

Volume 2

Metropolitan Area Strategic Plan

Metropolitan Galway will be the driver of sustainable growth in the Northern and Western Region, providing a choice of housing typologies together with excellent public transport, employment, community, leisure and amenity facilities in a healthy environment that will attract the critical mass of population needed to support the establishment of strong local communities and ensure a strong local and regional economy.

1.1 Introduction

The National Planning Framework (NPF) is the strategic plan for shaping the future growth and development of the country to the year 2040 and establishes the Metropolitan Area of Galway. The NPF includes a national planning objective NPO 67 to prepare a Metropolitan Area Strategic Plan (MASP) for Galway through the Regional Spatial and Economic Strategy (RSES) process.

The Northern and Western Regional Spatial and Economic Strategy (RSES) includes a high-level Metropolitan Area Strategic Plan for Galway. This sets out the strategic direction for the Metropolitan Area to achieve compact growth which is the first national strategic outcome (NSO) of the National Planning Framework.

Within the RSES, 'Placemaking' is identified as a priority that will underpin the growth framework and ensure synergy between investments and planning for strategic interventions and 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 concept of Placemaking and Urban Living is discussed in further detail in Chapter 3.

The Galway Metropolitan Area, the subject of the MASP, is illustrated below in Figure 1 and extends from Bearna in the west to include Galway City and suburbs and continuing eastwards to Baile Chláir and Oranmore. The eastern Metropolitan Area includes planned growth areas at Ardaun, Garraun and Briarhill.

Garraun and Briarhill are identified as key strategic growth areas within County Galway that will contribute significantly to meeting the aspirations of the NPF and RSES. Urban Framework Plans have been prepared by Galway County Council for both Garraun and Briarhill and are included in Section 3 of this plan.

The role of the Metropolitan Area is to accommodate population growth within the area that will ensure the vitality and appeal of Galway City and the surrounding towns and village settlements. A robust Metropolitan Area, incorporating high quality and integrated physical infrastructure and community facilities will strengthen the role of the Northern and Western region and help it to compete at a national level.

1.2 Strategic Aims

The Metropolitan Area Strategic Plan will have a pivotal function in the development of the Northern and Western region, ensuring capacity to accommodate significant population and employment growth as set out in the NPF and RSES. This can be achieved as follows:

- Supporting development in the Metropolitan Area that will deliver housing for the projected population by 2028;
- Supporting the economic potential of the Metropolitan Area, including the development of the lands at the former Airport site and the employment zoned lands at Garraun;
- Ensuring compact growth and consolidation within the Metropolitan settlements of Baile Chláir, Bearna and Oranmore and the planned growth areas at Briarhill and Garraun;
- Leading a co-ordinated approach to the provision of infrastructure that facilitates compact and sustainable growth;
- Aligning growth with existing and emerging public transport infrastructure and services, together with a focus of ensuring '10 minute' walkable settlements;
- Ensuring growth is consolidated with convenient access to established and planned employment, retail, community and amenity areas;
- Promotion of regeneration as well as development of urban settlements in a manner that consolidated and enhances the identity, appeal and vitality of settlements as attractive places to live, work and invest.

1.3 Document Structure

There are three key components of this volume 2 which have been outlined below:

- Section 1: This section contains the general outline of the County Metropolitan Area and policy objectives that apply throughout this area with a Land Use Matrix Table;
- Section 2: This section provides the narrative for each of the MASP settlements, Baile Chláir, Bearnna & Oranmore with specific policy objectives and Land Use Zoning Maps for each settlement;
- Section 3: Details the Urban Framework Plans for Briarhill and Garraun, with associated policy objectives and Land Use Zoning Maps.

1.4 Galway Metropolitan Area

The establishment of the Galway Metropolitan Area, spanning the administrative areas of Galway City and County Galway, affords an opportunity for the co-ordination of growth and investment across both administrative areas that will secure the long-term future of the Metropolitan Area.

Analysis of the 2016 census confirms a significant population living outside the city administrative area who travel into the city on a daily basis for work or education. Similarly, there are people traveling from the city to the county. People living in the Galway Metropolitan Area and beyond already benefit from synergies and collaboration between both Local Authorities and other Statutory Agencies, including road, rail and wastewater infrastructure as well as health, education, employment, community facilities and other social infrastructure.

As the population of Northern and Western Region grows in accordance with the NPF and RSES, it is anticipated that a substantial proportion of the increased population will be located within the county Metropolitan Area where there is greater availability of development land with access to the city. The ultimate success of the Metropolitan Area depends on a co-ordinated and planned approach to securing investment for the delivery of essential infrastructure, services and community facilities.

