Risk Assessment has been examined and confirmed the flood risk areas and this has been incorporated into the Local Area Plan.</p> <p>The SFRA has been integrated into the development plan process at the appropriate level of detail. The approach taken to date by Galway County Council is to zone undeveloped lands as Open Space, Recreation & Amenity and developed areas as Constrained Land Use.</p> <p>Therefore to zone these lands Residential Phase 2 where the lands are located in Flood Zone A/B would be in direct contravention of the guidelines and circular. Therefore the material alteration fails this criterion of the Plan Justification Test.</p>
<p>Plan Justification Test for Material Alteration No.5</p>	<p>Response</p>
<p>The urban settlement is targeted for growth under the National Spatial Strategy, Regional Planning Guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended</p>	<p>Headford is identified within the “Other Villages” of the County Core Strategy/Settlement Strategy Regional Planning Guidelines. Therefore it is considered that the Material Alteration is compliant with this criterion.</p>
<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and , in particular:</p>	<p>The area under consideration has been traditionally used for agriculture. Zoning this area would, according to the Land Use Zoning Matrix of the Draft Headford Local Area Plan, provide for residential development and other permitted uses. Given the extent of Residential Phase 2 lands surrounding the plan area that are not located outside Flood Zone A/B, the additional zoning of these lands is not considered necessary to achieve the proper planning and sustainable development of the urban settlement. Therefore it is considered that this Material Alteration fails on this criterion.</p>
<ul style="list-style-type: none"> Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement 	<p>Given the proposed Residential Phase 2 zoning, it is not considered essential for regeneration nor essential to the expansion of the urban settlement as there are sites located outside Flood Zone A/B that have been identified for the planned expansion of the town. As it is not considered essential that this site be zoned Residential Phase 2 for the regeneration or expansion of the centre of the urban settlement, the material alteration fails this criterion of the plan Justification Test.</p>
<ul style="list-style-type: none"> Comprises significantly previously developed and /or under – 	<p>This site comprises 0.996ha which has predominately being used as</p>

utilised lands	agriculture. The majority of the site does not compromise of significant previously developed land and is not under-utilised due to its potential for flooding.
<ul style="list-style-type: none"> Is within or adjoining the core of an established or designated urban settlement 	These lands were inside the plan boundary as per the draft plan published in January 2015 and were zoned Open Space/Recreation & Amenity and are not within or adjoining the core of an established settlement. Therefore it is considered that the Material Alteration is not compliant with this criterion.
<ul style="list-style-type: none"> Will be essential in achieving compact and sustainable urban growth; and 	Any development on this site will not lead to compact and sustainable urban growth and it is not essential in this regard, therefore the material alteration would does not pass this criterion of the plan Justification Test.
<ul style="list-style-type: none"> There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement 	There is an abundance of Residential Phase 2 lands already zoned within the plan area outside this area under consideration. Therefore it is considered that there are sufficient lands zoned Residential Phase 2 and the material alteration does not pass this criterion of the plan Justification Test.
<ul style="list-style-type: none"> A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use of development of the lands will not cause unacceptable adverse impacts elsewhere. 	<p>A Strategic Flood Risk Assessment has been prepared for County Galway, which also considers the flood risk issues relevant to the plan area. The Strategic Flood Risk Assessment has been prepared in accordance with the EU Floods Directive (2007/60/EC), the national European Communities (Assessment and Management of Flood Risks) Regulations 2010 (SI No.122 of 2010) and the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and Circular PL2/2014 issued by the DoEHLG. The Strategic Flood Risk Assessment has been examined and confirmed the flood risk areas and this has been incorporated into the Local Area Plan.</p> <p>The SFRA has been integrated into the plan process at the appropriate level of detail. The approach taken to date by Galway County Council is to zone undeveloped lands as Open Space, Recreation & Amenity and developed areas as Constrained Land Use.</p> <p>Therefore, to zone these lands Residential Phase 2 where the lands are located in Flood Zone A/B, would be in direct contravention of the guidelines and circular. Therefore the material alteration fails this criterion of the plan Justification Test.</p>
Plan Justification Test for Material Alteration No.6	Response
The urban settlement is targeted for growth under the National Spatial Strategy, Regional Planning Guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended	Headford is identified within the "Other Villages" of the County Core Strategy/Settlement Strategy Regional Planning Guidelines. Therefore it is considered that the Material Alteration is compliant with this criterion.

