



Comhairle Chontae na Gaillimhe
Galway County Council

Draft
Loughrea Local Area Plan
2024-2030
November 2023

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***“Loughrea, a self-sustaining town which will continue to grow as a sustainable, vibrant and inclusive community, while supporting the expansion of its self as an innovation growth centre within the County. Continued investment in protecting and enhancing the towns attractive medieval character and natural environment whilst delivering social infrastructure so communities can thrive. The town's growth shall develop in a sustainable manner using the sequential approach, to ensure high levels of connectivity and permeability throughout Loughrea, which will, in turn facilitate the creation of a healthy, safe and age friendly community.*”**

1.0 Introduction

The Loughrea Local Area Plan (LAP) is a Land Use Plan and Overall Strategy for the development of Loughrea from the period 2024 - 2030. The Plan shall have effect from the date of adoption by the Elected Members of Loughrea and Gort Municipal District. It shall cease to have effect at the expiration of 6 years from the date unless the plan period is extended by resolution in accordance with Section 12 (d) to (f) of the Planning and Development Act 2000 (as amended). The successful implementation will positively impact Loughrea, ensuring that it develops in a sustainable manner and works in tandem with the Galway County Development Plan 2022-2028 (GCDP).

1.1 Strategic Context

The Loughrea LAP sets out the overall development strategy and planning policy objectives for the town in the coming years, which seeks to provide medium-term planning and development benefits for Loughrea. In the GCDP 2022 – 2028, in *Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy* Loughrea has been identified as *Self Sustaining Town*. The Core Strategy, Settlement Hierarchy and Housing Need and Demand Assessment outlined in Chapter 2 of the GCDP 2022 – 2028 set out the growth agenda for the town of Loughrea.

In accordance with proper planning and the principles of sustainable development, this LAP will assist in economic growth including tourism, education services, and community-related development. The LAP’s policy objectives, guidance and standards have also been informed by best practice, national planning guidance and the GCDP 2022 - 2028, where appropriate. The Local Transport Plan (LTP) sets out a clear strategy for sustainable development that is closely aligned with sustainable transportation. The Environmental Reports have also informed the preparation of this LAP.

The Plan has been prepared in the context of the following National and Regional Plans, Policies and Guidelines:

National Planning Framework – Ireland 2040
National Development Plan 2018 - 2027
Regional Spatial and Economic Strategy for the Northern and Western Region 2020 - 2032
Galway County Council Local Economic and Community Plan (2017)
Local Area Plans – Guidelines for Planning Authorities (2013)
Town Centre First Policy (2022)
Galway County Council Climate Change Adaptation Strategy 2019 -2024

Climate Action Plan (2023)
Urban Development and Building Height Guidelines for Planning Authorities
Design Standards for New Apartments (2020)
Realising our Rural Potential: Action Plan for Rural Development
Retail Planning Guidelines (2012)
Smarter Travel – A Sustainable Transport Future – A New Transport Policy for Ireland 2009 - 2020
Making Remote Work: National Remote Work Strategy 2021
Strategy for the Future Development of National and Regional Greenways, 2018
The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)
Appropriate Assessment of Plans and Projects – Guidance for Planning Authorities (2009)
Disability Action Plan Framework

1.1.1 Strategic Aims

The LAP will continue to support Loughrea, in its vital role as an economic driver in east County Galway. The town will fulfil its role as a *Self Sustaining Town* as set out in the GCDP 2022 – 2028 and provide for sustainable compact growth with access to good local services and critical infrastructure.