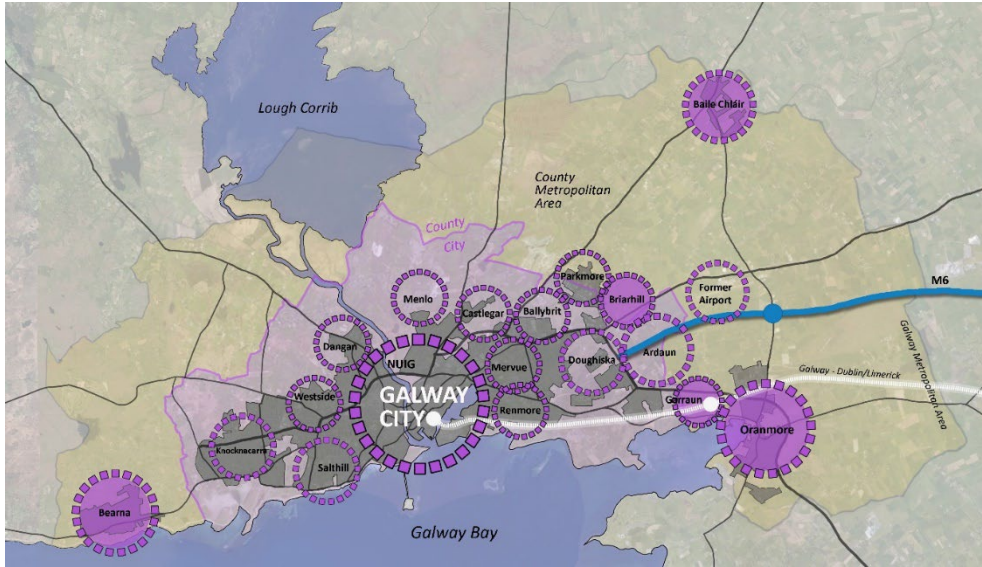


Figure 1: Overview of MASP

1.5 Population Projections for County Galway Metropolitan Area

As outlined in NPO 68 of the NPF, the county Metropolitan Area could accommodate up to 20% of the projected population growth for the principal city and suburban area in addition to growth targeted for the county Metropolitan Area.

As set out in the RSES, population targets for the Galway Metropolitan Area are as follows:

	2016	2026	2031
Galway MASP	94075	27500	14500
City and Suburbs	78,668	23000	12000
County Galway Metropolitan Area	15,407	4500	2500

Table 1.1 Population Projections from RSES

As identified in Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy the population allocation for the MASP is in accordance with the RSES population targets. While the above table identifies population targets for 2026 and 2031, the lifetime of the Galway County Development Plan is 2022-2028, the population has been pro rata for the additional two years between 2026-2028 as follows:

	2022-2028	2028-2031
County Galway Metropolitan Area	5500	1500

Table 1.2 Population for County Metropolitan Area

Table 2.11 in Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy illustrates the population allocation of each settlement and growth area identified within the county Metropolitan Area. These correlate with the strategic growth areas identified in the RSES.

The table below illustrates the population allocation as follows:

Settlement	Census 2011	Census 2016	Population Allocation 2022-2028
Baile Chláir	1217	1248	975
Bearna	1878	1998	750
Oranmore	4799	4990	1540
Briarhill	*	*	977
Garraun	*	*	1258

Table 1.3 Population Allocation for Settlements and Growth Areas

*Urban Framework Plans

1.6 Density and Typology

Both the NPF and the RSES seek to accommodate compact residential development in proximity to infrastructure such as public transport corridors. Higher density levels will be promoted adjacent to public transport corridors as appropriate. Densities applied to the metropolitan settlements will be sufficient to accommodate the projected population growth up to 2028 and beyond. However, densities will vary across the metropolitan area to take account of site context. A Density Typology Study will be undertaken during the lifetime of the plan to identify the optimum range of building forms and densities that will deliver the objectives of the NPF and RSES in the settlements, including Garraun and Briarhill. This is also discussed in Chapter 3 Placemaking, Regeneration and Urban Living.

1.7 Tall Buildings

Compact growth is set to be achieved through more efficient use of land and careful consideration of higher density development. Taller buildings also have a role to play in this regard. It is anticipated that taller buildings will be considered at Metropolitan settlements where they contribute to their metropolitan role and 'Placemaking'. This is discussed further in Chapter 3 Placemaking, Regeneration and Urban Living.

1.8 Connectivity within the Galway Metropolitan Area

Connectivity between Galway city and the county Metropolitan Area is already well established and is evidence of the inherent relationship and synergy between the two administrative areas.

The Galway Transport Strategy (GTS) was prepared in conjunction with both Galway City and Galway County Council. The National Transport Strategy 2016 identified a range of priorities for public transport improvements across the Metropolitan Area as well as construction of the N6 GCRR. Implementation of these measures is key to establishing the Metropolitan Area on the ground and to supporting compact growth as anticipated by the NPF and the RSES.

A key driver of successful and appealing compact growth in the Metropolitan Area will be the incorporation of strong connections within and between adjoining settlements and to and from employment areas, the city and amenity areas. Convenient and safe mobility

alternatives will enable future populations to live with reduced dependency on private transport and with consequent benefits in combating climate change, living in healthier and more vibrant localities and with reduced monthly outgoings. A sustainable transport development model also establishes more inclusive and equitable communities.

The eastern Metropolitan Area already has the building blocks for the establishment of a highly connected metropolitan edge between the city and the countryside. Oranmore Train Station at Garraun is to be upgraded from a single to a twin platform station and a passing loop will facilitate doubling the frequency of train services between Athenry and Galway city. Oranmore train station will be the catalyst for sustainable travel within the eastern Metropolitan Area with opportunities for dedicated walking and cycling links as well as local bus services connecting people from Oranmore, Garraun, Ardaun and Briarhill to the railway and onwards to the city, or eastwards to Athenry and beyond.

The Metropolitan settlements can be connected via a north-south green corridor that provide attractive and safe routes within and between settlements as well as connecting with the primary east-west road and rail infrastructure and public transport services. Forward planning and early delivery of the north-south green link will underpin the future sustainable mobility profile of the eastern Metropolitan Area and further influence how development within these settlements is designed, delivered and used. The Urban Framework Plans for both Garraun and Briarhill have already anticipated this link and co-ordination between Galway City Council and Galway County Council can ensure this green link is also continued through Ardaun.

1.9 Growth Potential of the County Galway Metropolitan Area

As outlined in section 1.5, the population of the county Metropolitan Area is expected to grow significantly under the NPF and the RSES. This section provides an overview of the projected residential units and quantum of lands that will be required as per the core strategy outlined in Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy.

