

BRIARHILL

Draft

URBAN FRAMEWORK PLAN

A planned new settlement expansion that will be an intrinsic part of the Metropolitan Area of Galway, in County Galway, providing excellent quality of living and with ample capacity to expand and become a major residential neighbourhood in the Galway Metropolitan Area.

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1.0 INTRODUCTION

Briarhill is strategically located in the heart of the eastern Galway Metropolitan Area within 5km of Galway City and immediately adjoining the county boundary with Galway City. Briarhill is most strongly associated with its extensive employment base at Briarhill Business Park, Galway Technology Park and at Parkmore East and West. These currently mark the eastern extent of the employment corridor leading from the city to Briarhill

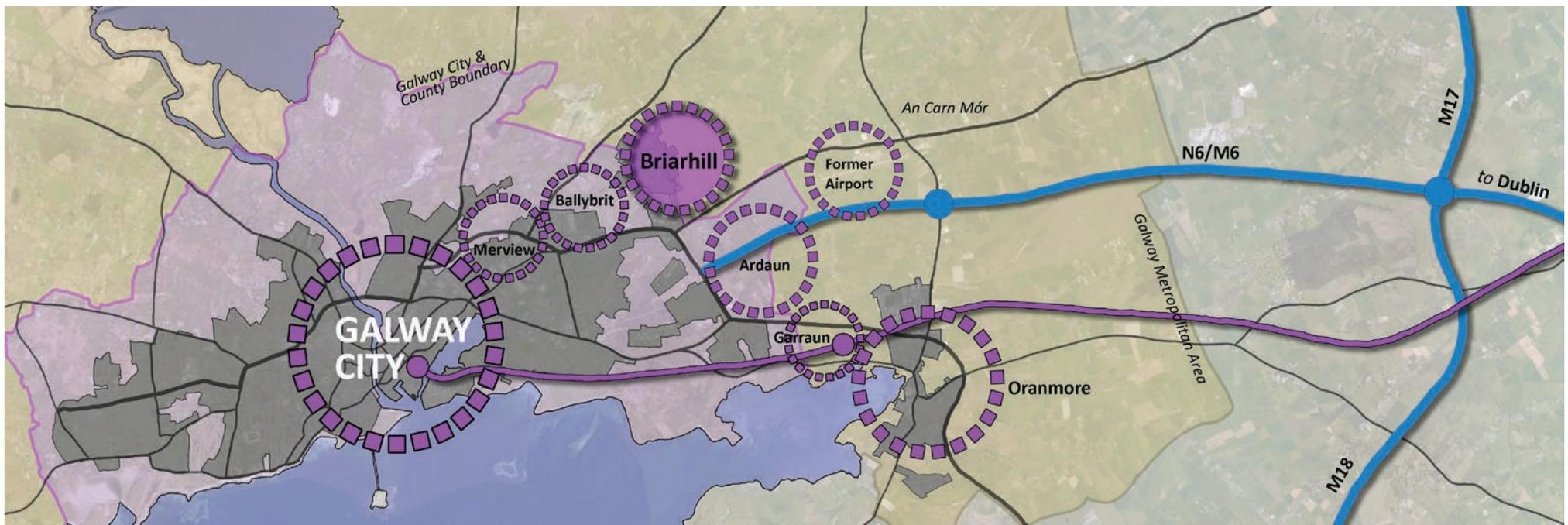
While the Industrial Development Authority (IDA) retains ownership of substantial expansion lands for its Parkmore East facility, Briarhill also includes significant lands that are suitable for urban growth and the provision of new residential development.

At present, the N6 road effectively marks the boundary between residential and employment uses at the north eastern Galway suburbs. The residential areas of Doughiska, Ballybrit, Mervue and Ballybane all lie within the enclosure of the N6 corridor whereas the employment bases at Briarhill and Ballybrit Business Park are on the outside.

The planned Galway City Ring Road (GCRR) will alter the manner in which vehicular traffic traverses and accesses the eastern Galway Metropolitan Area. The existing N6 leading to the R339 Monivea Road will be free from through traffic crossing the city and will present a substantial opportunity for urban expansion across the current divide.

Briarhill has ample green field lands available to cater for urban growth and can be plan-led from the outset ensuring a sustainable development model is delivered in a phased manner in the short, medium and longer term. Briarhill can continue to grow its employment base while also providing the balancing residential growth necessary to ensure a sustainable development model underpins the growth and vision for the Metropolitan Area.

This Framework Plan sets out the vision, principles and framework that will guide the orderly and sustainable development of high quality compact growth at Briarhill in the Metropolitan Area.



Connected Neighbourhoods forming the Eastern Metropolitan Area of Galway

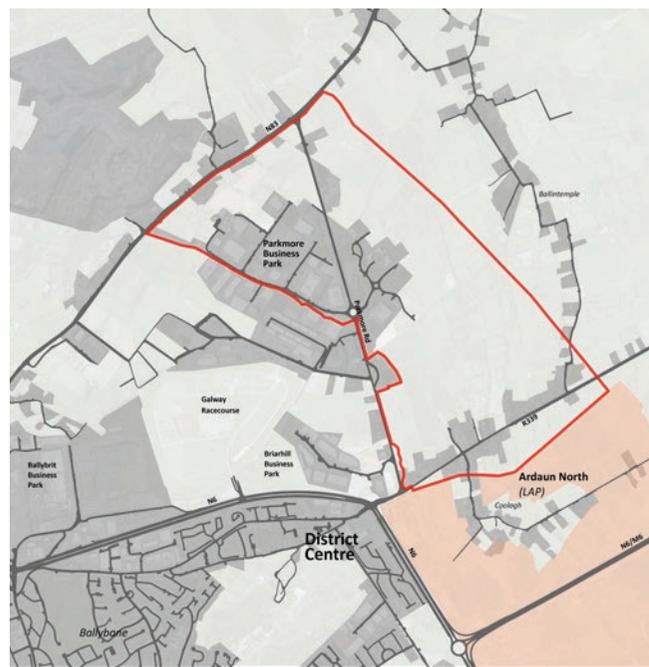
1.0 INTRODUCTION

Framework Boundary

At the outset of reviewing the potential for urban growth at Briarhill, the area under consideration was defined by the N83 and R339 on the north and south and by the Parkmore Road on the west. The eastern boundary was set back from the residential dwellings along the Ballintemple Road and extended through the agricultural lands.

Following preliminary consultation with Galway County Council, it was considered that the longer term vision for Briarhill may be better served by extending the eastern boundary up to the Ballintemple Road. This would facilitate longer term future growth capacity with the Ballintemple Road as the natural settlement boundary.

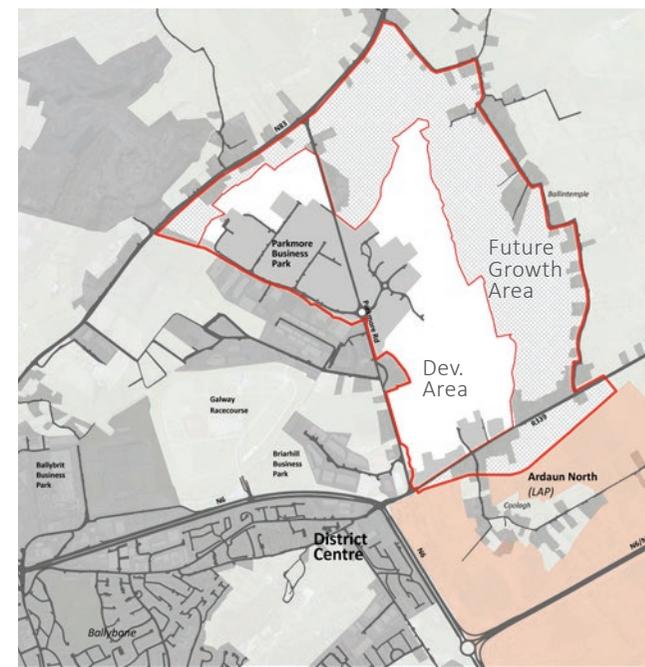
In order to ensure a plan-led approach to the establishment of Briarhill in an orderly manner, the overall was then subdivided to include short and medium term development areas for both residential and employment uses, together with a Future Growth Area that would allow future eastward growth and build on earlier stages of community and infrastructural development .



Original Framework Plan Boundary



Revised Framework Plan Boundary



Framework Plan (Development Area + Future Growth Area)

2.0 STRATEGIC VISION

Briarhill is an intrinsic part of the Galway Metropolitan Area, and an important and significant growth area for the County. It incorporates substantial employment uses and has ample capacity for the delivery of high quality compact and sustainable growth in the eastern Metropolitan Area.

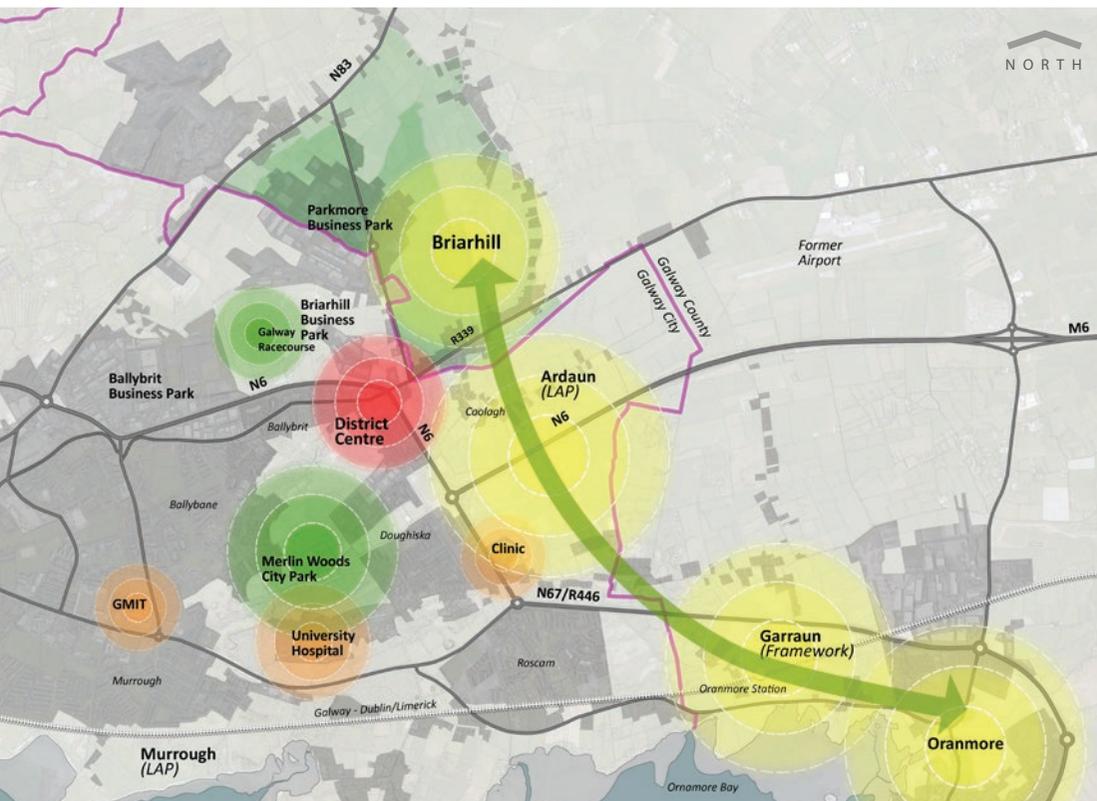
High quality, attractive and walkable new neighbourhood settlement, centred on a new and vibrant local centre and providing for community development and expansion.

Highly quality of life with ready access to Galway City but also enjoying the benefits of extensive new community and open space facilities within Briarhill.