The following strategic aims in conjunction with each other will assist in delivering that strategic vision for Loughrea;

- Realising Loughrea’s potential as a *Self Sustaining Town* as set out in the GCDP 2022 – 2028 and attracting the population target established in the Core Strategy/Settlement Strategy up to 2028 and beyond;
- Secure the delivery of compact growth with critical mass in a consolidated plan area;
- Promote the reuse of existing buildings along with a sustainable level of densities as appropriate depending on the character of the receiving environment and access to services and critical infrastructure such as sustainable means of mobility;
- Support investment in regeneration and other town centre improvement works to maintain Loughrea as an attractive place to live, work and visit;
- Maintaining a strong and vibrant town centre that sustains the ability to attract new businesses and meets the retail and services needs of the town and its surrounding hinterland, in addition to offering a pleasant and attractive environment for shopping, business, recreation and living;
- Focus on the town's historic role as a major employment centre in east County Galway by supporting economic potential and investment in appropriately zoned locations;
- Provide future residential and employment development in Loughrea with supporting services and infrastructure as appropriate, including retail, community and amenity areas;

- Foster economic development and employment creation by optimizing the potential of towns strategic location and enhancing Loughrea's as a place of employment through the provision of a positive and flexible framework for the creation of a new employment;
- Encourage the promotion of sustainable mobility, including walking and cycling, in accordance with the aspirations of the LPT and support the continued provision of investment in public transport;
- Providing a variety of facilities, amenities, and support services for children, youths, adults, and the elderly, including educational, recreational, religious, social, community, and civic needs, to serve a growing community and promote an inclusive and cohesive local community;
- Optimising the potential of Loughrea in encouraging & fostering appropriate economic/tourism development while enhancing the town as a place of employment by setting a positive & flexible framework for the creation of new employment opportunities;
- Protecting and enhancing the heritage and character of Loughrea, including the natural assets, environment, built heritage, public realm, local character, and amenity for the benefit of current and future generations.

Document Structure

There are three key components of this Local Area Plan, which are outlined below:

- **Section 1:** This section contains the Written Statement for the LAP, which includes a zoning matrix table, the development strategy for the life of the Plan and a suite of Policy Objectives.
- **Section 2:** This section contains the land use zoning and Strategic Flood Risk Assessment Maps.
- **Section 3:** This Section contains Local Transport Plan (LTP).

1.1.2 National Planning Framework

Published 16th February 2018, the National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of the county to the year 2040. Loughrea has been defined as an Urban Settlement by the CSO and this reference had been stated in the NPF. National Planning Framework Objectives (NPO) 9 states that settlements such as Loughrea may be identified for significant (i.e., 30% or more above 2016 population levels) rates of population growth.

As set out in the NPF, the resident workforce total is 2,295 in Loughrea, with total jobs stated as 1,450. This equates to a job creation of 0.97, which is average for Northwest Region. A primary focus of the NPF is to deliver an increase level of population, jobs and activity generally within existing urban areas, which included town such as Loughrea rather than solely relying on the development of greenfield

sites, which is less sustainable. This approach now requires an imaginative approach to planning for the future. High quality architectural, bespoke solution should now be developed to provide high quality, desirable places that can attract more people and generate new employment opportunities within the existing footprint of towns such as Loughrea.

1.1.3 Regional Spatial and Economic Strategy

The Regional Spatial and Economic Strategy 2020 – 2032 (RSES) introduces a Strategic Plan and Investment Framework, aiming to shape the future development of the Northern and Western Regional Assembly (NWRA). The Strategy outline a number of ambitions that outlines each priority and show how they work in tandem as outlined in figure 1.



Figure 1: RSES Growth Ambitions Illustration

The RSES contains Regional Policy Objectives (RPO) which inform in the preparation of this LAP. Although Loughrea has not been directly referenced within the RSES, the strategy does however, outline Regional Policy for the development of the Smaller Towns or Regional Growth Centers. RPO 3.2 stipulates that at least 30% of all new homes targeted in settlements with a population of at least 1,500 be delivered within the existing CSO-defined built footprints. RPO 3.13 supports the role of smaller and medium sized settlements such as Loughrea, which demonstrate a role in terms of service provision and employment for their catchment within the economic function of the County.