Settlement	Census 2016	Population Projection	Residential Units	Potential Residential units within Town Centres	Quantum of Residential Lands required (ha)
Baile Chláir	1248	975	390	117	15.3
Bearna	1998	750	300	90	10.1
Oranmore	4990	1700	680	204	<u>20.0</u>
Briarhill	*	977	562	*	<u>16.1</u>
Garraun	*	1258	724	*	20.7

Table 1.4 Projected growth in population and settlement structure

***Urban Framework Plan (See Section 3 of this Metropolitan Plan)**

Compact growth as set out in the NPF, is an intrinsic part of proper planning and sustainable development of urban settlements and will provide the optimum benefit from investment as well as ensuring establishment of appealing and healthy settlements. Compact settlements will derive greater value from investment in public transport, water and waste water infrastructure, and the provision of and for employment and community facilities is essential to support the establishment of communities rather than dormitories.

As outlined in Sections 2 and 3, each of the settlement and Urban Framework Plan areas have been examined in the context of planning for compact growth to ensure alignment with the principles of the NPF and RSES.

1.9.1 Residential Potential

The Galway Metropolitan Area includes the city and its suburbs as well as a range of town settlements that are in the county area. The county towns include a broad range of residential dwelling types, from large detached properties set within large plots at the edge of settlements to apartment buildings that have been constructed in the last twenty years. Suburban style housing is also characteristic and ranges in design, style and age from the 1970's to present day.

The population of the eastern Metropolitan Area has grown significantly in recent years and is attributed to the attractive living environment including a wide range of local services and amenities, together with access to Galway city and the main employment areas on the eastern side of the city at Parkmore and Oranmore. These characteristics, together with access to the coast at Oranmore Bay and the wider rural landscape, offer exceptional potential for planned future growth.

As set out above, the planned upgrade of Oranmore train station will provide a significant public transport facility that will be a Growth Enabler for the eastern Metropolitan Area. Pedestrian, cycle and local bus services will allow connections between the eastern Metropolitan settlements and the railway line. The area around the train station has been designated as a Strategic Reserve Area under the Oranmore Local Area Plan 2012-2022 and a transport led Urban Framework Plan has been prepared for these lands at Garraun. Garraun, as set out in Section 3, will be a high quality compact new settlement area centred on an existing train station and will offer excellence in urban lifestyle incorporating immediate access to public transport as well as a host of community facilities and other amenities. Garraun will epitomise the growth objectives of the NPF and RSES to align growth with public transport facilities, including NPO 64 of the NPF that promotes integrated land use and spatial planning and public transport as more favourable mode of transport to the private car.

Quality of living is fundamental to compact living, and Sections 2 and 3 below describe how compact growth will be subject to good quality and integrated design being employed that provides a high standard of living and residential amenity.

Consolidation of existing settlements will also be promoted to develop brownfield and infill sites so as to enhance the vitality of the settlements. Oranmore has limited availability in this regard however Bearna and Baile Chláir have opportunity for delivering growth through consolidation.

1.9.2 Town Centres and Retail

Town centres are important focal points for each of the settlements and are the traditional location for trading of goods and services. They also provide an important and valued source of employment in each respective area. While the retail function of town centres has been challenged in recent years, consolidation of these centres including the development of brownfield and infill sites and the provision of local and community facilities will contribute to revitalising these centres.

Chapter 3 Placemaking, Regeneration and Urban Living puts significant emphasis on 'Placemaking' as a means of enhancing and maintaining the vibrancy and appeal of the town centres as places that will provide an attractive quality of life. This is in accordance with NPO 4 of the NPF which seeks to ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and wellbeing. The town centre areas in Metropolitan County Galway vary in size scale and function and the approach to sustainable regeneration must be tailored to each town.

Along with commercial services the town centres are also established locations for providing entertainment, healthcare and community uses such as places of worship. This myriad of uses makes for increased footfall which encourages improvements in public realm and other physical infrastructure.

As well as being attractive and vibrant places to work and visit, each town centre within the Metropolitan Area must be accessible to all by a variety of sustainable modes of transport. With that in mind, residential areas and employment sites must be well connected to the town centres, ideally by means of walking, cycling or public transport. The town centres must prioritise visitors who travel on foot and those with impaired mobility. This sustainable approach would be in accordance with RPO 4.46 of the RSES which encourages new retail developments to locate close to public transport corridors to enable sustainable travel to and from town centres.

The ever-changing town centres of Metropolitan County Galway are zoned for town centre type uses where a sequential approach will be applied in accordance with the Retail Planning Guidelines and RPO 4.45 of the RSES. Town centre uses include a mix of commercial with residential uses, usually on the upper floors of commercial buildings. As such, town centre living will be encouraged to improve vibrancy and provide a town centre-based community to maintain the traditional living over the shop that has historically been a

feature in towns and villages all over Ireland. This would be in compliance with NPO 6 of the NPF which states in relation to town centre locations that they can accommodate roles and functions, increased residential population and employment and enhanced levels of amenity and design quality.

The planned settlements at Garraun and Briarhill will complement rather than compete with existing settlements. Re-use of Metropolitan town centre buildings will be encouraged, and any public realm improvement works to town centres will be supported and funding streams will be utilised where available whether this is through the URDF or other similar regeneration funding programme.

1.9.3 Economic and Enterprise Development

The Metropolitan Area of County Galway includes and is adjacent to significant tracts of employment lands within the Galway City and County administrative area. It is envisaged as identified in Chapter 5 Economic, Enterprise and Retail that this area will be a major focal point for employment development. The existing employment centres especially on the eastern side of Galway city provide a sustainable, competitive and robust employment base serving the populations of the city and county and beyond. It is therefore considered that this employment base should be advanced further with appropriate lands zoned for employment uses and in tandem the residential growth should also occur in proximity to this employment bases in the settlements referred to above. The identification of these employment lands is in accordance with the RSES and specifically RPO 3.6.5 which seeks to support the delivery of lands for employment uses at Briarhill, Parkmore, former Airport lands and Oranmore, including Garraun. As detailed in Sections 2 and 3 it is considered that the settlements and Garraun and Briarhill will be attractive, dynamic and cutting-edge locations that have an integrated and modern provision of infrastructure, set within desirable living environments in which local, national and international companies will want to locate.