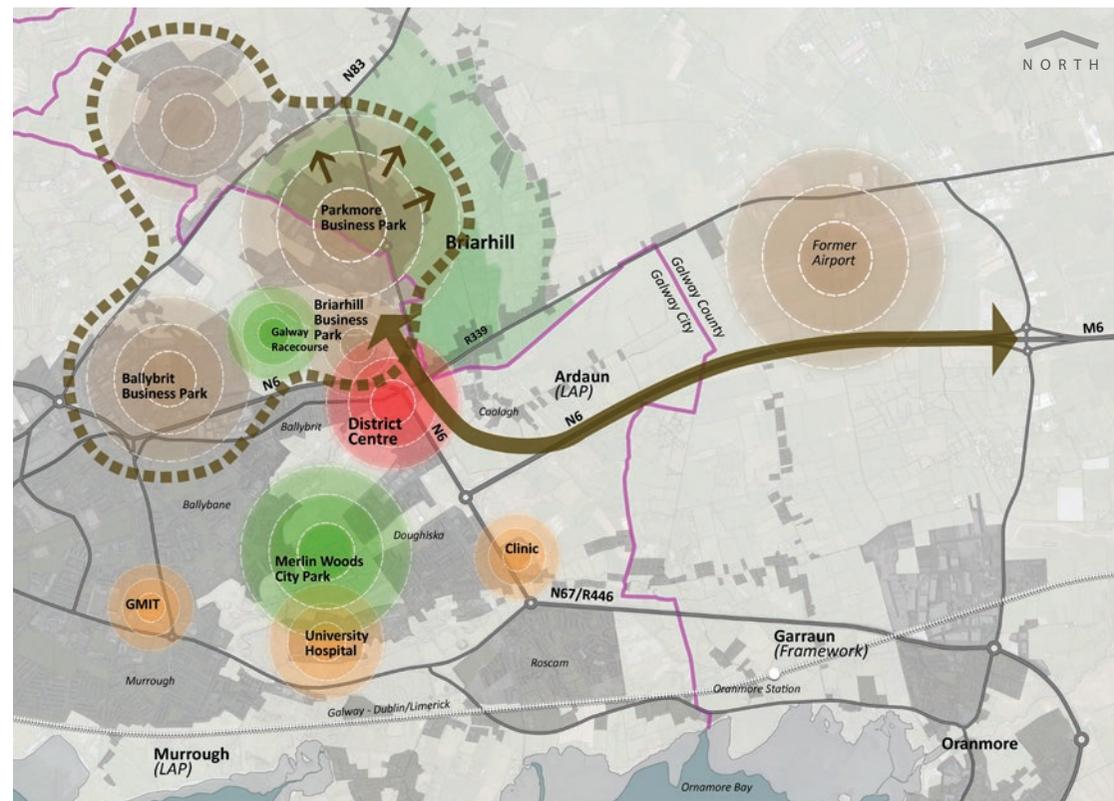
Highly accessible within the Galway Metropolitan Area including Galway City with capacity to adopt sustainable transport models and services for day to day travel.

Excellent access to employment centres in Galway City, Ballybrit and Parkmore, and with significant new planned employment uses at the former Galway Airport lands.

Potential for direct access provision from the M6 into Parkmore and Briarhill employment hubs.

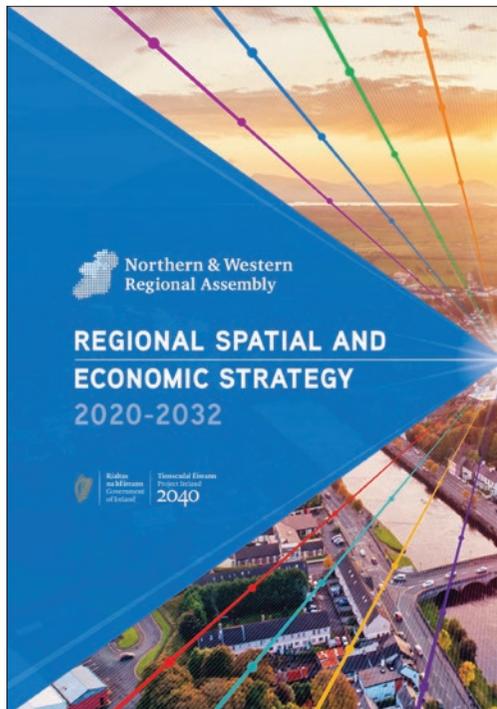


Connected Metropolitan Settlements



Employment and Access

3.0 STRATEGIC PLANNING CONTEXT



This Framework Plan aligns with a hierarchy of National, Regional and Local planning strategies and development plans. Compact Growth, Sustainable Mobility, and responding to Climate Change are common policies and objectives of all of these strategies and plans.

The National Planning Framework (NPF) is the Government's strategic plan for shaping the future growth and development of our country out to the year 2040. The NPF subdivides the country into three regions, including the Northern and Western, Southern, and Eastern and Midland regions.

The NPF establishes the Galway Metropolitan Area as the primary centre for growth in the Northern and Western region. Galway needs to accommodate a greater proportion of the growth it generates within its metropolitan boundary. Challenges to be addressed include transport/mobility and urban quality, housing choice and affordability, especially outside the core-city centre area.

The Regional Spatial and Economic Strategy (RSES) for the Northern and Western region supports the implementation of the NPF. In the RSES, the Growth Framework is underpinned by 'Placemaking' as a priority, ensuring synergy between investments and planning for strategic interventions that maximise returns for 'People and Place'.

'Compact growth will be pursued to ensure sustainable growth of more compact urban and rural settlements, supported by jobs, houses, services and amenities, rather than continued sprawl and unplanned, uneconomic growth.'

The Metropolitan Area Strategic Plan (MASP), within the RSES, provides a framework for development plans and investment prioritisation. The Metropolitan Area has considerable land capacity to meet population growth, and seeks to provide an integration of housing with transport infrastructure fostering sustainable growth patterns. A number of strategic growth areas are identified, including Briarhill, Garraun and Oranmore in the eastern Metropolitan Area together with Ardaun which is in the Galway City area.

The Galway County Development Plan 2022-2028 (GCDP) identifies the Strategic Economic Corridor to the east of the city, with easy access and a high concentration of established and valuable infrastructure. The GCDP also proposes to pursue the main elements of the Galway Transportation and Planning Study (GTPS), including consolidating development within Galway City and County within a planned corridor for expansion to the east, generally known as the Ardaun and Garraun area.

The Greater Galway Area Drainage Plan is noted as a key enabler for the larger area of Oranmore and metropolitan areas to the north, and as enabler of the strategic potential offered by the lands around Oranmore railway station.

Oranmore train station is located at Garraun at the southern end of the Briarhill, Ardaun and Garraun growth areas. The station is to be upgraded to a dual platform with a passing loop that will facilitate doubling the frequency of train services in the Metropolitan Area. A plan-led approach to developing these areas must ensure a high quality walking and cycling green link between the train station and future growth areas.

4.0 LANDS AT BRIARHILL



Parkmore Rd looking north (source: Google Street View)



Parkmore Business Park



R339 looking east (source: Google Street View)



Parkmore Rd/ N83 Junction (source: Google Street View)



Local Context

The Briarhill area is currently the missing piece of the metropolitan landscape centred on the nodal point at the Lynch's Junction on the current N6 and R339.

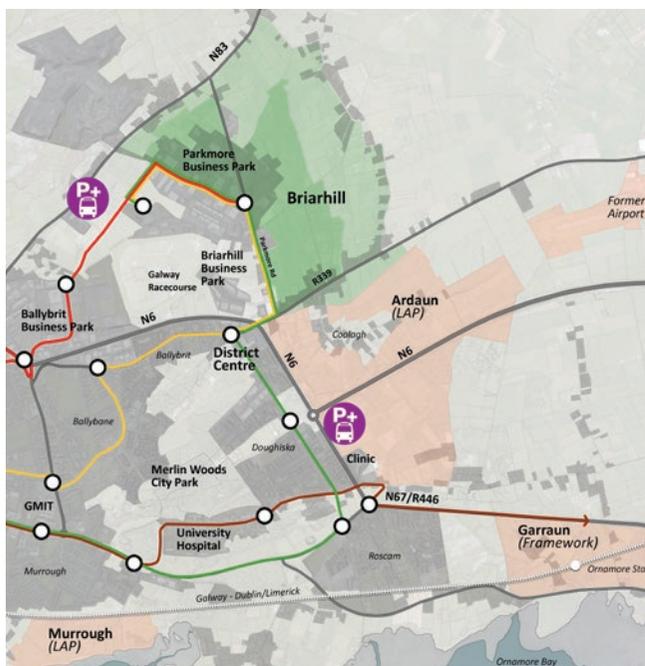
The availability of green field lands at Briarhill provides excellent opportunity to plan for population growth and the establishment of a distinct new settlement that is a catalyst for establishing the Galway Metropolitan Area.

Briarhill will be naturally connected to other planned settlements at Ardaun and Garraun, with clear potential for the provision of a sustainable transport solution between Briarhill and other destinations in the Galway Metropolitan Area including Galway City.



4.0 LANDS AT BRIARHILL

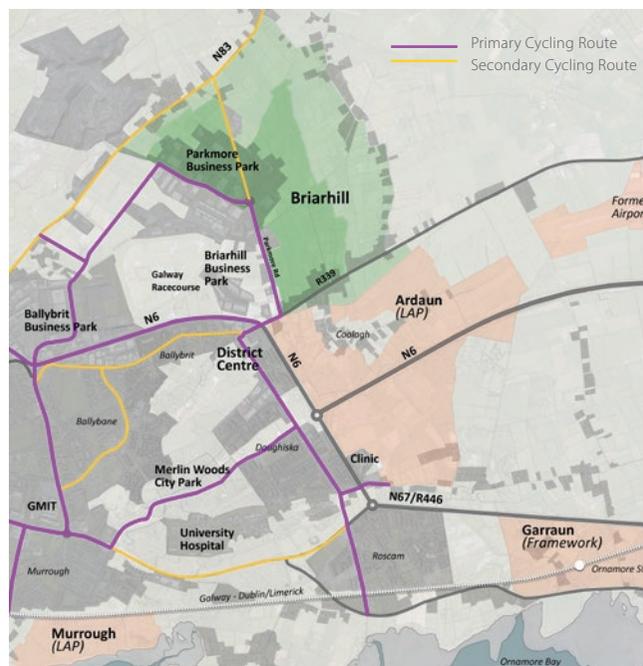
Public Transport Strategy



The Public Transport Strategy builds on the existing services between the western edges of Briarhill and towards Galway City.

The R339 provides excellent opportunity to expand these public transport routes in line with growth, so as to loop through Briarhill and provide bus services directly within the Briarhill settlement and through the Metropolitan Area.

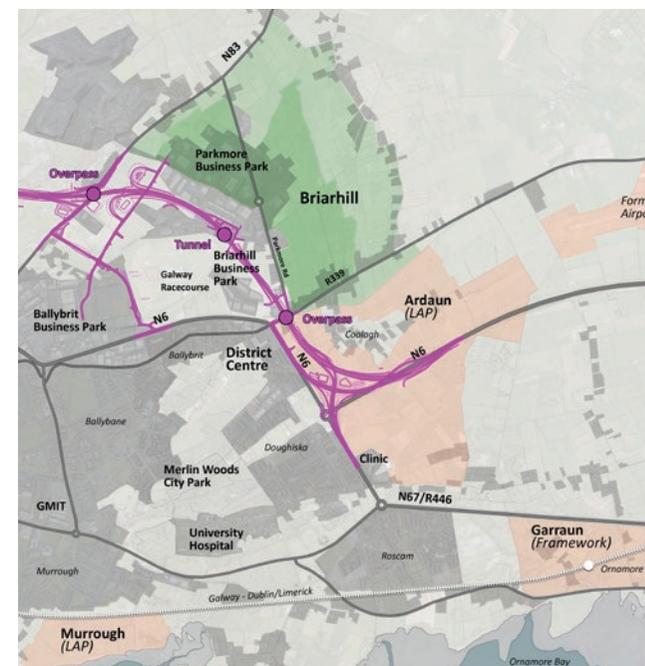
Cycling Strategy



The primary and secondary cycling networks within Galway City already run along the western edge of Briarhill. As Briarhill develops, the provision of cycle links from within Briarhill and connecting to the established cycle network will be readily achievable, and will provide an attractive alternative to residents of Briarhill to Metropolitan commuting.

Additionally, there is similar potential to provide green routes for pedestrians and cyclist connecting Briarhill, Ardaun and Garraun to Oranmore train station and railway services, as well as to the coast amenity at Oranmore Bay.

Planned Galway City Ring Road



The planned Galway City Ring Road will remove through traffic crossing the city from the Metropolitan Area. Removal of through traffic from the N6 will reduce the current demand for carriageway capacity on the N6 and afford opportunities to re-think these roads for the provision of dedicated public transport, cycling and pedestrian facilities that will provide excellent connectivity within the eastern Metropolitan Area and between Briarhill and Galway City.

Adapting the N6 in this manner will break down the existing barrier separating the residential and employment areas in the eastern Galway Metropolitan Area.