1.1.4 Galway County Development Plan 2022 – 2028

The Core Strategy sets out a significant population growth level in Loughrea. Specifically, Chapter 2 *Core Strategy, Settlement Strategy and Housing Strategy* of the GCDP 2022 - 2028 provides for an increase in the population of 1,400 over the plan period of 2022 – 2028. This additional population

will be accommodated with additional 564 dwelling units. In addition, as per the requirements of RPO 3.2, there are circa 242 residential units to be delivered on infill/brownfield sites.

Settlement Typology	CSO 2016	Core Strategy Allocation	Residential Units to be Delivered on Greenfield Sites	Density	Quantum of Greenfield Land Required for Residential Development	Residential Units to be Delivered on Infill/Brownfield Sites
Loughrea Self Sustaining Town	5,556	1,400	564	25	22.6	242

Table 1: Core Strategy

The LAP accords with the Core Strategy as set out in *Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy*, contained in the GCDP 2022 - 2028, as appropriate lands have been identified and reserved to accommodate the forecasted growth within the plan period.

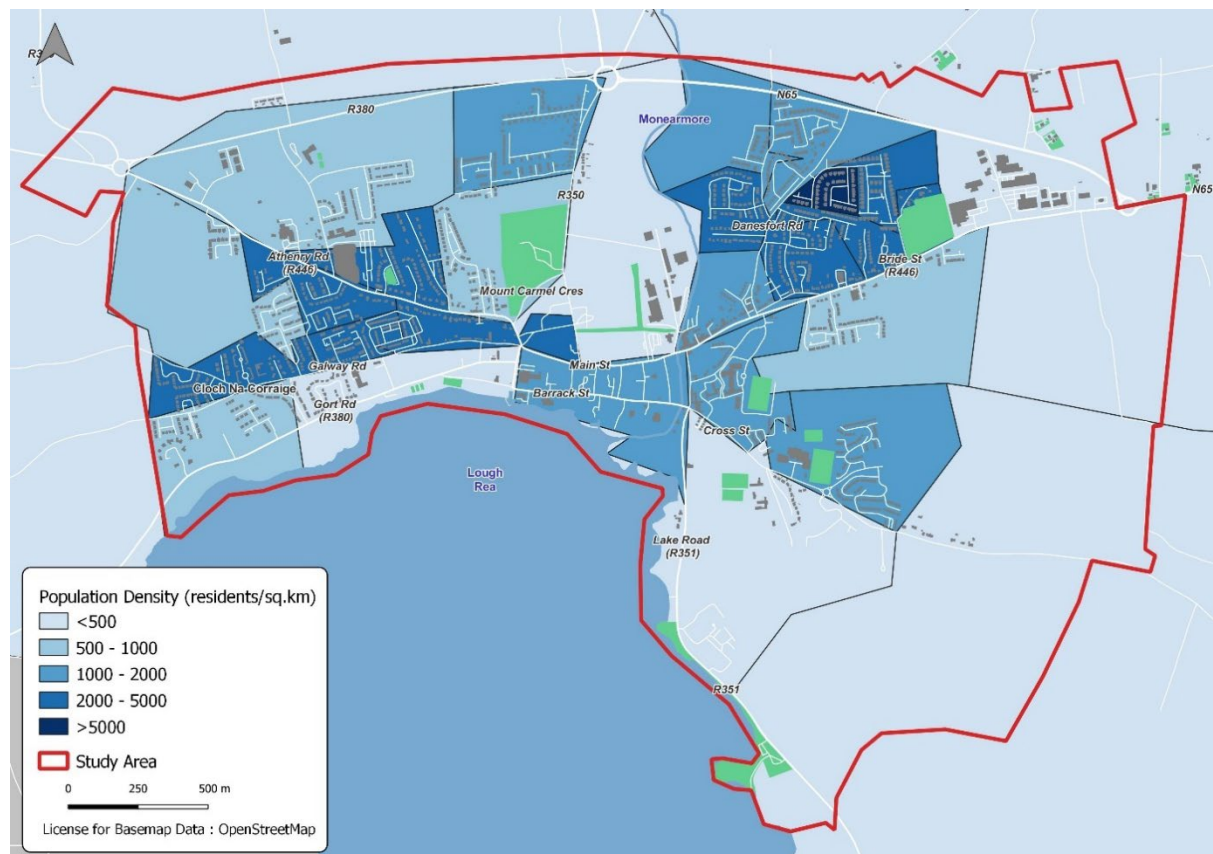


Figure 2: Loughrea Population by Small Area

1.1.5 Loughrea Local Transport Plan

The LTP provides an overview of policy and guidance at National, Regional and Local level that has been utilised to inform development of the plan, measures identification and the approach process. The Galway County Transport and Planning Study (GCTPS) makes a number of recommendations that,