As outlined in Section 1.4 above there are trips generated from the county into the city every day for work purposes, however analysis undertaken with the results of the CSO 2016 census there are trips from the city and suburbs to the metropolitan settlements of Baile Chláir and Oranmore. The findings also indicated there are trips to other parts of the county namely Athenry which has been identified as an area of Strategic Potential in the RSES as well as the Key Towns of Tuam and Ballinasloe

In addition to the lands zoned for various employment uses in the settlements and Urban Framework Plan areas there has also been a study carried out on the employment potential

of the former Galway Airport Land, which is attached in Appendix A in Chapter 5 Economic, Enterprise and Retail Development. The study has identified that there is significant potential for long-term employment generation on these brownfield lands that would be of sufficient scale and appeal to attract large scale business, employment and research investment to Galway that could have a significant national and international appeal. This is detailed further in Chapter 5.

The Metropolitan Area straddles the Strategic Economic Corridor and the Atlantic Economic Corridor (AEC). These areas promote employment development in Galway in the case of the Strategic Economic Corridor and the western counties in the case of the AEC. Chapter 5 Economic, Enterprise and Retail provides greater detail on these areas. In addition, in Chapter 15 Development Management Standards there are provisions for reduced car parking spaces for employment uses within the County Metropolitan Area and a Traffic Mobility Plan will be required to be submitted for new or existing employment developments.

1.9.4 Community Facilities

Provision of community facilities and social infrastructure within settlements will be an essential component of the compact growth envisaged with the Metropolitan Area to underpin the growth and establishment of vibrant and healthy communities.

The NPF recognises that compact living centres can more readily facilitate the effective provision of a wider range of accessible services to the local community. Quality childcare, education and healthcare services will be a key component of each settlement and will complement the larger scale services that are provided jointly across Galway City and County and are accessible from the metropolitan settlements.

RPO 3.6.10 of the RSES supports the delivery of childcare, education, community and health services in tandem with residential and employment development. In the MASP area of County Galway co-location of creches with other uses such as schools or within employment sites or close to residential areas will be supported to reduce journey numbers and create a pleasant living environment for existing and future inhabitants.

The existing settlements and Urban Framework Plans within the Metropolitan Area have been considered and planned with RPO 9.1 of the RSES in mind which states that inclusive and compact places should be built by accommodating growth and delivering housing through compact growth where housing opportunities are close to schools, community facilities, health facilities, shopping and employment.

For the most part, the provision of community facilities will be provided by developers in agreement with the relevant stakeholders. Funding for the provision and improvement of community facilities will be sought out where possible.

1.9.5 Open Space/Green Infrastructure

Along with access to community facilities such as sports grounds, community centres, libraries, creches and schools there is also a requirement for passive open space that provides access to the natural environment and open countryside within the metropolitan hinterland. Open space affords many benefits to an area including the provision of an attractive and healthy environment for those living and visiting the area and also supporting wildlife and biodiversity. The provision of open space also has the effect of protecting high amenity and scenic locations in the metropolitan area as set out in the Landscape Character Assessment for the county and within Chapter 7 Tourism and Landscape.

As illustrated also on figure 2 below there are complimentary green areas/open spaces that are utilised by residents and visitors across the two administrative areas. A key priority of this plan is the promotion of a Metropolitan network of open spaces, parks, green corridors and trails. As identified in RPO 3.6.13 of the RSES there is support for the delivery of a strategic Greenway Network for the areas to include the National Dublin to Galway Cycleway. Oranmore to Bearna Coastal Greenway and the Galway to Clifden Greenway. The importance of green infrastructure is outlined further in Chapter 9 Natural Heritage, Biodiversity and Green Infrastructure.



Figure 2 Green Network

1.9.6 Infrastructure

In relation to the provision of infrastructure, NPO 9 of the NPF states that a co-ordinated strategy will ensure alignment with infrastructural investment and the provision of employment together with supporting amenities and services will be required in areas that are to accommodate significant growth. Investment in infrastructure within the Metropolitan Area will be prioritised as a means to retain and build on the attractiveness of the area as a place in which to live and work. Future co-ordinated development delivered through close collaboration with state agencies, stakeholder engagement and other organisations along with infrastructure funding streams as available. Delivery of infrastructure and infrastructure capacity will include physical, multi-modal transport networks, digital/smart technologies along with social and community infrastructure.

Wastewater treatment capacity within the Metropolitan Area is already in place to accommodate the overall forecasted growth up to 2028. Minor network improvements to local pumping stations may be required to ensure full capacity in certain areas of the metropolitan settlements.

A key Growth Enabler for Galway as identified in the NPF relates to the delivery of the Greater Galway Area Drainage Study.

This is a critical piece of infrastructure that is needed to secure the future sustainable growth and development of the Metropolitan Area. The NPF also supports growth through the sustainable development of greenfield areas for housing with supporting public transport and other infrastructure. Other critical pieces of infrastructure that are required to secure the development of the Metropolitan Area include the provisions set out within the Galway Transport Strategy and Galway County Transport Strategy and the delivery of the Galway City Ring Road.

Promotion of rail travel, and in particular at Oranmore station with the planned upgrade that will increase the frequency of rail services, will be also be a key growth enabler that will facilitate compact urban living and reduce private car dependency. Improvement in rail infrastructure is referenced in the RSES in which RPO 3.6.9 supports the provision of a dual railway track between Galway and Athlone as a medium to long-term objective. These infrastructure improvements would provide a range of benefits for Galway MASP and other areas within the county.