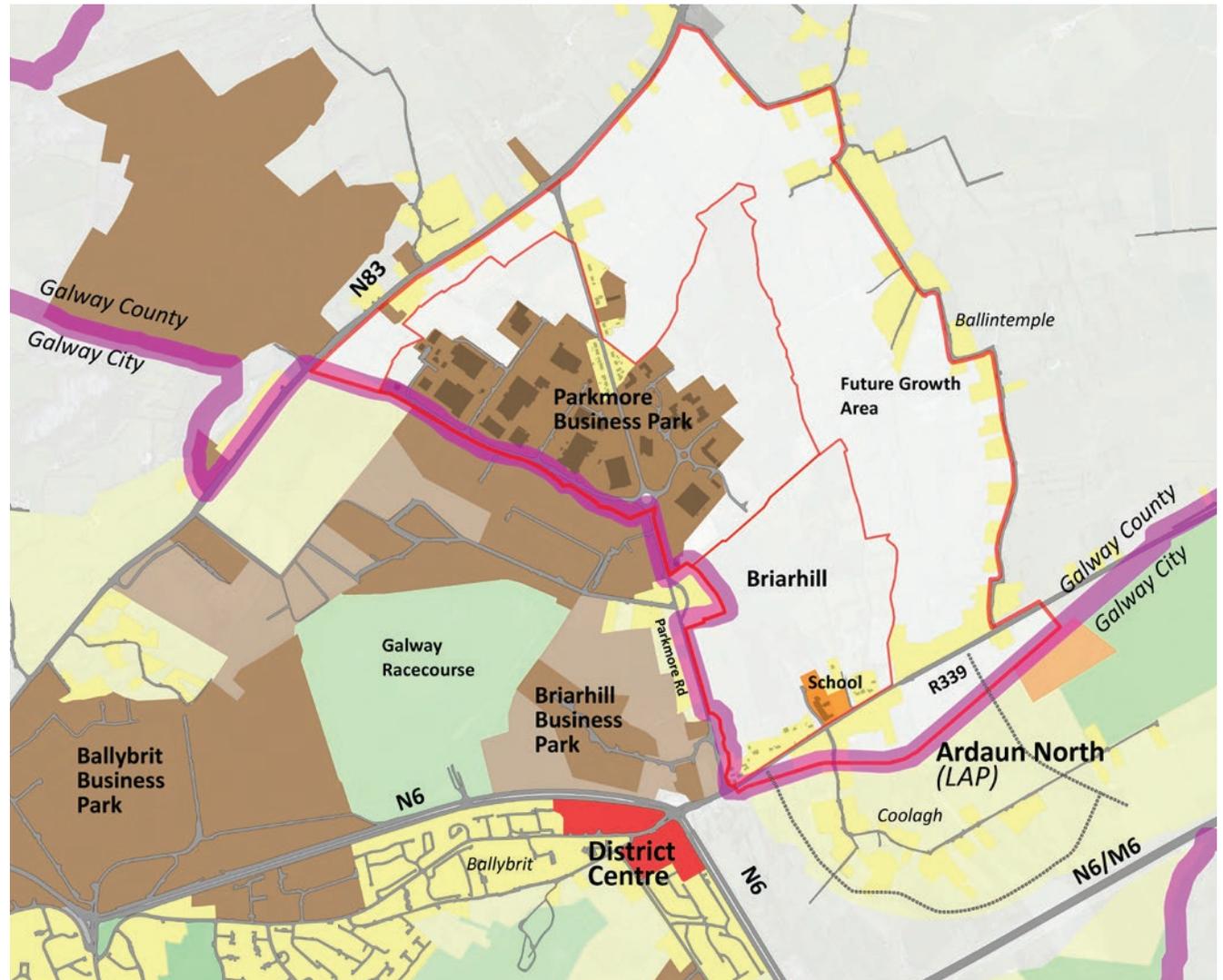
Land Use

Briarhill already incorporates extensive employment uses and includes further undeveloped lands for employment growth.

The wider Briarhill area includes ample greenfield lands for that are suitable for plan-led urban growth. These lands extend from the R339 and Parkmore Road and continue eastwards and northwards to the Ballintemple Road and the N83 wrapping around the zoned employment lands.

The established edges along the R339 and Ballintemple Road are characterised by conventional low density roadside ribbon residential development and present an obvious potential for infill residential development to avail of existing and planned infrastructure, employment, amenity and city centre uses for the benefit of the expanding population.

- Employment
- Zoned Employment
- Residential
- Zoned Residential
- Recreation and Amenity
- District Centre
- Education/Community
- Zoned Education/Community



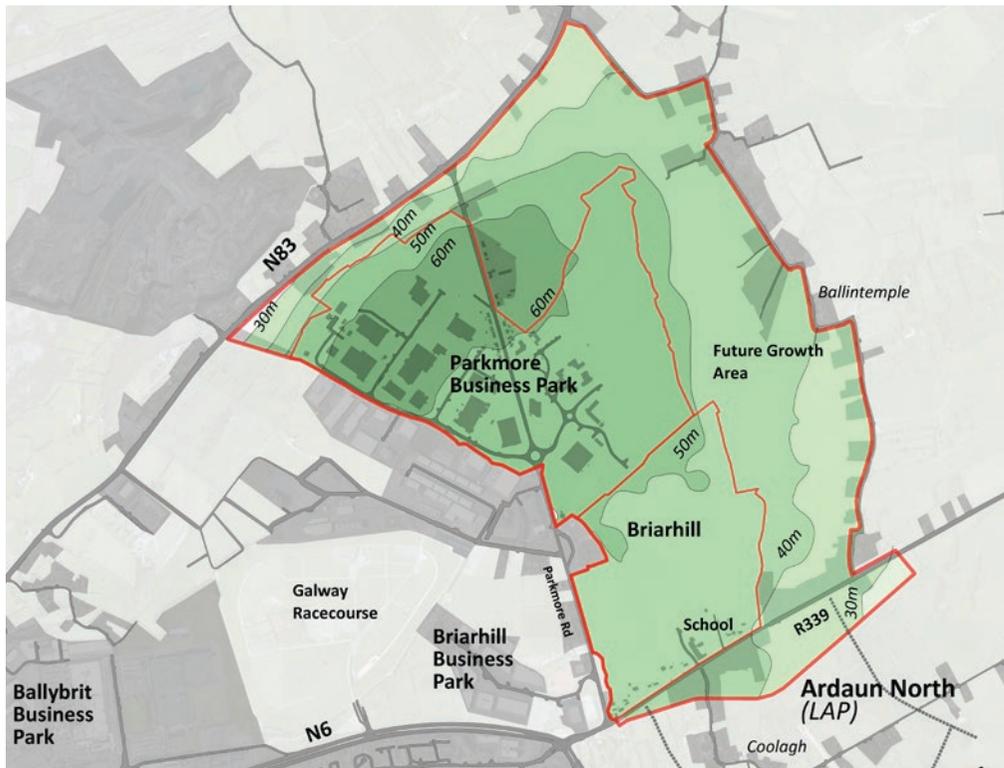
Existing Land Uses. (Note that proposed Land Use Zoning is shown in Section 8.0)

4.0 LANDS AT BRIARHILL

Topography

The topography at Briarhill is gently rising and locally undulating, with the established Parkmore Business Park at the highest elevations to the north west.

The main body of the available lands to the east and south of the employment area are east and south facing, providing excellent opportunity for development of a high quality residential settlement with good orientation for solar gain and enhanced amenity.



4.0 LANDS AT BRIARHILL



Landscape

The lands at Briarhill, other than the established Business Park areas, comprise open fields with boundaries comprising a mix of small hedgerows, individual trees and groups of trees, and also some areas of more dense mixed woodlands.

The existing green infrastructure can guide the site development strategy, so as to retain the more valuable established tree and hedgerow assets, and connect them through new planting associated with future development.

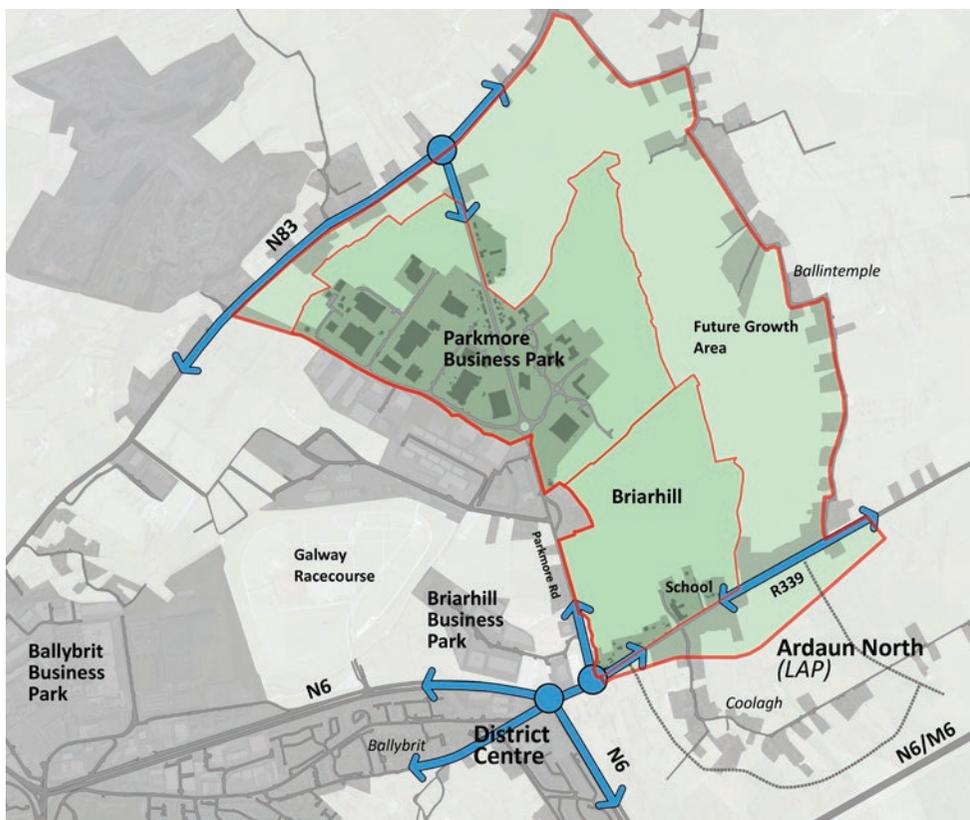
The green infrastructure can also provide a starting point for the location of public open space and the establishment of new and attractive green routes throughout Briarhill.



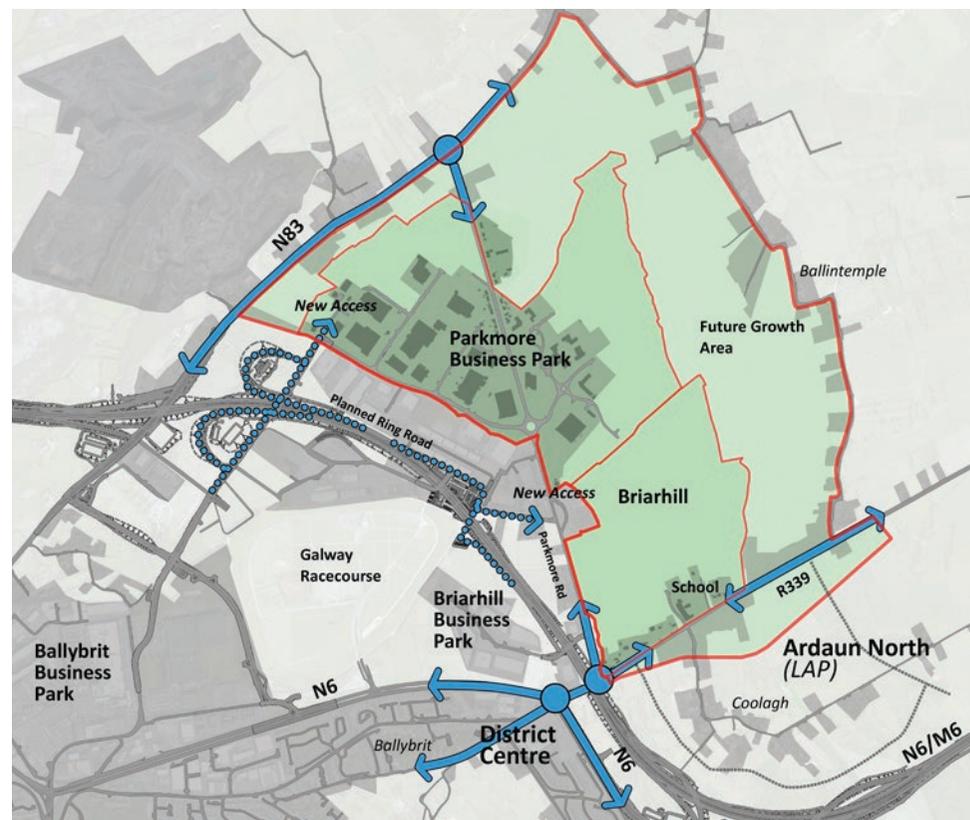
4.0 LANDS AT BRIARHILL

Roads and Access

Briarhill is readily accessible from the south via the R339, and can also be accessed from the N83 via Parkmore Road. Implementation of the Galway Transport Strategy and delivery of the Galway City Ring Road will provide additional access points to the Parkmore Business Park, and potentially to the southern lands at Briarhill.



Existing Roads & Access



Roads & Access in Context of Planned GCRR

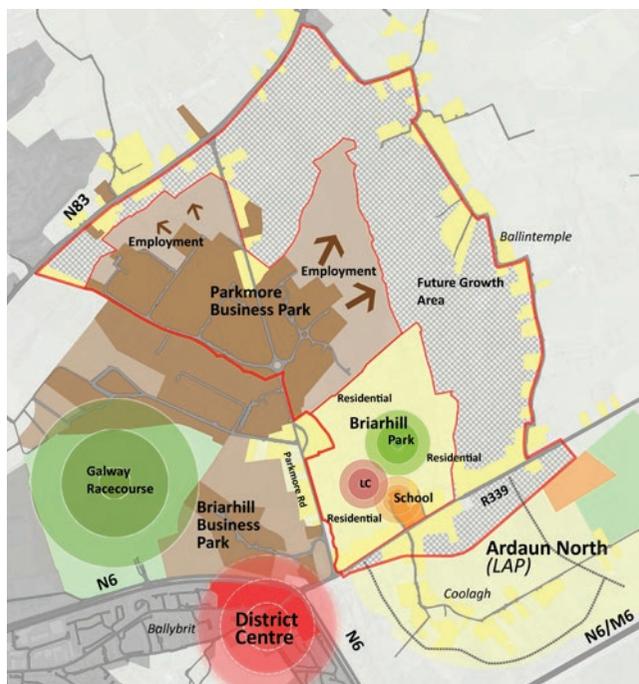
5.0 PRINCIPLES AND STRATEGY

Access Principles



Access points can readily be achieved from the R339 and from the Parkmore Road, with additional direct access from the N83 to the north.