collectively, will improve and alter travel patterns within the County and conform to the policy objectives of both the GCTPS and the GCDP 2022–2028. It is noted that the LTP will build upon key recommendations within the GCDP 2022 – 2028 and GCTPS to deliver a framework of local measures to support modal shift for internal journeys and promote connectivity to public transport services through the provision of a multi-modal hub to allow for seamless connections and last mile journeys. The Loughrea LTP will also consider key connections within the town and develop infrastructure to improve these linkages to existing amenities and facilities and consider improvements to support the identification of key corridor movements from Loughrea identified within the GCTPS including connections to Galway, Portumna and Gort. The LTP identifies existing opportunities and constraints in the Loughrea area.

1.2 Profile of Loughrea

Loughrea is located approximately 30km southeast of Galway City. The town of Loughrea is situated where several important national and regional routes converge. The town is strategically located, only 8km from the M6 Motorway, a key strategic corridor between Dublin and Galway. Loughrea offers connectivity to other significant cities and towns, including Limerick, Athlone, Ballinasloe and Gort.

Loughrea has been identified as a Self Sustaining Town in the GCDP 2022 – 2028. This designation stipulates Loughrea has high levels of population growth and a limited employment base. The growth strategy for Loughrea is to consolidate the designation as a Self Sustaining Town and continue to support the expansion of their employment base, removing the reliance on other areas for employment and/or services, achieving a self sufficient economy. In addition, residential development will be facilitated to support the sustainable growth of Loughrea.

Loughrea is located on the northern shore of Lough Rea. The settlement pattern of the town has emerged as a result of Lough Rea. The town's urban form has stemmed from its medieval fabric. Several important heritage features remain in the town including St. Brigid's Church, Town Gate and the Carmelite Abbey. The preservation of Loughrea's history depends critically on the conservation of these heritage assets. Today, the medieval town core contains the original street pattern with the single Main Street (primary) connecting the east and west gates. To the south of Main Street, seven narrow streets (secondary) connect Barrack Street. The medieval fabric forms a compact urban centre and constrains the opportunity to develop new spaces within the town. Before the completion of the N65 By-Pass, Loughrea suffered with severe traffic congestion. The removal of through traffic from the heart of Loughrea has been beneficial, however, local traffic congestion is still negatively impacting the town centre. The lack of space in the town centre coupled with the stream of traffic present is detrimental to the future of Loughrea Town Centre. The Town Centre has many thriving small local and micro businesses trading which indicates the commercial core is viable whilst also retaining its historical vernacular and streetscape. Recent residential developments have been located primarily to the southeast and west at the extremity of the settlement boundary.

Loughrea benefits from existing access to broadband and associated infrastructure thus ensuring the town/IDA park is an attractive place for the industry to invest. Loughrea has benefited from Uisce Éireann's investment in the Tuam RWSS extension to Loughrea which was completed in 2023.

In terms of population trends, according to the most recent 2016 CSO figures, the total population of Loughrea was recorded as 5,556 persons, which represents a small increase from the 2011 recorded population of 5,062.