1.9.7 Climate Change and Flooding

As outlined in Chapter 14 Climate Change, Energy and Renewable Resource, climate change continues to have a direct effect on people's lives, society and economy. The plan seeks the creation of well-planned communities, where travel distances to education, work and services are reduced, enhancement of walking and cycling facilities and where appropriate local renewable and low carbon energy sources are integrated. The Galway County Development Plan 2022-2028 was subject to a Strategic Flood Risk Assessment (SFRA).

Compact urban development will respond to climate change through the design and delivery of energy efficient buildings technologies, planning for sustainable transport and through the incorporation of Sustainable Urban Drainage Systems (SuDS) for surface water management. Innovative SuDS solutions can also be utilised to enhance biodiversity within streets and open spaces.

1.9.8 Metropolitan Hinterland

Chapter 4 Rural Living and Development sets out the approach to rural housing and commercial development in the open countryside. The Galway County Transportation Planning Strategy (GCTPS) extends to hinterland areas of the Metropolitan Area and identifies significant pressure areas for urban generated housing.

NPO 62 of the NPF requires improved connectivity to wider strategic networks, prevent coalescence of settlements and encourage sustainable expansion of planned urban areas.

Further development of urban generated housing in hinterland areas is contrary to the overarching objectives of the NPF and RSES and is counter-intuitive to the establishment of more compact and sustainable growth models. Such development will be limited as outlined in Chapter 4 of this plan. Development for residential and employment uses will be targeted within the metropolitan settlements so as to ensure a co-ordinated and optimal approach to investment in residential, commercial, employment and community facilities.

1.10 Land Use Zoning for the Metropolitan Areas of County Galway

Land Use Zoning Objectives for the Metropolitan Areas of Galway County

GCMA 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 area. 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 this Metropolitan 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 area.

GCMA 2 Town Centre Development

The Town Centres (TC) in the MASP area will remain the primary focus for the location of new retail and commercial development where the re-use of existing buildings on the existing commercial streets will be encouraged in the first instance. The Planning Authority will ensure that the location of future retail development is consistent with the key policy principles and order of priority, as set out under Section 4.4 to 4.6 of the Guidelines for Planning Authorities Retail Planning 2012 (and any updated/superseding document) and will require Retail Impact Assessments, including details of the sequential approach and Design Statements for retail developments in accordance with the Retail Planning Guidelines.

GCMA 3 Commercial/Mixed Use Development

To provide for the development of commercial and complementary mixed uses, on suitable lands that can provide focal points for the provision of services to surrounding neighbourhoods/areas and opportunities for commercial enterprises, retail developments and employment creation with an element of residential use where appropriate.

GCMA 4 Town Centre Infill Residential Development

To provide for the development of residential development on lands in the Town Centres including infill sites paying attention to the appropriate density levels that can be accommodated along with access to public and social infrastructure.

GCMA 5 Town Centre Uses

Protect and enhance the vitality and viability of town centres by ensuring that they remain the primary retail, commercial and mixed-use centre and prohibit a proliferation of any individual use or other uses, which in the opinion of the Planning Authority do not contribute to the vitality and viability of the town centres.

GCMA 6 Urban Framework Plans

Support and encourage the development of the Urban Framework Plans, with a healthy and sustainable mix of residential density with the encouragement of convenience type facilities within the framework area.

GCMA 7 Business and Enterprise

Support the development of Metropolitan County Galway as the region's driver of employment development in the north-west, utilising its existing assets such as access to established international employment clusters, sustainable public transport and access to a highly educated and skilled workforce.

GCMA 8 Former Airport Lands

To deliver this strategic employment site within the MASP in accordance with proper planning and sustainable development in collaboration with Galway City Council.

GCMA 9 Industrial

Support and encourage the development of industrial zoned land and lands assigned to employment uses within the MASP area in accordance with proper planning and sustainable development and without detriment to residential amenity.

GCMA 10 Tourism

The Council will liaise with the relevant stakeholders to build on Galway's existing tourism economy. Support will be given for appropriate tourism development in appropriate locations in accordance with proper planning and sustainable development.

GCMA 11 Community Facilities

Promote the provision and improvement of a diverse range of community facilities within existing and new communities within the MASP.

GCMA 12 Transport Infrastructure (TI)

Facilitate the provision and maintenance of essential transportation infrastructure, including public roads, footpaths, cycle ways, bus stops and landscaping, together with any necessary associated works, as appropriate. New roads shall be subject to needs assessment and detailed corridor and route selection processes taking into account, inter alia, environmental constraints and opportunities

GCMA 13 Open Space, Recreation and Amenity

Promote the sustainable management, use and/or development, as appropriate, of the Open Space lands within the MASP 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.

GCMA 14 Provision of Infrastructure

The Council will work collaboratively with statutory agencies including Galway City Council to secure the delivery of infrastructure such as rail improvements, Galway Transport Strategy N6 GCRR and the delivery of the Greater Galway Area Drainage Study for the entire MASP area.

GCMA 15 Public Utilities

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

GCMA 16 Density/Typology

To apply a density range across the metropolitan towns including the urban framework plan areas that are commensurate with the provision of essential infrastructure including sustainable public transport provision.

GCMA 17 Taller Buildings

To assess the suitability of the metropolitan towns including the urban framework plan areas to accommodate taller buildings in accordance with the aspirations of the NPF and the RSES.

GCMA 18 Flood Zones and Appropriate Land Uses (Refer to Flood maps for Baile Chláir, Bearnna and Oranmore and the Urban Framework Plans for Briarhill and Garraun)

- a) Protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any superseding document) and the guidance contained in DM Standard 68 Flooding. Where a development/land use is proposed that is inappropriate within the Flood Zone, then the development proposal will need to be accompanied by a Development Management Justification Test and Site-Specific Flood Risk Assessment in accordance with the criteria set out under with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and Circular PL2/2014 (as updated/superseded).
- b) Ensure that development proposals in areas identified in Bearnna, Baile Chláir and Oranmore and the Urban Framework Plans for Briarhill and Garraun plan areas within Flood Zone C that may be subject to potential flood risk from other sources (e.g. areas of indicative pluvial/groundwater flooding and identified alluvium soil areas) are required to be accompanied by a Site Specific Risk Assessment in accordance with the criteria set out under The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and Circular PL02/2014 (as updated/superseded).