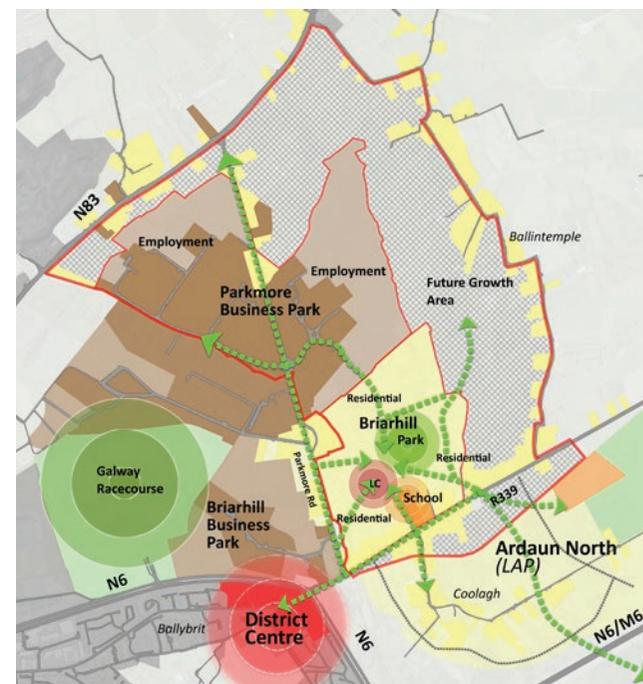
Land Use Principles



Consolidation and expansion of the existing employment area at Parkmore Business Park and a new urban growth area, initially towards the southwest of the lands and incorporating a local centre, secondary school and public park and sustainable movement network.

Future further growth can then be accommodated to the east and northwards towards the N83.

Connectivity Principles



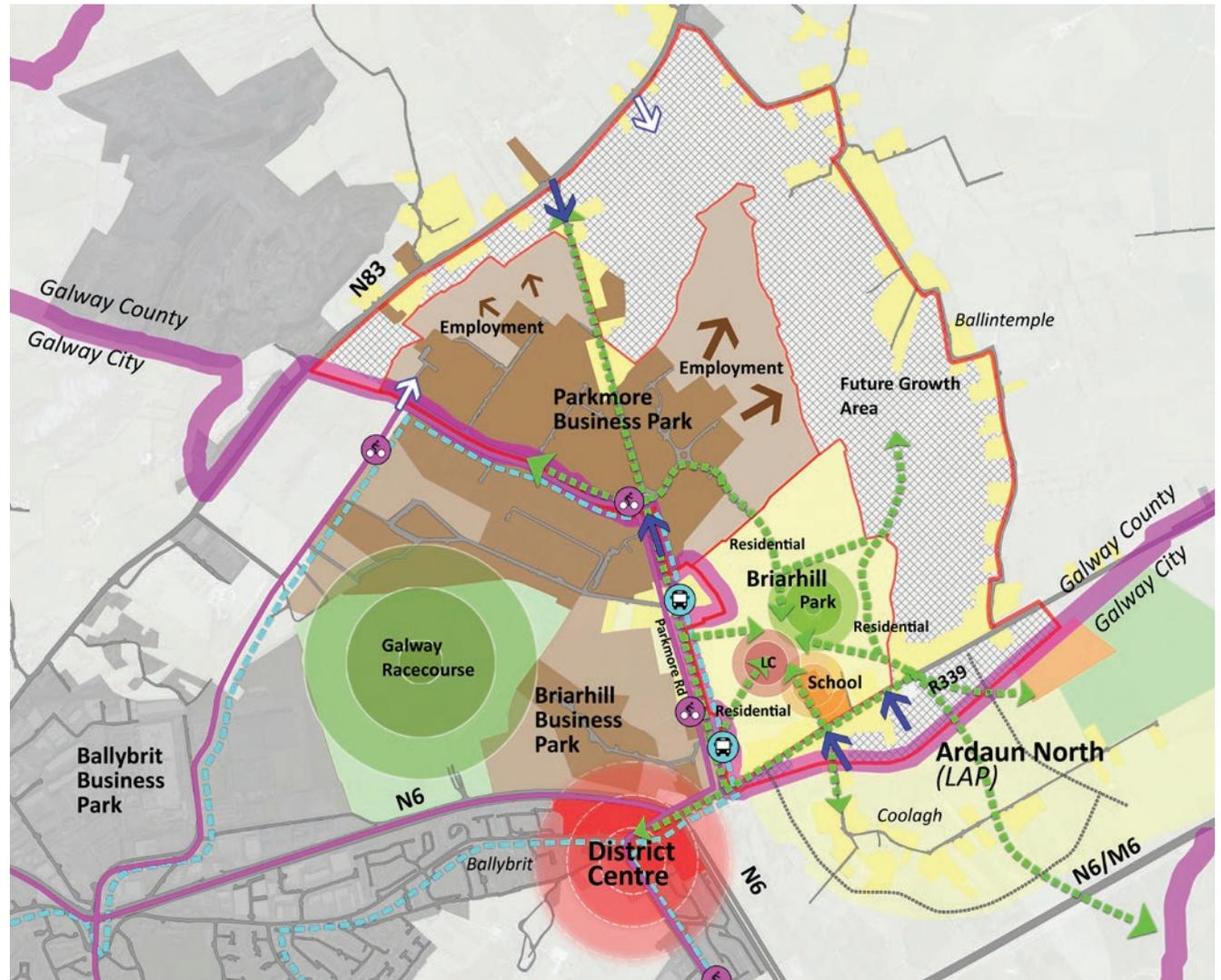
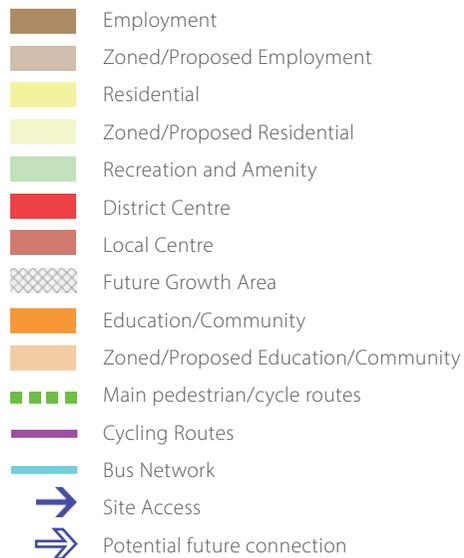
Fundamental to the establishment of a new Metropolitan settlement is the provision of excellent access and connectivity to established and planned urban and metropolitan destinations and land uses.

A sustainable movement network, comprising attractive and safe green links to promote and encourage walking and cycling, and connections to public transport services including Oranmore train station at Garraun, lies at the heart of the Briarhill Framework.



Strategy

- Expansion of employment uses
- Establishing a new urban growth area towards the R339 incorporating education and community facilities.
- Building on existing access points in response to growth
- Establishing green links for pedestrian and cycle use and connecting to public transport services locally and within the wider Metropolitan Area
- Future-proofing longer-term growth with future growth area to the east and north.



Growth Strategy illustrating Land Uses. For Land Use Zoning, refer to Section 8.0