<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and , in particular:</p>	<p>The area under consideration has been traditionally used for agriculture. Zoning this area would, according to the Land Use Zoning Matrix of the Draft Headford Local Area, provide for residential development and other permitted uses. Given the extent of Residential Phase 2 lands surrounding the plan area that are not located outside Flood Zone A, the additional zoning of these lands is not considered necessary to achieve the proper planning and sustainable development of the urban settlement. Therefore it is considered that this Material Alteration fails on this criterion.</p>
<ul style="list-style-type: none"> • Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement 	<p>Given the proposed Residential Phase 2 zoning, it is not considered essential for regeneration nor would it be essential for the expansion of the urban settlement as there are sites that are located outside Flood Zone A that have been identified for the planned expansion of the town. As it is not considered essential that this site is zoned Residential Phase 2 for the regeneration or expansion of the centre of the urban settlement, the material alteration fails this criterion of the plan Justification Test.</p>
<ul style="list-style-type: none"> • Comprises significantly previously developed and /or under – utilised lands 	<p>This site comprises 1.115ha which has predominately being used as agriculture. The majority of the site does not compromise significant previously developed land and is not under-utilised due to its potential for flooding.</p>
<ul style="list-style-type: none"> • Is within or adjoining the core of an established or designated urban settlement 	<p>These lands were outside the plan boundary as per the Draft Plan published in January 2015 and are not within or adjoining the core of an established settlement. Therefore it is considered that the Material Alteration is not compliant with this criterion.</p>
<ul style="list-style-type: none"> • Will be essential in achieving compact and sustainable urban growth; and 	<p>Any development on this site will not lead to compact and sustainable urban growth, therefore it is not essential in this regard and the material alteration does not pass this criterion of the plan Justification Test.</p>
<ul style="list-style-type: none"> • There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement 	<p>There is an abundance of Residential Phase 2 lands already zoned within the plan area outside this area under consideration. Therefore it is considered that there are sufficient lands zoned Residential Phase 2 ad the material alteration would not pass this criterion of the plan Justification Test.</p>
<ul style="list-style-type: none"> • A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use of development of the lands will not cause unacceptable adverse impacts elsewhere. 	<p>A Strategic Flood Risk Assessment has been prepared for County Galway, which also considers the flood risk issues relevant to the plan area. The Strategic Flood Risk Assessment has been prepared in accordance with the EU Floods Directive (2007/60/EC), the national European Communities (Assessment and Management of Flood Risks) Regulations 2010 (SI No.122 of 2010) and the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and Circular PL2/2014 issued by the DoEHLG. The Strategic Flood Risk Assessment has been examined and confirmed the flood risk areas and this has been incorporated into the Local Area Plan.</p> <p>The SFRA has been integrated into the plan process at the appropriate level of</p>

	<p>detail. The approach taken to date by Galway County Council is to zone undeveloped lands as Open Space, Recreation & Amenity and developed areas as Constrained Land Use.</p> <p>Therefore to zone these lands Residential Phase 2 where the lands are located in Flood Zone A/B would be in direct contravention of the guidelines and circular and the material alteration fails this criterion of the plans Justification Test.</p>
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APPENDIX B
NEWSPAPER ADVERT

**COMHAIRLE CHONTAE NA GAILLIMHE
GALWAY COUNTY COUNCIL**

Notice of Proposed Material Alterations to the Headford Draft Local Area Plan 2015-2021

**Following from the recently advertised
Notice of Determination in relation to the Requirement for Strategic
Environmental Assessment and Appropriate Assessment on more than one of the
Material Alterations**

Notice is hereby given pursuant to Section 20 of the Planning & Development Act, 2000 (as amended) that Galway County Council proposes to make Material Alterations to the Headford Draft Local Area Plan 2015-2021 which was previously displayed.