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

GCMA 19 Constrained Land Use Objective

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

This zoning applies to previously developed areas only and limits new development, while recognising that existing development uses within these zones may require small scale

development, as outlined below, over the life of the County Development Plan, which would contribute towards the compact and sustainable urban development in the MASP.

The extent of the 'Constrained Land Use' zone is shown with a hatching corresponding to the extent of flood zones A and B which are overlain on the Land Use Zoning Objective underneath. Where such flood risk extents correspond with undeveloped lands, an appropriate land use zoning objective which would not facilitate the development of classes of development vulnerable to the effects of flooding has been identified such as 'Open Space' or 'Agriculture'.

The 'Constrained Land Use' zone extends to previously developed lands in a number of settlements which could include lands in the centre of towns and villages. In other incidences, the actual buildings may be located outside of areas identified as being at risk of flooding but the curtilage of the property to the rear may be located at a lower level falling towards a waterbody and identified as being located within Flood Zone A and / or B. The 'Constrained Land Use' zone overlain on the Land Use Zoning Objectives generally restricts new development vulnerable to the effects of flooding being permitted while recognising that existing development uses may require small scale additional development that would contribute towards the compact and sustainable urban development of the individual town/village. Where proposals for such developments submitted to the Planning Authority relate to 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.

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.

Proposals seeking to change the use of existing buildings from a less vulnerable use to a more vulnerable use to the effects of flooding will not normally be considered acceptable to the Planning Authority whilst some change of use proposals not increasing the vulnerability to the effects of flooding or small-scale extensions to such buildings will be considered on their individual merits but are acceptable in principle.

An existing dwelling or building that is not located within an area at risk of flooding but has a large rear garden / curtilage that is located within Flood Zone A or B would not be suitable for a more in-depth residential development proposal which would propose a residential use within a designated constrained land use area.

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, 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 refer also to Development Management Standard 68).

GCMA 20 Specific Flood Risk Locations (Refer to Flood maps for Baile Chláir, Bearna and Oranmore and the Urban Framework Plans for Briarhill and Garraun)

Planning applications on lands in Baile Chláir, Bearna and Oranmore and the Urban Framework Plans for Briarhill and Garraun identified within pluvial PFRA areas outside of Indicative Flood Zone A on Flood Maps for the above settlements, shall be accompanied by a Site Specific Flood Risk Assessment that corresponds with that outlined under 'Flooding and Development Management' of The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009). Such assessments shall be prepared by suitably qualified experts with hydrological experience and shall quantify the risks and effects of any necessary mitigation, together with the measures needed or proposed to manage residual risks.

GCMA 21 Metropolitan Hinterland

Single house developments located on agricultural lands outside of the Settlements of Baile Chláir, Bearna and Oranmore and outside of the Urban Framework Plans will be limited to the criteria contained in the policy objectives of Chapter 4 Rural Living and Development.

GCMA 22 Specialist housing

Require that a minimum of 20% 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.

GCMA 23 Land Use Zoning Matrix

Direct different land uses into the appropriate land use zone/s in accordance with the land use zoning objectives and the land use zoning matrix overleaf. Ensure that proposed land uses within Baile Chláir, Bearnna and Oranmore and the Urban Framework Plans for Briarhill and Garraun are compatible with existing land uses and in keeping with the character of the area.

GCMA 24 Area Based Transport Assessment

- a) It is a policy objective of Galway County Council to prepare an Area Based Transport Assessment for the Briarhill Urban Framework and surrounding growth areas with close collaboration and engagements with key stakeholders such as Galway City Council, National Transport Authority (NTA) and Transport Infrastructure Ireland (TII).
- b) In the absence of Area Based Transport Assessment (ABTA) that the Bus and Cycle only restriction on the Parkmore Road be removed to allow vehicular access to the Briarhill Framework lands.

1.10.1 Land Use Zones

The following table exhibits the land use zoning proposed within the County Metropolitan Area:

Zoning	Objective	Description
Existing Residential & Infill Residential	To protect and improve residential amenities of existing residential areas.	To provide for house improvements alterations, extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity.
Residential Phase 1	To protect, provide and improve residential	To facilitate for the provision of high quality new residential

	<p>areas within the lifetime of this plan.</p>	<p>developments at appropriate densities with layout and design well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.</p>
<p>Residential Phase 2</p>	<p>To protect, provide and improve residential areas.</p>	<p>To facilitate the provision of high quality new residential developments at appropriate densities with layout and design well linked to the town centre and community facilities. Phase 2 residential is generally not developable during the lifetime of this plan subject to the provisions below.</p> <p>(*Single House developments for family members on family owned lands:</p> <p>*Non-residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area;</p> <p>*Where it is apparent that R-Residential (Phase 1) lands cannot or will not be developed within the plan period, residential development maybe considered in a phased manner on some residential (Phase 2 lands).</p>