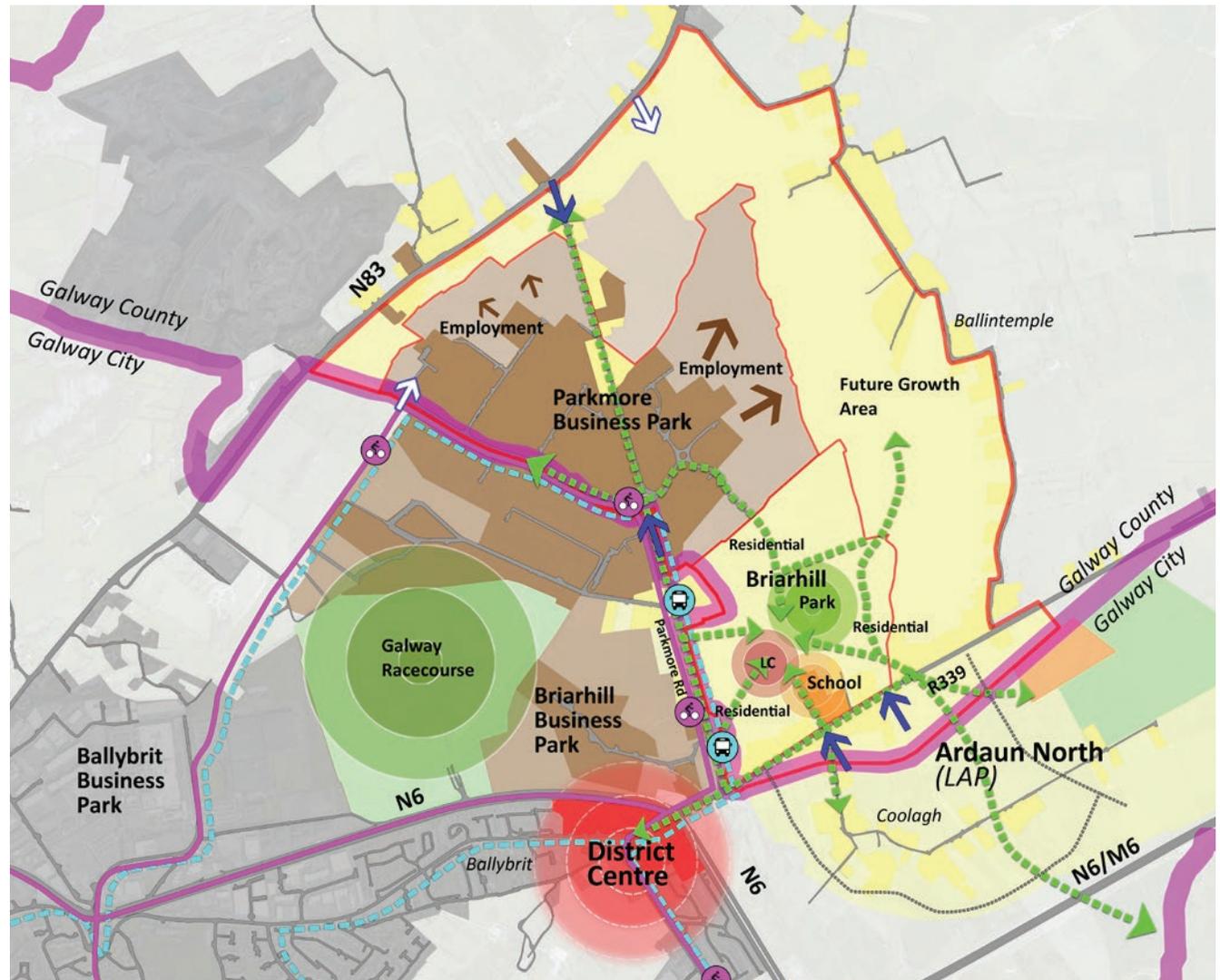
5.0 PRINCIPLES AND STRATEGY

Future Proofing

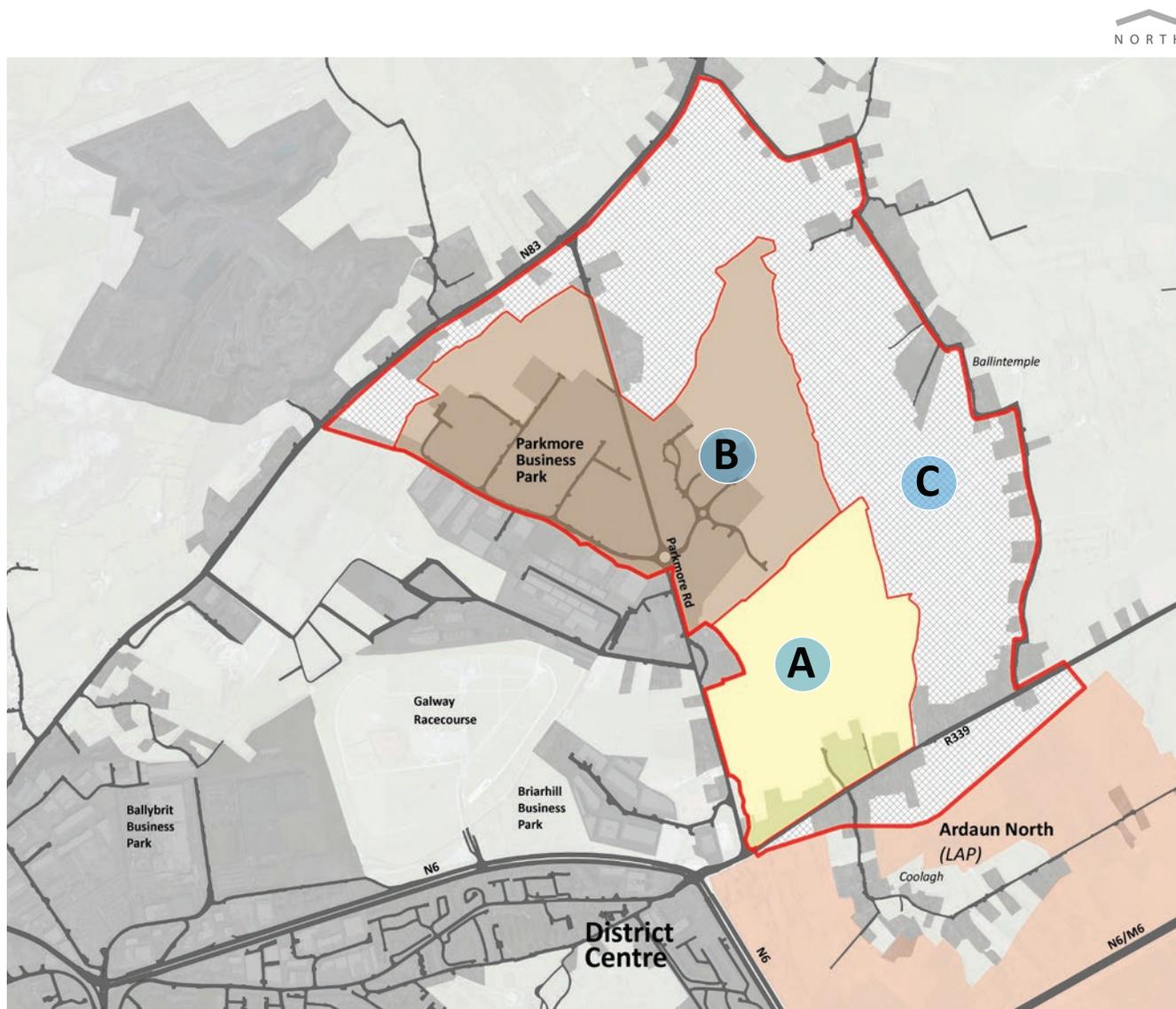
Growth of existing land uses and the establishment of the new residential settlement at Briarhill are informed by the existing and planned surrounding land use and services, but also by the objective to future-proof the new settlement so that it can continue to grow in the future.

The initial phase of urban growth at Briarhill will be towards the south western part of the lands, however the establishment of green links, open space and amenities will anticipate longer term continued growth to the east and north and ensure that such future growth will also be characterised by the high quality and connected nature of the earlier stages that will make Briarhill an attractive place to live.

-  Employment
-  Zoned/Proposed Employment
-  Residential
-  Zoned/Proposed Residential
-  Recreation and Amenity
-  District Centre
-  Local Centre
-  Education/Community
-  Zoned/Proposed Education/Community
-  Main pedestrian/cycle routes
-  Cycling Routes
-  Bus Network
-  Site Access
-  Potential future connection



Future Growth Area showing indicative future employment and residential areas.



Framework Areas Breakdown

- A**
Briarhill Residential Neighbourhood with Supporting Community Uses.
Overall Area: 41 ha
Development Area: 36 ha
(existing residential and education lands excluded)
- B**
Parkmore Business Park Employment Uses Expansion.
Overall Area: 75 ha
Development Area: 34 ha
(existing employment and residential lands excluded)
- C**
Future Growth Area
Approx. Development Area: 100 ha

6.0 FRAMEWORK

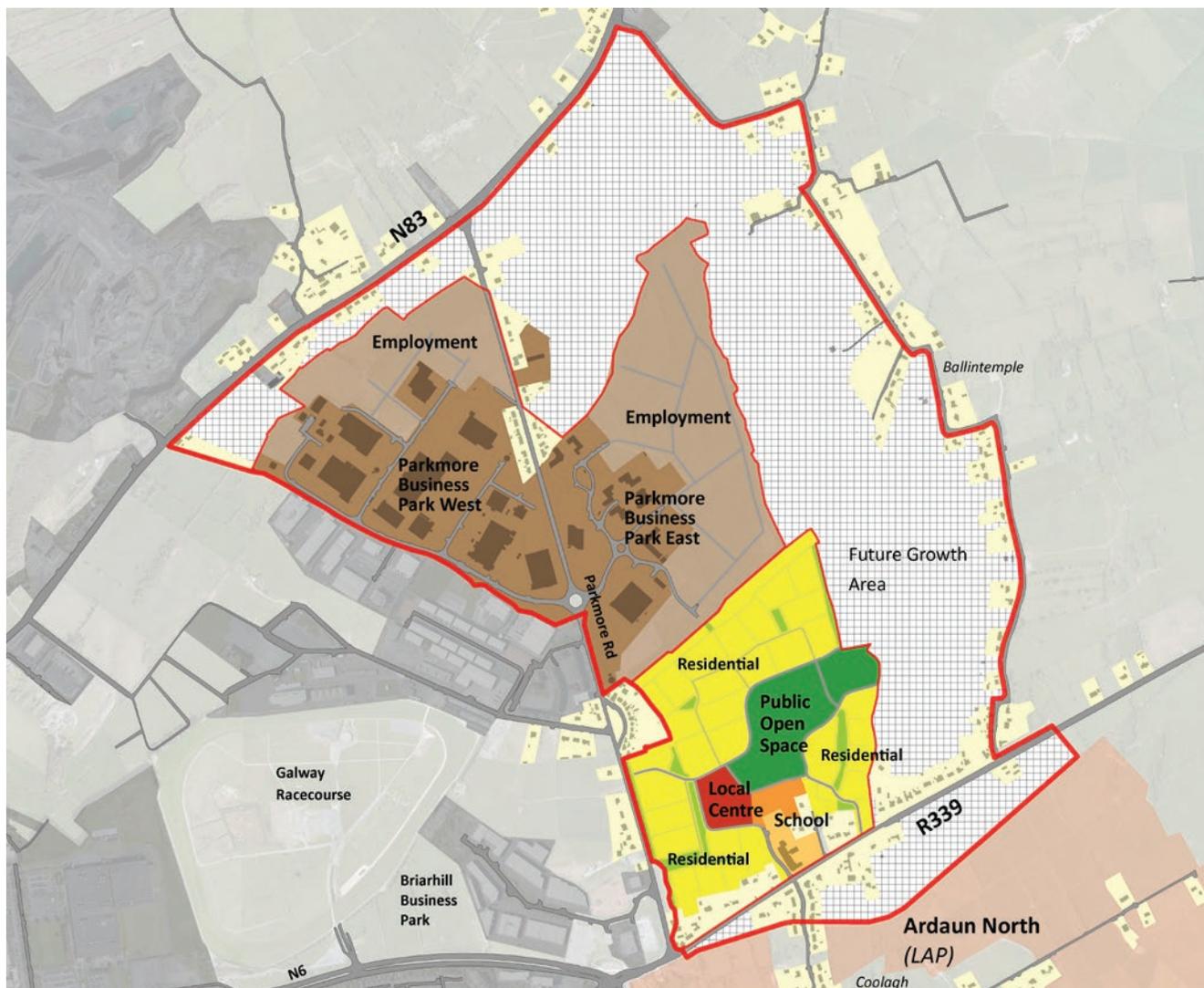
Land Use

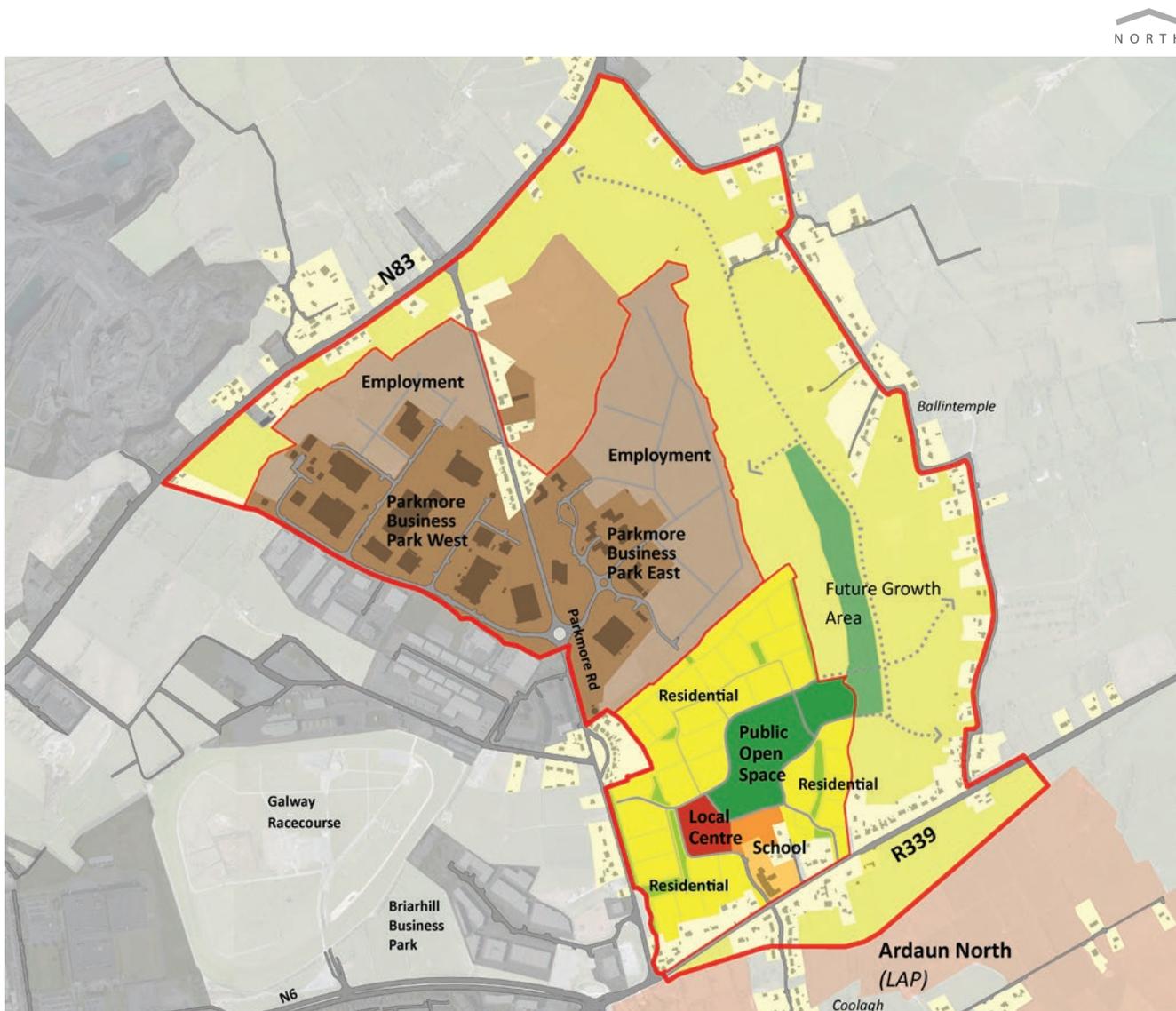
Land use in the short to medium term will include two distinct elements. The existing employment base at Parkmore East will continue to grow and a new urban growth area will be established to the southwest of the Briarhill lands.

The new settlement will incorporate a vibrant local centre that is central to the new residential community. The existing primary school will have capacity to expand adjacent to the local centre and both the local centre and school will have direct access to a new park.

Residential development will be established around the local centre, school and park.

- Existing Employment
- Existing Residential
- Existing Education
- Proposed Employment
- Proposed Mixed Use
- Proposed Residential
- Proposed Education
- Proposed Public Open Space
- Future Growth Area





Future Growth Area showing indicative future employment and residential areas.

Long-term Land Use

In the longer term, Briarhill will extend into the Future Growth Area including extension of the public park eastwards and ultimately connecting to a north-south linear park leading northwards between Ballintemple Road and Parkmore East and driving further residential growth.

The linear park, pocket parks and other green links are planned to be part of the long term pedestrian and cycling network that will facilitate adoption of sustainable mobility patterns at Briarhill.

It is further anticipated that the green link which incorporates cycleways and walkways will extend through Ardaun and onwards to Garraun and Oranmore train station so as to ensure the future increase population of the eastern Metropolitan Area have access to high quality public transport.