In accordance with Section 20 of the Planning & Development Act, 2000, as amended, Article 14 of the Planning and 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, having carried out screenings of the Proposed Alterations have determined:

- That a Strategic Environmental Assessment (SEA) of more than one of the proposed Material Alterations is required and
- That an Appropriate Assessment (AA) of more than one of the proposed Material Alterations is required.

Copies of the proposed Material Alterations, the SEA Environmental Report providing information on the likely significant effects on the environment of implementing the proposed Material Alteration, the Natura Impact Report on the proposed Material Alterations will be available for public inspection during normal opening hours from **Friday 24th July to Friday 21st August 2015**, (both dates inclusive), at the following locations:

- **Planning Office, Áras an Chontae, Prospect Hill, Galway** (Monday -Friday 9am-4pm)
- **Headford Library, Headford** (Tuesday 2.30pm – 5.00pm & 6.00pm - 8.00pm, Wednesday 11.30am-1.30pm, Thursday 2.30pm-7pm, Friday 11.30am -1.30pm & 2.30pm-5.00pm, & Saturday 11.30am-3.00pm)
- **Tuam Library, High Street, Tuam** (Tuesday - Saturday 10.30am–1.00pm & 2.00pm–5.00pm,)
- **Tuam Area Office, High Street, Tuam.** (Monday -Friday 9.10am -1.00pm & 2.00pm - 5.00pm)

All documents are also available to download from Galway County Council's website www.galway.ie.

Written submissions or observations with respect **only to the Proposed Material Alterations of the Headford Draft Local Area Plan 2015-2021** and accompanying SEA Environmental Report and Natura Impact Report for Headford made to the Planning Authority during such period will be taken into consideration before the Plan is adopted by Galway County Council. Submissions or observations are also welcome from children, or groups or associations representing the interests of children.

Submissions or observations should be made in writing and addressed to:

'Material Alterations to the Draft Headford Local Area Plan',

Forward Planning Section, Galway County Council, Prospect Hill, Galway,

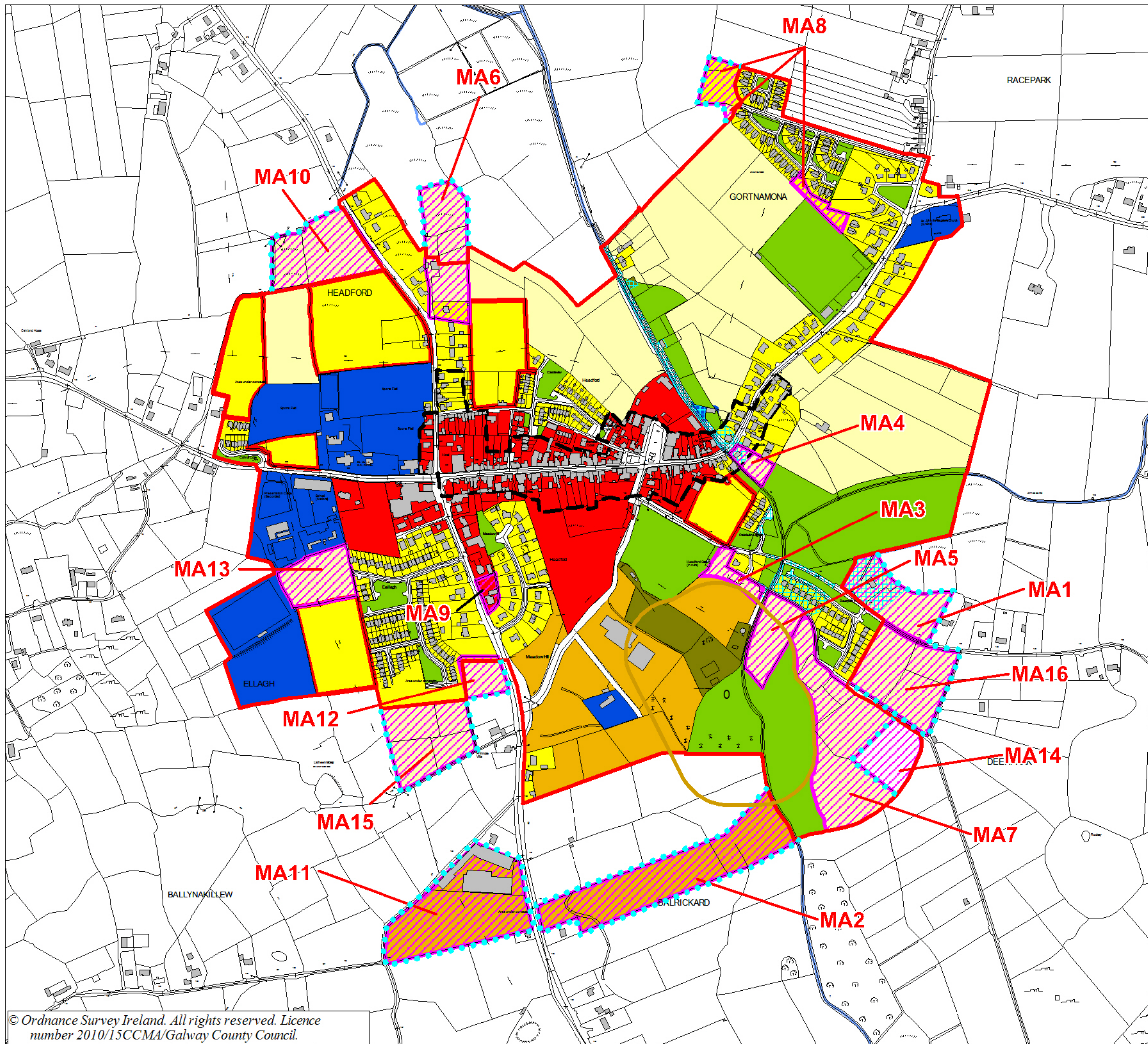
or forwarded by fax to (091) 509199 or sent by email to localareaplan@galwaycoco.ie.

Closing Date for Submissions or Observations is Friday 21st August 2015 at 4pm. Late Submissions will not be accepted.