<p>Town centre/Infill Residential</p>	<p>To protect, provide and improve residential amenity and appropriate commercial developments within key town centre sites within the lifetime of this plan.</p>	<p>To support the provision of high quality new residential developments and commercial developments at appropriate densities within Town Centre sites. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.</p>
<p>Town Centre/Commercial</p>	<p>To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic/community uses and to provide for “Living over the Shop” scheme Residential accommodation, or other ancillary residential accommodation.</p>	<p>To develop and consolidate the existing town centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreation and civic uses.</p>
<p>Commercial/Mixed Use</p>	<p>To provide for the development of commercial and complementary mixed uses, on suitable lands that can provide focal points for the provision of services to surrounding neighbourhoods/areas and opportunities for commercial enterprises, retail developments and employment creation and which do not</p>	<p>To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality commercial/mixed use developments in a good quality physical environment.</p>

	undermine the vitality and viability of the town centre.	
Industrial	Promote the sustainable development of industrial and industrial related uses, including manufacturing, processing of materials, warehousing and distribution on suitable lands, with adequate services and facilities and a high level of access to the major road networks and public transport facilities.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high-quality industrial developments in a good quality physical environment.
Business and Technology	To provide for the development of business and technology.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high-quality business and technology developments in a good quality physical environment.
Business and Enterprise	To provide for the development of business and enterprise.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high-quality business and enterprise developments in a

		good quality physical environment.
Community Facilities	To provide for civic, community and educational facilities.	To facilitate the development of necessary community, health, religious educational social and civic infrastructure.
Coastal Edge	To protect and enhance the coastal edge	To allow for the protection and enhancement of the coastal edge, as appropriate as a strategic high amenity resource, providing opportunities for recreation, conservation and local amenity
Open Space/Recreation and Amenity	To protect and enhance existing open space and provide for recreational and amenity space.	To facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, playing fields.
Tourism	To promote and encourage cultural, historic and tourism potential for each of the settlements in the MASP.	To facilitate the development and improvement of tourism facilities that exist in some of the settlements in the MASP. Encourage new tourism development and investment where appropriate.
Public Utility	To maintain lands providing service infrastructure.	To allow for lands to be designated for public utilities such as waste water treatment plants.

**Transport
Infrastructure**

Facilitate the provision and maintenance of essential transportation infrastructure.

To allow for the reservation of lands to facilitate public roads, foot paths, harbours, canals, cycleways, bus stops and landscaping together with any necessary associated works, as appropriate.

1.10.2 Land Use Zoning Matrix for County Galway Metropolitan Area

Land Uses	C1	C2	*NC	R	TC/IR	CF	*OS	T	I	BE	BT	CE	PU	TI
Commercial and Industrial Uses	C1		*NC	R	TC/IR	CF	*OS	T	I	BE	BT	CE	PU	TI
Amusement	O	N	O	N	N	N	N	O	N	N	N	N	N	N
ATM	P	O	P	O	O	O	N	O	O	O	O	N	N	N
Bank/Building Society	P	N	P	N	N	N	N	N	N	N	N	N	N	N
Bar/Restaurant	P	O	P	N	N	N	N	O	N	N	N	N	N	N
B&B (Bed & Breakfast) ¹	O	O	O	O ¹	O ¹	N	N	O	N	N	N	N	N	N
Betting Office	O	N	O	N	N	N	N	N	N	N	N	N	N	N
Boarding Kennel	N	N	N	N	N	N	N	N	O	N	N	N	N	N

Land Uses	C1	C2	*NC	R	TC/IR	CF	*OS	T	I	BE	BT	CE	PU	TI
Enterprise Centre	O	O	O	N	N	N	N	N	O	P	O	N	N	N
Extractive Industry	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Garden Centre	O	P	O	N	N	N	O*	N	N	O	N	N	N	N
GP & Medical Related Services	P	P	P	O	O	O	N	N	N	O	N	N	N	N
Guesthouse ¹	P	O	P	O ¹	O ¹	N	N	P	N	N	N	N	N	N
Hair Dressing Salon/Personal/Grooming	P	O	P	O	O	N	N	N	N	N	N	N	N	N
Home-based Economic Activity ¹	O	O	O	O ¹	O ¹	N	N	N	N	N	N	N	N	N
Hostel	P	O	P	O	O	O	N	P	N	N	N	N	N	N

Land Uses	C1	C2	*NC	R	TC/IR	CF	*OS	T	I	BE	BT	CE	PU	TI
Office (100m2 to 1000m ²)	O	P	O	N	N	N	N	N	O	O	N	N	N	N
Office Park (>1000m ²)	N	O	N	N	N	N	N	N	O	O	P	N	N	N
Petrol Station	O	O	O	N	N	N	N	N	O	O	N	N	N	N
Professional /Other Services	P	P	P	O	O	N	N	N	N	N	N	N	N	N
Restaurant	P	O	P	N	O	N	N	P	N	N	N	N	N	N
Science & Technology Based Business	O	O	O	N	N	N	N	N	P	P	P	N	N	N
Scrap Yard	N	N	N	N	N	N	N	N	O	N	N	N	N	N
Service Garage	O	O	O	N	N	N	N	N	O	O	N	N	N	N

Land Uses	C1	C2	*NC	R	TC/IR	CF	*OS	T	I	BE	BT	CE	PU	TI
Shop – Comparison	P	O	P	N	N	N	N	N	N	N	N	N	N	N
Shop – Convenience	P	P	P	O	O	N	N	O	N	N	N	N	N	N
Shops – Large Scale Convenience/ Comparison Centre	P	N	O	N	O	N	N	N	N	N	N	N	N	N
Small Scale Manufacturing	N	N	N	N	N	N	N	N	P	O	N	N	N	N
Storage Depot	N	N	N	N	N	N	N	N	P	O	O	N	N	N
Take-Away	O	O	O	N	O	N	N	O	N	N	N	N	N	N
Transport Depot	N	N	N	N	N	N	N	N	O	O	N	N	O	N
Veterinary Surgery	O	O	O	O	N	N	N	N	O	O	N	N	N	N