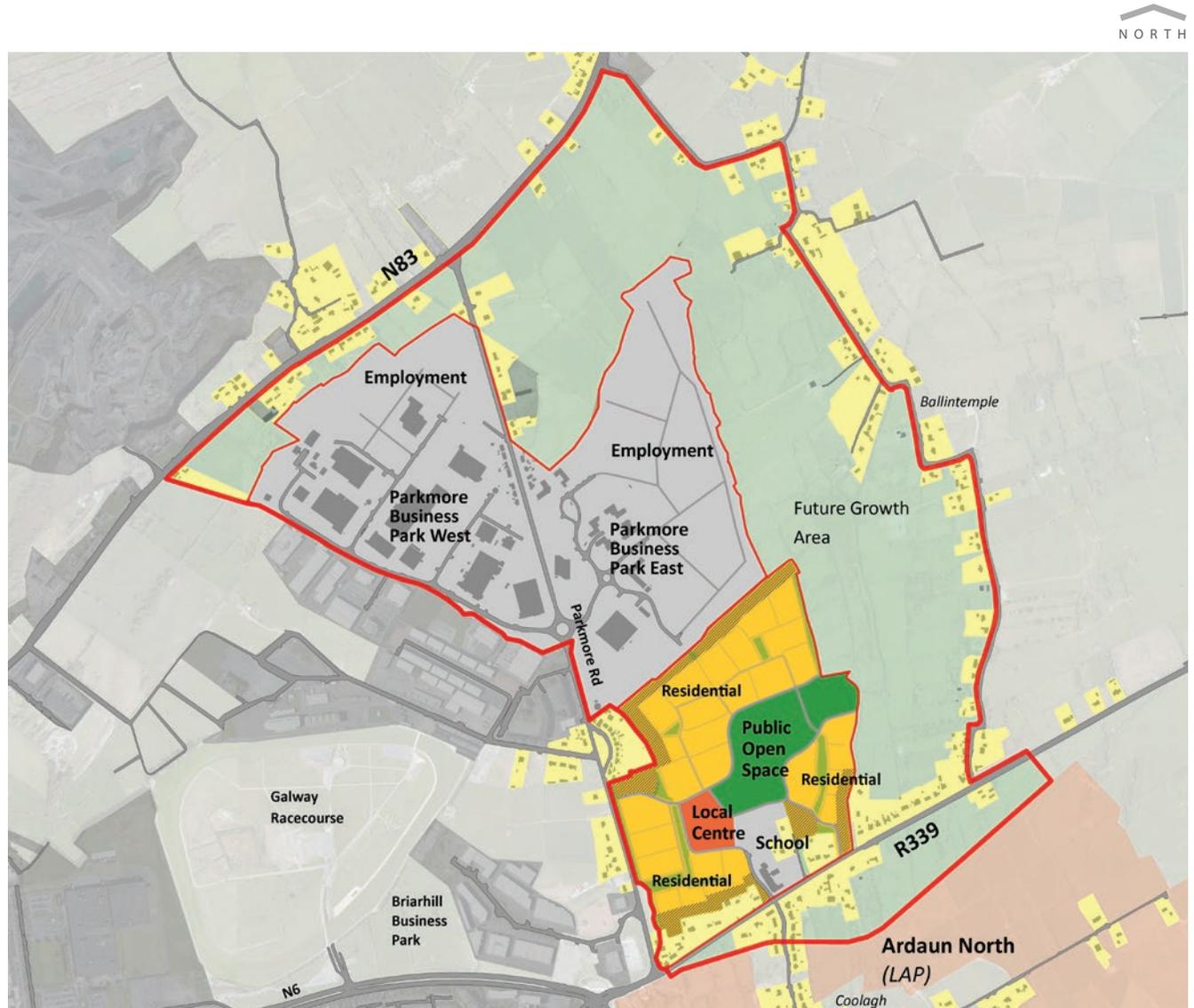
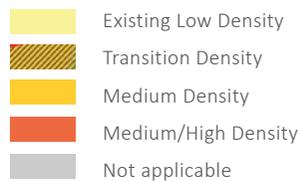
6.0 FRAMEWORK

Density

Key to the ultimate success of Briarhill will be the early establishment of a distinctive and appealing neighbourhood comprising a local centre, expanded primary school and a public park, and with sufficient residential development to ensure a vibrant locality.

In this regard, it is anticipated the initial development area will consolidate the built form towards the south western part of Briarhill and establishes a higher density local centre and continues with a medium density profile. Transition areas will facilitate appropriate interface with existing dwellings.

Medium density	30-35 /ha
Medium/High density	+35 per hectare
Number of dwelling:	c. 750





Wider Movement/Public Transport

Addition of summary page from Systra analysis - TBC

6.0 FRAMEWORK

Movement & Access

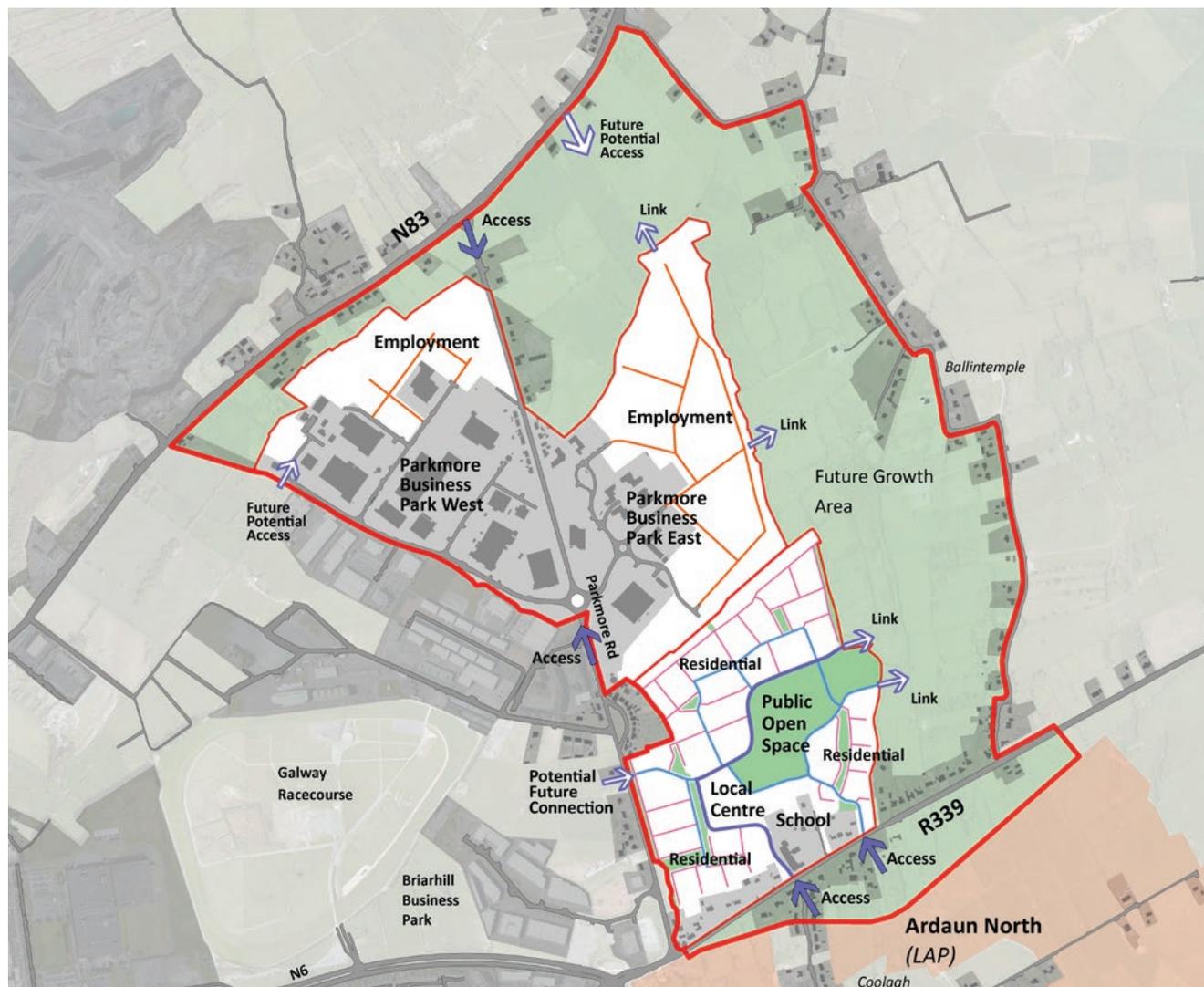
Briarhill will be a highly walkable neighbourhood with dwellings located in close proximity to the local centre, community facilities, public the park and public transport.

Vehicular access for the initial south western residential lands will be from the R339 adjacent to the primary school and with a potential second access further east. There will be no through traffic at Briarhill.

Primary vehicular link routes will incorporate passive traffic calming and will quickly transition to homezone style streets. Pedestrian and cycle facilities will be prominent and afford a high degree of pedestrian priority.

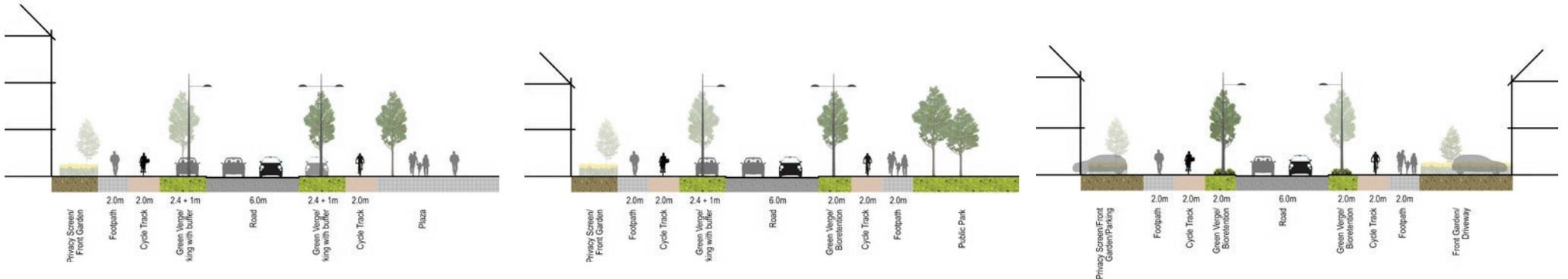
There is potential to incorporate access from the Parkmore Road that leads through Briarhill to the R339 with an emphasis on public transport provision. This would bring public transport services into the local centre and school and also allow public transport services to bypass the Parkmore Road / R339 junction.

-  Existing Roads
-  Primary Link
-  Local
-  Home Zone
-  Business Park Road Network
-  Site Access
-  Potential future connection





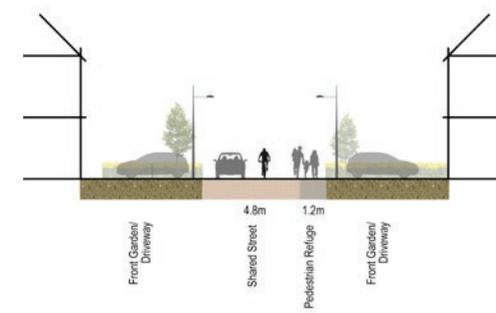
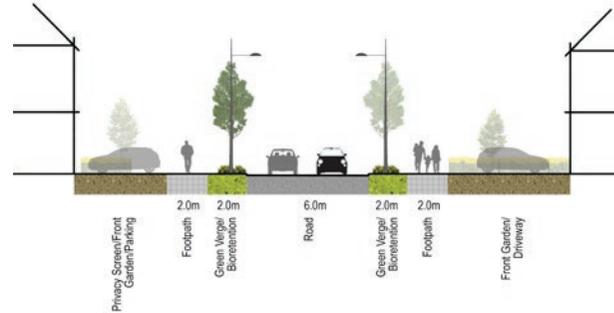
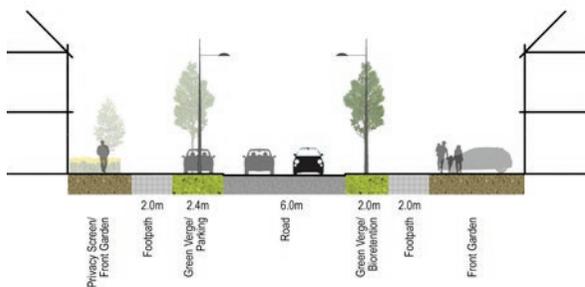
Street Types Sections



Primary Link 1-1

Primary Link 2-2

Local Road 3-3 (with cycling facilities)



Local Road 4-4 (cyclists share the street)

Local Road 4-4 (cyclists share the street)