1.3 Plan Issues Consideration and Challenges

The proper planning and sustainable development of Loughrea encompasses a wide range of issues, considerations and challenges, many of which have been highlighted through the consultation process. The plan seeks to balance the wide-ranging and sometimes competing needs of the local community, landowners and the environment, along with promoting the role of Loughrea in the settlement hierarchy established within the GCDP 2022 – 2028. Some of the plan's key issues, considerations and challenges are set out hereunder:

- **Common Vision:** A common vision needs to be developed that provides sustainable compact growth, regeneration, and enhancement in Loughrea town in accordance with the principles of proper planning and sustainable development.
- **Adherence to the Core Strategy:** The Core Strategy of the Galway GCDP 2022 – 2028 has identified a target population growth of up to 1,400 persons for Loughrea to 2028, which results in a maximum requirement for 22.6 ha of zoned residential land.
- **Population Growth:** Since the previous Census period, Loughrea has experienced sustained growth patterns. Loughrea experienced 9.76% growth from the 2011 to the 2016 Census figures.
- **Strategic Location and Role:** Loughrea is strategically located with access to the M6 Motorway and National Road Network. It can therefore accommodate considerable growth in residential development and employment over the coming years.
- **Economic Activity:** Ensuring existing businesses are supported in their continued growth in a planned and cohesive manner. Promoting Loughrea as a destination for business, growing the economy to a scale appropriate to its strategic location, and capitalising on its enhanced connectivity and role as a *Self Sustaining Town*.
- **Infrastructure and Transportation:** Infrastructure needs to keep pace of servicing future developments. At the same time, compliance with statutory obligations to achieve and maintain good water quality status under the EU Water Framework Directive and associated national legislation is also an important priority. Limited availability of public transport services to-date has resulted in traffic congestion in the town centre, therefore addressing deficiencies in the existing pedestrian/cycling network, promoting walk/cycling and broader Smart Travel initiatives, along with reducing car dependency, are other key considerations in the LAP process. A LTP has been prepared for Loughrea and accompanies this Local Area Plan.
- **Heritage and Environment:** Promoting and facilitating the appropriate growth of the Town while protecting the built, cultural and natural heritage of Loughrea under applicable

legislation and policy. This also includes consideration of particular features of Loughrea, capitalising on the existing historic medieval fabric of the town. Support development in Loughrea in a sensitive manner that conserves and protects the historic core, recognising the town's cultural and historic built environment as a valuable asset.

- **Flooding:** Potential flood issues in the plan area are an essential consideration in the preparation of the new Local Area Plan, particularly when zoning lands for various uses, and as such, the new LAP will be guided by the Strategic Flood Risk Assessment for County Galway, the Stage 2 Specific Flood Risk Assessment carried out for the town as part of the plan-making process and *The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)*, as updated in Circular PL2/2014.

1.4 Climate Change

Climate change and its associated challenges have been covered throughout the GCDP 2022 - 2028 as an embedded theme. In particular, Chapter 14 *Climate Change, Energy and Renewable Resource* detail the nature and extent of climate change and how it impacts people's lives, society and the broader economy. In accordance with the GCDP 2022 – 2028, this LAP seeks to create and develop well-planned sustainable communities where sustainable modes of travel are encouraged to local facilities such as education, work and commercial activity.

The development of local renewable and low carbon energy sources will be encouraged in Loughrea through retrofitting and as part of new development proposals in accordance with the Local Authority Renewable Energy Strategy (LARES) and proper planning and sustainable development. Incorporating Sustainable Urban Drainage Systems (SuDS) for surface water management will also be utilised where possible. In certain instances, innovative (SuDS) solutions can be used to enhance local biodiversity within streets and open spaces.

The Loughrea LAP is subject to a Stage 2 Strategic Flood Risk Assessment. The Stage 2 Flood Risk Assessment undertaken accords with the *Planning System and Flood Risk Management – Guidelines for Planning Authorities 2009*. These Guidelines recommend that a precautionary approach to climate change is adopted due to the level of uncertainty involved in the potential effects and this approach has been followed in the preparation of the LAP and the undertaking of the Strategic Flood Risk Assessment.