Land Uses	C1	C2	*NC	R	TC/IR	CF	*OS	T	I	BE	BT	CE	PU	TI
Retirement Home/Nursing Home/Sheltered Housing	O	O	O	P	P	O	N	N	N	N	N	N	N	N
Short term holiday accommodation	O	O	O	N	N	N	N	p	N	N	N	N	N	N
Public, Community and Institutional Uses	C1	C2	NC	R	TC/IR	CF	*OS	T	I	BE	BT	CE	PU	TI
Buildings for the Health, Safety & Welfare of the Public	P	P	P	O	O	O*	N	O	N	O	O	N	N	N
Cemetery	N	N	N	O	N	P	O*	N	N	N	N	N	N	N
Childcare Facilities (Crèche/Nursery)	P	P	P	O	O	P	N	N	O	O	O	N	N	N
Club House & Associated Facilities	O	N	O	O	O	P	O*	O	N	N	N	N	N	N

Land Uses	C1	C2	*NC	R	TC/IR	CF	*OS	T	I	BE	BT	CE	PU	TI
Community Facility	P	O	P	O	O	P	O*	O	N	O	N	N	N	N
Crematorium	N	N	N	O	N	O	O	N	O	O	N	N	N	N
Cultural/Recreational Building	P	O	P	O	O	P	O*	P	N	O	N	N	N	N
Education – Primary/Secondary	O	O	O	O	O	P	O*	N	O	O	N	N	N	N
Education – Other Education/Training	P	O	P	O	O	P	O	N	O	O	O	N	N	N
Funeral Home	P	P	P	O	O	O	N	N	O	O	N	N	N	N
Leisure	P	O	P	O	O	P	O*	O	N	O	N	N	N	N
Library	P	P	P	O	O	P	N	O	N	N	N	N	N	N

Land Uses	C1	C2	*NC	R	TC/IR	CF	*OS	T	I	BE	BT	CE	PU	TI
Place of Public Worship	O	O	O	O	O	O	N	N	N	O	N	N	N	N
Open Space, Recreation and Amenity Uses	C1	C2	*NC	R	TC/IR	CF	*OS	T	I	BE	BT	CE	PU	TI
Golf Course	N	N	N	N	N	N	O*	P	N	N	N	N	N	N
Recreational/Cultural Activities	O	O	O	O	O	P	O*	P	O	O	N	O*	N	N
Agricultural Uses	C1	C2	*NC	R	TC/IR	CF	*OS	T	I	BE	BT	CE	PU	TI
Abattoir	N	N	N	N	N	N	N	N	O	N	N	N	N	N
Agricultural Building	N	N	N	O	N	N	O*	N	O	O	N	N	N	N
Mart/Co-op	O	N	W	N	N	N	N	N	P	N	N	N	N	N

Land Uses	C1	C2	*NC	R	TC/IR	CF	*OS	T	I	BE	BT	CE	PU	TI
General/Services and Infrastructure Uses	C1	C2	*NC	R	TC/IR	CF	*OS	T	I	BE	BT	CE	PU	TI
Advertisements – Freestanding	O	O	O	N	N	O	N	N	O	O	O	N	O	O
Car Park	P	N	P	O	O	O	N	O	P	O	O	N	N	O
Recycling/Bring Bank Facilities	O	O	O	O	O	O	N	N	O	O	O	N	O	N
Refuse Landfill	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Utilities Infrastructure & Public Service Installations	O	O	O	O	O	O	O*	O	O	O	O	N	P	O
Small scale, domestic Wind/Renewable Energy	O	O	O	O	O	O	O*	O	O	O	O	N	O	N

General Notes on Land-Use Zoning Matrix:

1. (1) These uses on Residential lands will be considered subject to Policy Objective GCMA 1, or as appropriate.
2. **Cafe** (2) – This use will be considered where it is ancillary to an overall compatible development to serve the needs of the immediate area.
3. **Warehousing** (3) – The development or subdivision of stores into less than 700m² shall not normally be permitted in edge-of-centre and out-of-centre locations, in accordance with the Retail Planning Guidelines 2012 (or any updated/superseding document).
4. **Data Centre** – May be defined as a facility, which has information technology equipment installed and operated, as well as storing and distributing electronic data.
5. **Zone R: Residential** – Phase 1 is phased for residential development within the lifetime of this Plan; -Phase 2 is generally not developable during the lifetime of this Plan, subject to the provisions and exceptions set out under Policy Objective GCMA 1.
6. *OS - With regard to Land Use Zoning Objectives, such as Open Space, Tourism and Community Infrastructure, provided for on lands that are within the Constrained Land Use Objective zone (GCMA 19), Permissible Uses shall be constrained to those water compatible and less vulnerable uses as relevant to the particular Flood Zone (please refer to the accompanying SFRA and DM Standard 68).
7. No specific land uses are attributed to the Constrained Land Use zone as this zone reflects existing development located within Flood Zone A/B. For guidance on uses/development appropriate in this zone, please refer to Policy Objective GCMA 19 and DM Standard 68 of this plan, associated flood maps and The Planning System & Flood Risk Guidelines including Departmental Circular PL2/2014.
8. *NC – Nodal Centre applicable in Urban Framework Plans in Garraun and Briarhill only. To promote the development of a distinct mixed use nodal centre incorporating local retail and services as well as residential uses. The nodal centre will be a highly pedestrianised environment and building forms will ensure a clearly defined nodal centre that is urban in character.

Notes on Land Use Classes in Land Use Zoning Matrix:

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

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

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

1. **Zone C1** –Town Centre/ Village
2. **Zone C2** – Commercial/ Mixed Use
3. **Zone R** – Residential
4. **Zone TC/IR** – Town Centre/ Infill Residential
5. **Zone NC** – Nodal Centre
6. **Zone CF** – Community Facilities
7. **Zone OS** – Open Space/Recreation & Amenity
8. **Zone T** - Tourism

9. **Zone I** - Industrial
10. **Zone BE** – Business and Enterprise
11. **Zone BT** – Business and Technology
12. **Zone CE**-Coastal Edge
13. **Zone PU** – Public Utilities
14. **Zone TI** – Transport Infrastructure