Homezone 5-5

6.0 FRAMEWORK

Pedestrian & Cycle Movement

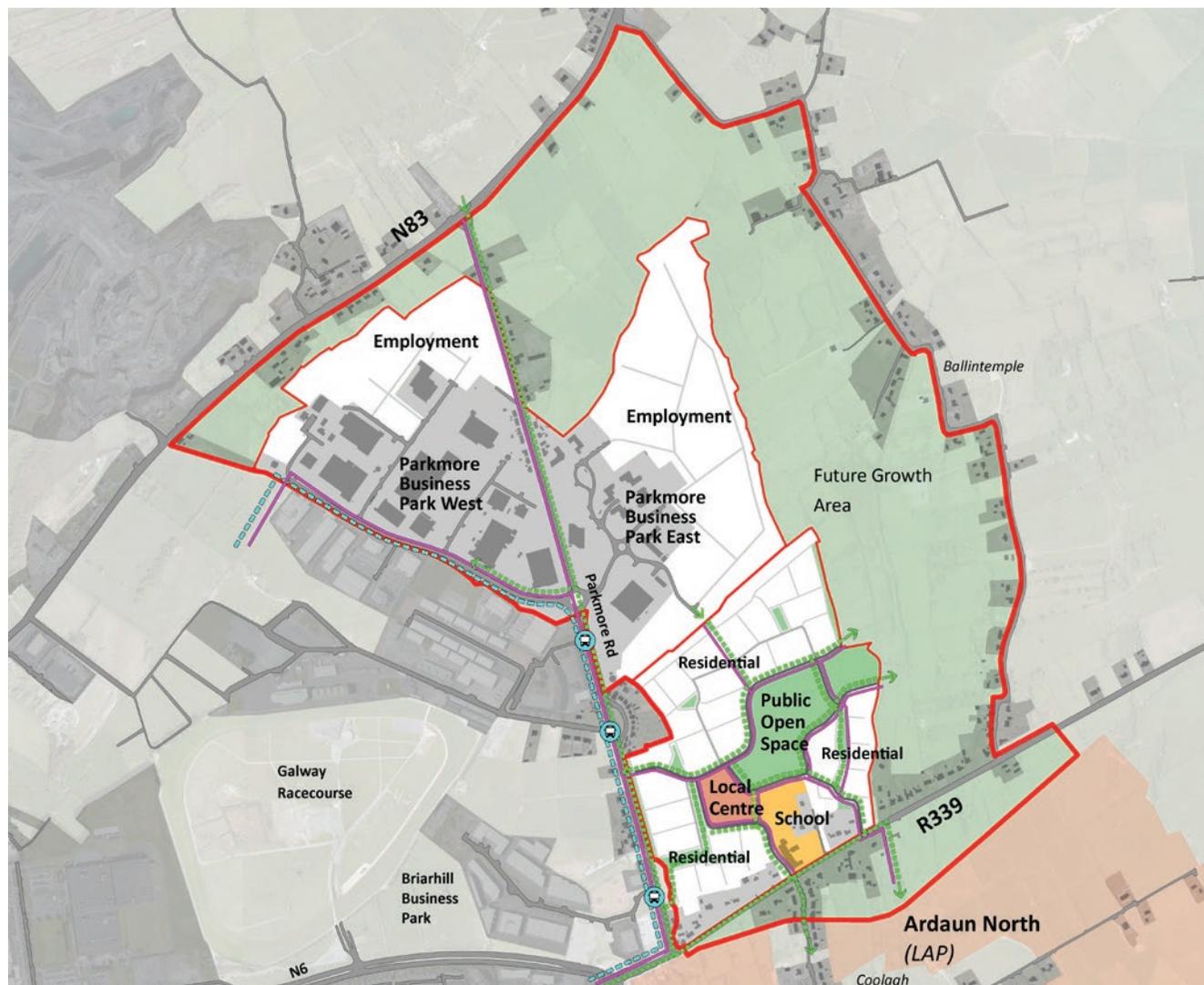
The hierarchy of street types anticipated will provide extensive segregated pedestrian and cycle routes throughout Briarhill.

These facilities combined with low speed vehicular movements will underpin the establishment of an attractive and walkable neighbourhood.

Residents of all ages will be able to make local trips to school, local centre, public park and public transport services in a safe manner.

The network will extend along the public park towards the future growth area so that Briarhill can readily extend in the future in a manner that incorporates high quality pedestrian and cycle facilities.

- Public Transport
- Cycle Network
- Key Pedestrian Network





Landscape

Development at Briarhill will respond to existing green infrastructure and landscape features of the overall lands and will also establish appropriate boundaries with adjoining land uses.

The initial development phase will establish a new landscape comprising a hierarchy of streets featuring landscaped verges and street trees that contribute to the establishment of an attractive neighbourhood setting.

A substantial public park will be directly accessible from the local centre and primary school and will incorporate passive and active amenity spaces and high quality landscaping. Residential development will overlook the park ensuring safety and enhancing residential amenity.

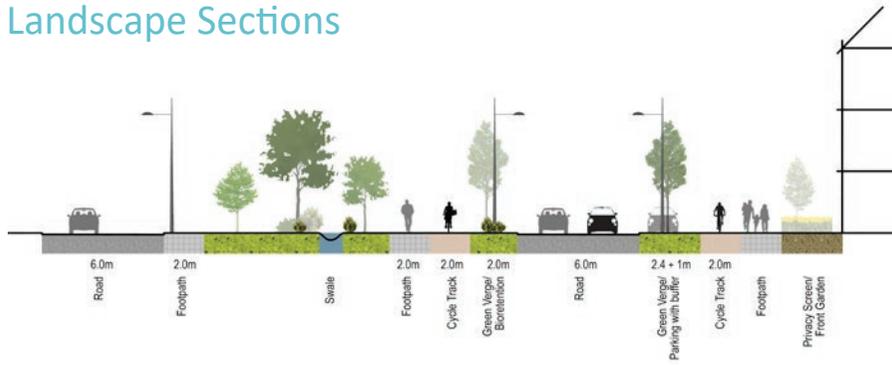
The public park extend towards the future growth area so that future residential and amenity development will be connected to the initial stages of Briarhill.

Landscaping will incorporate SuDS drainage systems that will further characterise the sustainable credentials of Briarhill.

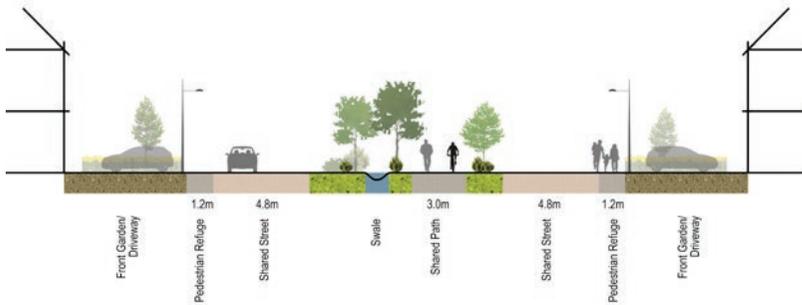
-  Existing Vegetation
-  Business Park Landscape
-  Enhanced Boundaries
-  Proposed Trees
-  Playgrounds
-  Sport Grounds
-  Pocket Parks/ Linear Parks
-  Main Park

6.0 FRAMEWORK

Landscape Sections



Linear Park 1-1 (at Local Centre)



Linear Park 2-2 (within Homezone)



Sustainability

The Briarhill Framework Plan embodies the three dimensions and objectives of sustainable development, including social, environmental and economic sustainability.

Social Sustainability

As a highly walkable neighbourhood where all dwellings are in close proximity to the local centre, primary school, public park and public transport service, Briarhill will be characterised as a vibrant local neighbourhood that supports the establishment of a strong local community.

Streetscapes, walking, cycling and access to local facilities and amenities will encourage social interaction. High quality design and buildings, streetscapes and landscaping will ensure an attractive environment. Together, these characteristics will underpin 'place-making'.

Environmental Sustainability

The core principle of the Framework Plan is to facilitate and promote walking, cycling and public transport in favour of private car use including local trips and access to Galway City and environs.

Retention of key landscape and ecological features and reinforcement of these through new street tree planting, open space landscaping and SuDS technologies in streets, the public park and smaller pocket parks will ensure a strong and appealing landscape character at Briarhill.

This network of amenity spaces and connected streets and green spaces will create an attractive walking environment as well as supporting the establishment of a strong ecological and biodiversity profile for the area.

Anticipating and planning for the future growth area the longer term environmental sustainability.

Economic Sustainability

Briarhill will be immediately adjacent to substantial existing and expanding employment bases providing residents an excellent opportunity to live and work at Briarhill without having to commute.

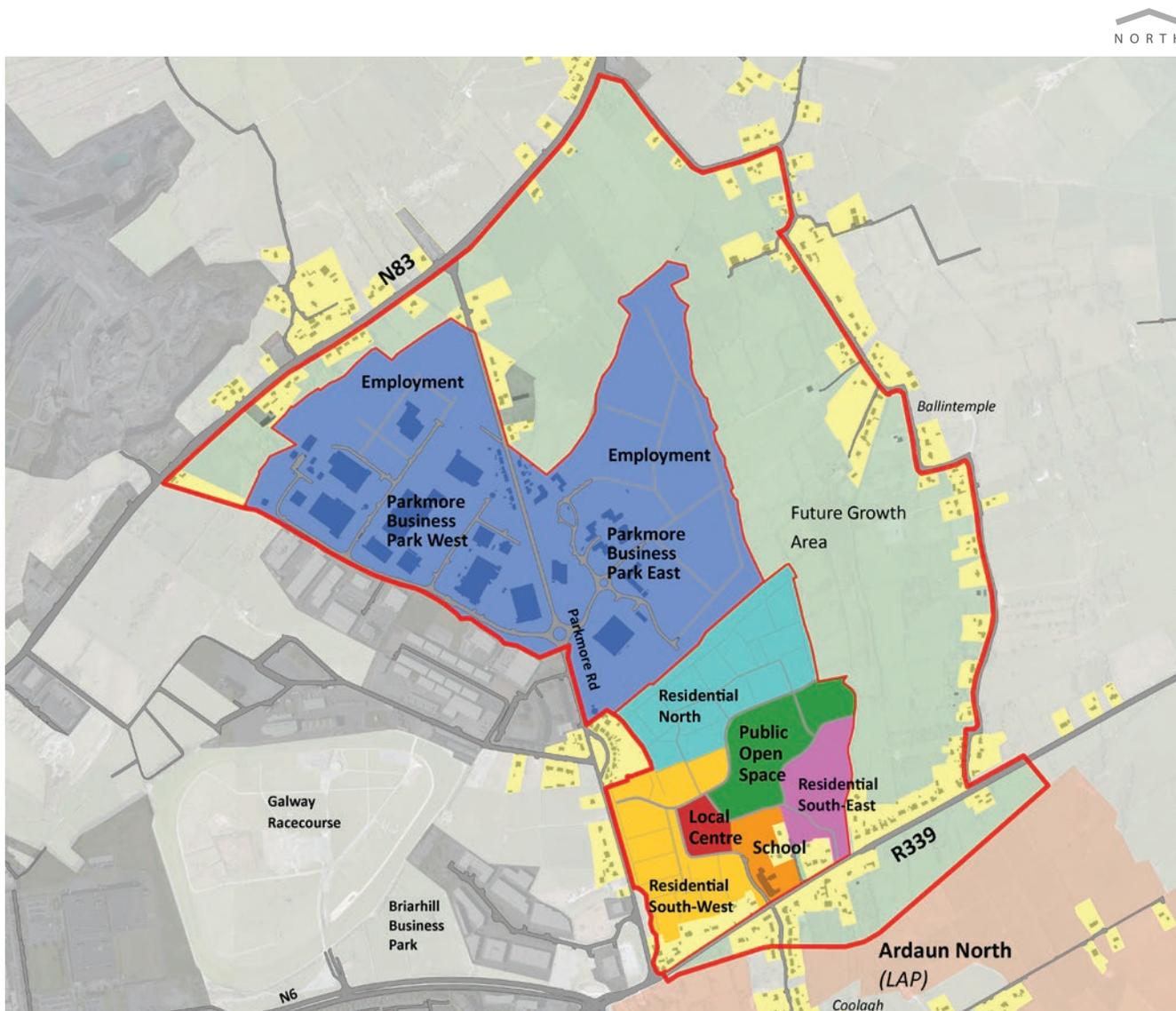
Additionally, the former Galway Airport is planned as an Innovation, Business and Technology Campus with regional, national and international appeal and will require a substantially increased population base to work and support this new enterprise.

Briarhill, including the future growth area, will be perfectly positioned to benefit from the existing employment bases in the Galway Metropolitan Area as well as the planned Innovation, Business and Technology Campus.