**Catherine McConnell
A/Director of Services,
Planning, Community & Economic Development**

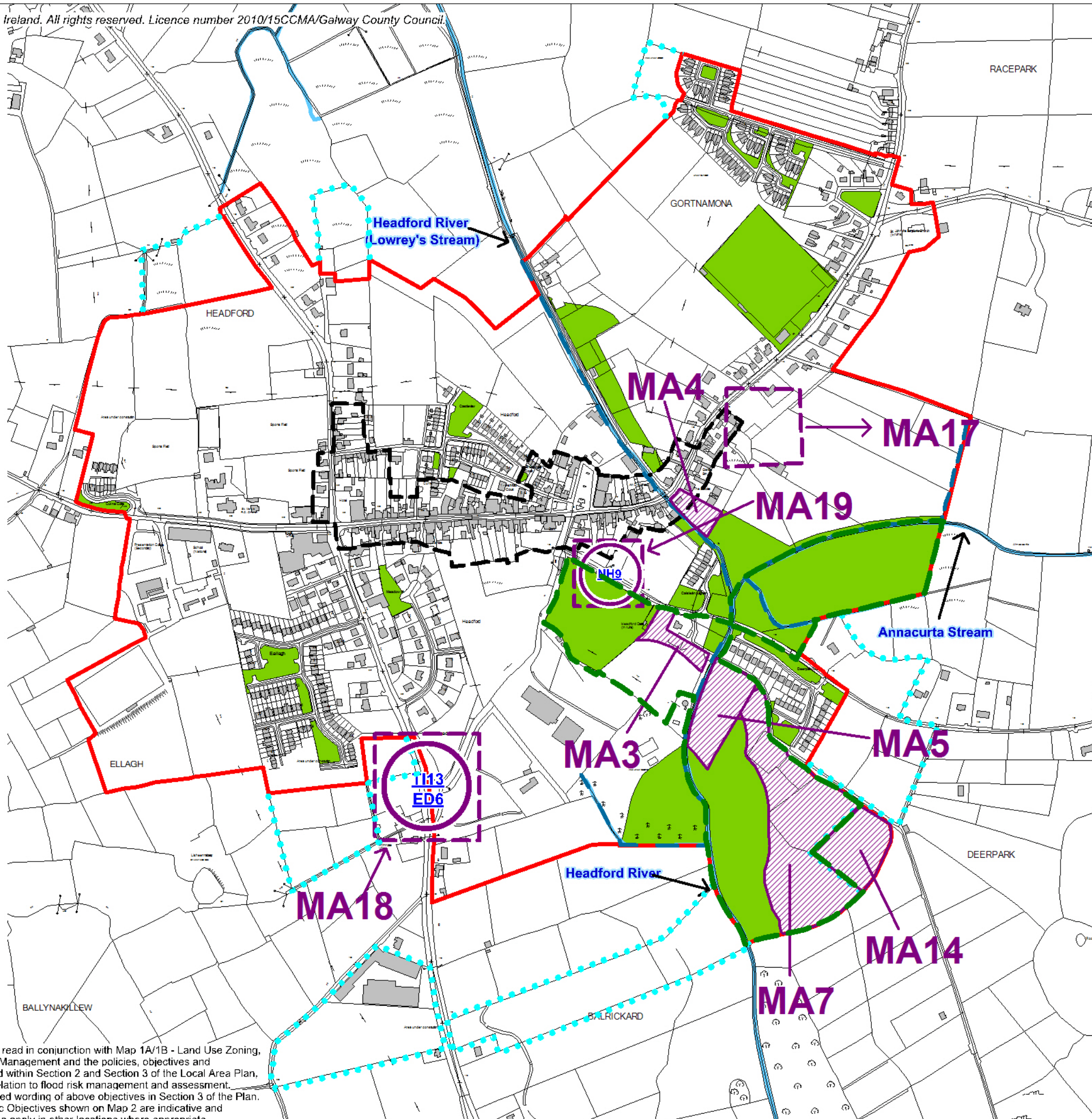
APPENDIX C

MATERIAL ALTERATIONS MAP



- Local Area Plan Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- C1 - Village Centre / Commercial
- OS - Open Space / Recreation & Amenity
- BE - Business and Enterprise
- CF - Community Facilities
- PU - Public Utilities
- Buffer Zone
- CL - Constrained Land Use
- Rivers/Streams
- TI - Transport Infrastructure
- ACA - Architectural Conservation Area
- Material Alterations
- Material Alterations to LAP Boundary

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



Material Alteration	Description of Material Alteration
MA3 & MA4	OS - Open Space/Recreation & Amenity area removed
MA5	OS - Open Space/Recreation & Amenity area removed
MA7	OS - Open Space/Recreation & Amenity Area removed
MA14	Area removed from LAP. LAP Boundary reduced. Demesne Boundary reduced.
MA17	Delete Objective RD11 & remove Blue Arrow.
MA18	TI13/ED6 circle enlarged to more accurately reflect location.
MA19	Specific Objective NH9 added to map.

NOTE:
This map reflects the Material Alterations proposed at the council meeting on the 27th May 2015

LEGEND

- Draft LAP Boundary
- XX Specific Objectives Number
- OS - Open Space / Recreation & Amenity
- ACA - Architectural Conservation Area (HC 3)
- Designed Landscape "Headford Demesne" (HC 9) within the proposed plan boundary
- Corrib Headford Arterial Drainage Scheme (FL 10)
- Rivers/Streams
- Proposed Material Alterations
- Proposed Material Alteration to LAP Boundary

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

**MATERIAL ALTERATIONS
PROPOSED TO THE DRAFT PLAN
MAP 2 SPECIFIC OBJECTIVES
HEADFORD LAP (JULY 2015)**