6.0 FRAMEWORK





Character Areas

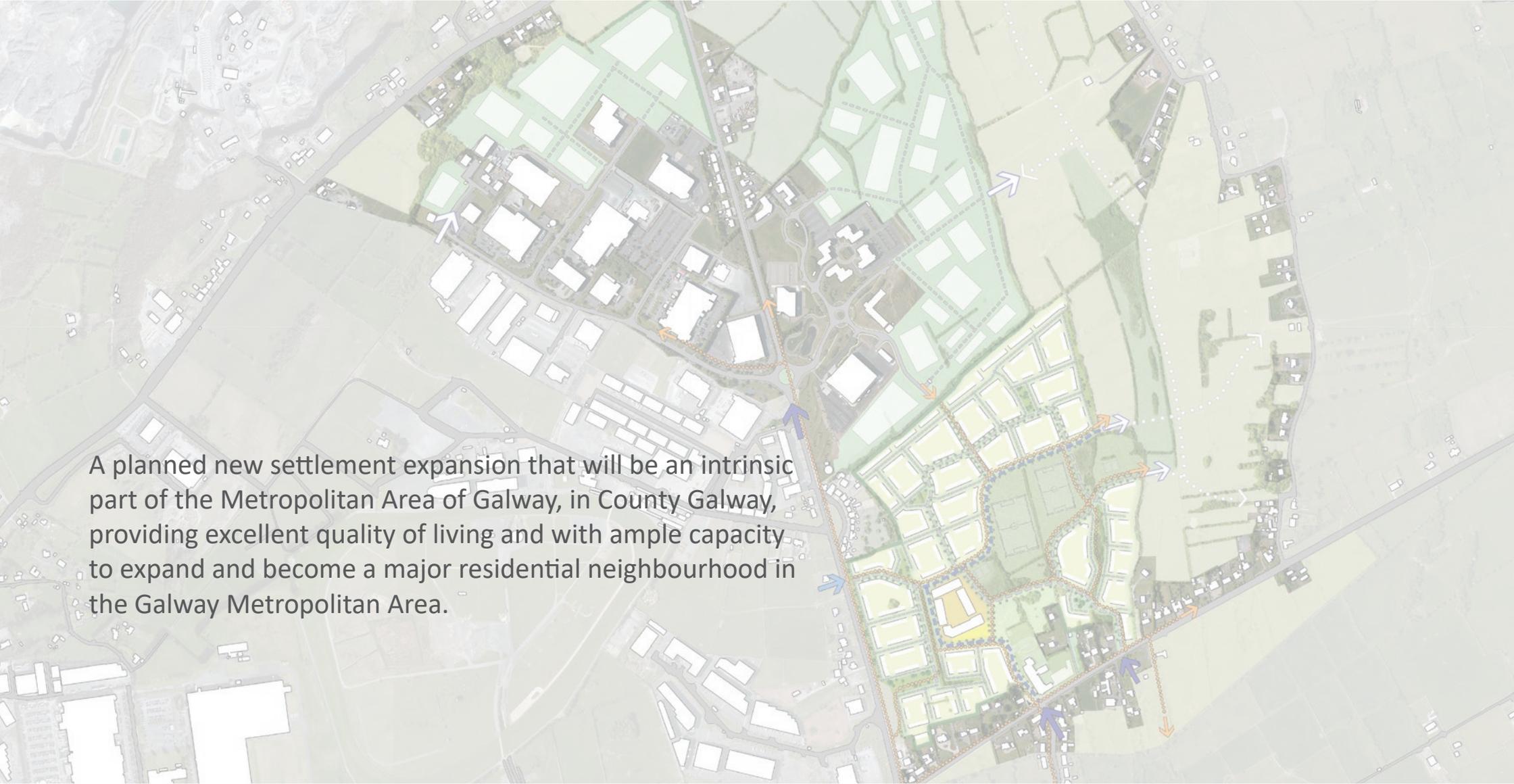
The over-arching character of Briarhill will be of a high quality, attractive and vibrant residential neighbourhood.

A range of building designs and typologies will be adopted within the local centre and the surrounding residential development areas so as to ensure both quality and diversity.

The local centre will present as an urban village with terraced building forms that may be three or four storeys high and presenting distinctly as the core of Briarhill.

Residential areas to the north, southwest and southeast will incorporate different building forms that extend from the local centre, are appropriate to their adjoining residential, employment and open space uses, and provide distinctive identities to each area.

Individual development proposals will be subject to demonstrating how they have been designed to contribute to and integrate with the wider Briarhill development.



A planned new settlement expansion that will be an intrinsic part of the Metropolitan Area of Galway, in County Galway, providing excellent quality of living and with ample capacity to expand and become a major residential neighbourhood in the Galway Metropolitan Area.

7.0 BRIARHILL FRAMEWORK PLAN

The Briarhill Framework Plan has been developed through a process informed by engagement, understanding of the lands, its strength, opportunities and challenges.

The Framework Plan demonstrates how plan-led urban growth can be delivered at Briarhill based on forward planning, sustainable land use and integration with public transport. Briarhill will be a high quality, vibrant and appealing metropolitan neighbourhood with excellent access to employment and community facilities as well as Galway City and environs.

Land Use

- Consolidation and expansion of the established employment area at Parkmore Business Park.
- Establishment of the new Briarhill residential settlement to the southwest of the lands, to include a local centre, primary school and public park.
- Future growth area to facilitate long-term expansion in the Metropolitan Area.

Landscape

- Responding to existing key landscape features and establishing an enhanced landscape and biodiversity profile throughout the lands.
- High quality streetscapes, public park and pocket parks providing excellent residential amenity and contributing to 'place-making'

Buildings

- High quality building design and typologies that provide a high standard of living and ensure that Briarhill is an attractive location.
- Incorporation of character areas including the local centre and a number of distinct residential areas to ensure diversity throughout.

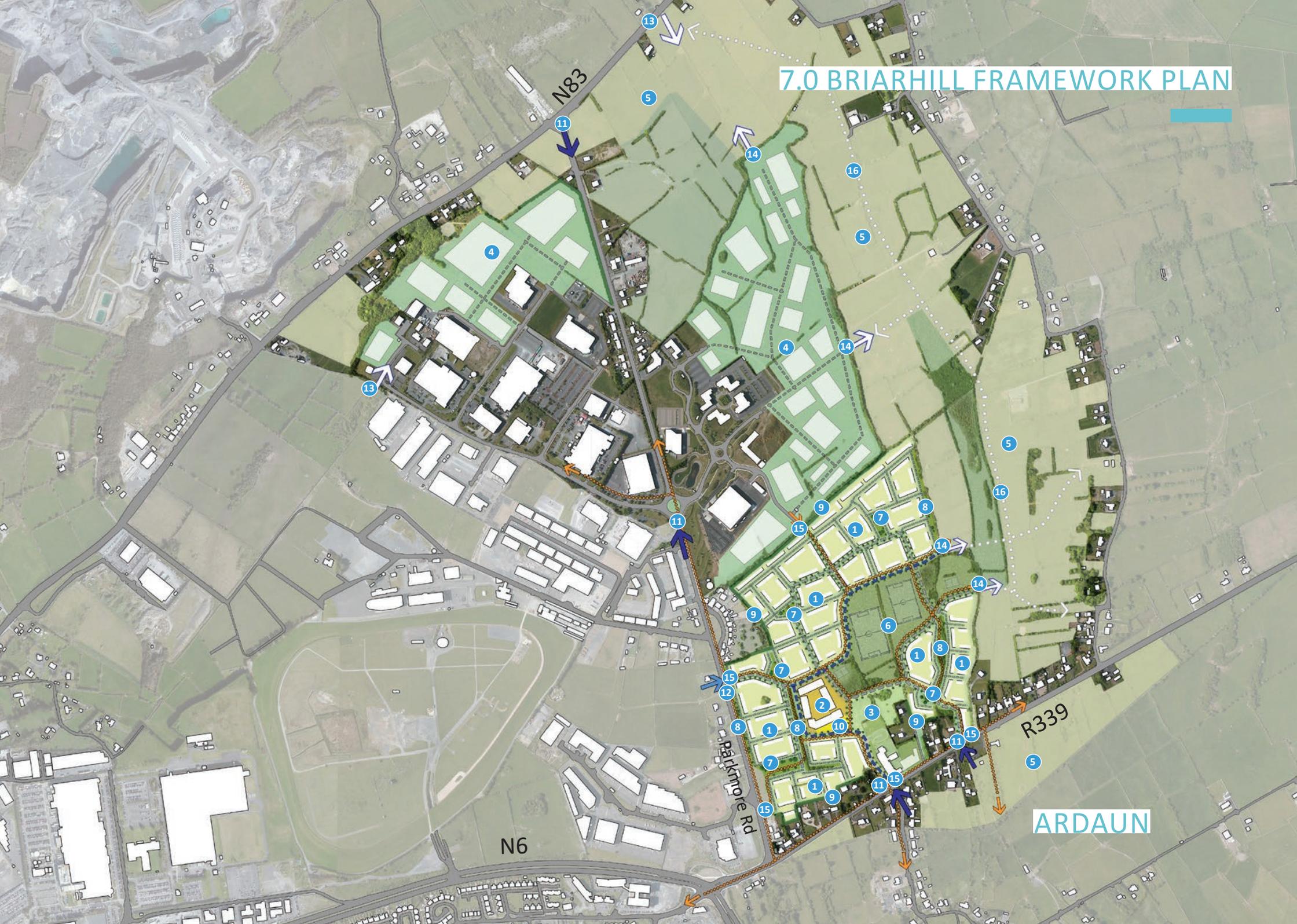
Movement & Access

- Highly pedestrian and cycle oriented neighbourhood and linking to public transport.
- Vehicular access from the R339 and from the Parkmore Road.
- Potential future access from the N83 and from south west corner of Parkmore West Business Park

Key

- 1 Proposed Residential
- 2 Local Centre
- 3 School Expansion Lands
- 4 Employment
- 5 Future Growth Area
- 6 Multi Use Public Open Space
- 7 Pocket Parks/Playgrounds
- 8 Linear Parks/Green Corridors
- 9 Enhanced Boundaries
- 10 Local Centre Plaza
- 11 Vehicular Access
- 12 Potential Future Access
- 13 Potential Future Access
- 14 Potential Future Links
- 15 Pedestrian/Cyclist Access
- 16 Indicative Future Road Network

7.0 BRIARHILL FRAMEWORK PLAN



8.0 POLICY OBJECTIVES AND LAND USE ZONING

BUFP 1 Residential Development

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

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

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

BUFP 2 Nodal Centre Development

Promote the development of a distinct mixed use nodal centre incorporating local retail and services as well as residential uses. Building forms will ensure a clearly defined nodal centre that is urban in character.

The nodal centre will also be characterised by being a highly pedestrian environment with high quality public realm and landscaping and with direct pedestrian and cycle access between the nodal centre, public park and primary school.

The primary vehicular link will be routed around the nodal centre so as to eliminate any potential through traffic.

BUFP 3 Business and Technology

Promote the development of high value business and technology uses to reinforce Parkmore/Briarhill's role as an employment site for large, innovative, companies in sectors including, science and technology based industry in life sciences, bio-pharma, IT, internationally traded services and Research and Development. This zoning shall also provide for office park developments, storage facilities and logistics that are ancillary to the primary uses outlined above. Appropriate training facilities, such as Third Level Outreach facilities, may also be considered.

The development of inappropriate or non-complementary uses, and which would be more appropriately located on lands zoned as Industry, Business & Enterprise and Town Centre/Commercial, Commercial/Mixed Use will not normally be permitted within this zoning.

BUFP 4 Community Facilities

Promote the provision of and improvement of a diverse range of community facilities within existing and new communities within the Briarhill Urban Framework Plan. For Large scale development community facilities shall be in situ prior to the completion or occupation of the development.

BUFP 5 Open Space, Recreation and Amenity

Promote the sustainable management, use and/or development, as appropriate, of the Open Space lands within the Urban Framework Plan area.

This will include:

- a) Development of open spaces and recreational activities, in accordance with best practice and on suitable lands with adequate access to the local community and retain existing open space and recreational facilities, unless it can be clearly demonstrated to the satisfaction of Galway County Council that these uses are no longer required by the community;
- b) Appropriate management and use of any flood risk areas within the OS zone to avoid, reduce and/or mitigate, as appropriate, the risk and potential impact of flooding;
- c) appropriate management and use of any areas of high biodiversity value.

8.0 POLICY OBJECTIVES AND LAND USE ZONING

BUFP 6 Transport Infrastructure

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

BUFP 7 Constrained Land Use

To facilitate the appropriate management and sustainable use of flood risk areas within the Briarhill Urban Framework Plan.

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

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

Since such applications concern existing buildings or developed areas, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried

out in accordance with The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

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

Specifications for developments in flood vulnerable areas set out in this plan shall be complied with as appropriate. (Please also refer to to DM Standard 70.)

BUFP 9 Specialist housing

Require that a minimum of 10% of all new eligible residential sites are set aside for the development of new social and specialist housing units, unless addressed through suitable alternative arrangements by agreement with the Planning Authority, in accordance with County Galway Housing Strategy and Part V of the Planning and Development Act 2000 (as amended) and any subsequent amendments to the Part V provision to reflect Government policy.

BUFP 10 Urban Framework Plan Integration

All planning applications for development will be required to include a clear and concise design rationale report demonstrating how the proposed development will:

- a) Contribute to the overall establishment of Briarhill as anticipated in this Urban Framework Plan.
- b) Contribute to the establishment of the primary public park as set out in the Urban Framework Plan.
- c) Integrate with any other developments at Briarhill that are completed, permitted or planned and in a manner that is fully informed by the vision and strategy set out in the Briarhill Urban Framework Plan.
- d) Integrate appropriately with adjoining properties.
- e) Clearly demonstrate the architectural and landscape design and quality of proposed development and how such development will support the establishment of appropriate character areas.

BUFP 11 Phasing the Development

Galway County Council will phase the development of this area in a manner which will align development with the provision of infrastructure and public elements so as to ensure the delivery of the overall vision.

BUFP 12 Special Development Contribution

It is the intention of Galway County Council to prepare a Special Development Contribution Scheme to enable the provision of infrastructure at this location and to assist in the development of public areas and support development.

8.0 POLICY OBJECTIVES AND LAND USE ZONING



Land Use Zoning