1.5 Universal Access

Chapter 3 Placemaking, Regeneration and Urban Living in the GCDP 2022-2028 sets broad placemaking principles, including inclusivity and universal design. In accordance with the aspirations set out within that chapter, this Plan will ensure that Loughrea is an inclusive and accessible place for everyone, paying particular attention to the needs of those with specific planning and design needs. There are a variety of ways in which this can be achieved, including improving access to services and amenities within the plan area and creating a pleasant environment that is inviting and attractive to people.

Policy Objective LSST 14 sets out the requirements that must be reached for new development in Loughrea. This will ensure that due consideration is given to the needs of those with impaired mobility or disabled persons as required by the Disability Act 2005 (as amended). It will also assist in ensuring that Loughrea becomes an accessibility-friendly town.

1.6 Land Use Zones

Zoning	Policy Objective	Description
Residential Existing	To protect and improve the residential amenities of existing residential areas.	To provide for house improvements, alterations, and extensions of residential development in accordance with principles of good design and protection of existing residential amenities.
Residential Phase 1	To protect, provide and improve residential amenity areas within the lifetime of this plan.	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. To provide an appropriate mix of house sizes, types and tenures to meet household needs and promote balanced communities.
Residential Phase 2	To protect, provide and improve residential amenity areas.	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. (*Single House developments for family members on family-owned lands: *Non-residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area;

		*Where it is apparent that R-Residential (Phase 1) lands cannot or will not be developed within the plan period, residential development may be considered in a phased manner on some residential (Phase 2 lands).
Residential Infill	To protect and improve the residential amenities of existing residential areas.	To provide small scale residential development on appropriate infill sites in accordance with proper planning and sustainable development and principles of good design.
Town Centre	To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic/community uses and to provide for the "Living over the Shop" scheme Residential accommodation or other ancillary residential accommodation.	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.
Commercial/Mixed-Use	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, residential developments and employment creation and which do not undermine the vitality and viability of the town centre.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for developing new high-quality commercial/mixed-use 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 developing new high-quality business and enterprise 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

		new existing/manufacturing opportunities employment areas and to facilitate opportunities for the development of new high-quality business in a good quality physical environment.
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 developing new high-quality industrial developments in a good-quality physical environment.
Community Facilities	To provide for civic, community and educational facilities.	To facilitate the development of the necessary community, health, religious, educational, social and civic infrastructure.
Tourism	To promote and encourage cultural, historical and tourism potential for Loughrea as <i>Self Sustaining Town</i> .	To facilitate the development and improvement of tourism facilities that exist in Loughrea. Encourage new tourism development and investment where appropriate.
Public Utility	To maintain lands providing service infrastructure.	To allow lands to be designated for public utilities such as wastewater treatment plants.
Open Space/Recreation and Amenity	To protect and enhance existing open space and provide recreational and amenity space.	To facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, and playing fields.
Agriculture	To promote the development of agriculture and agriculture-related uses in accordance with proper planning and sustainable development.	To facilitate the further development of agriculture and facilitate opportunities for farm diversification with agriculture-related uses.
Transport Infrastructure	Facilitate the provision and maintenance of essential transportation infrastructure.	To allow for the reservation of lands to facilitate public roads, footpaths, harbours, canals, cycleways, bus stops and landscaping together

with any necessarily associated works, as appropriate.

1.6.1 Land Use Matrix Table

Land Uses												
Commercial and Industrial Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI
Amusement	O	N	N	N	N	N	O	N	N	N	N	N
ATM	P	O	O	O	O	O	O	O	N	N	N	N
Bank/Building Society	P	N	N	N	N	N	N	N	N	N	N	N
Bar/Restaurant	P	O	N	N	N	N	O	N	N	N	N	N
B&B (Bed & Breakfast) ¹	O	O	O ¹	N	N	N	P	N	N	O ¹	N	N
Betting Office	O	N	N	N	N	N	N	N	N	N	N	N
Boarding Kennel	N	N	N	N	N	N	N	N	N	O	N	N
Café ²	P	P	O	O ²	N	O ²	P	O ²	N	N	N	N
Caravan Park – Holiday	N	N	N	N	N	N	O	N	N	N	N	N
Cash & Carry	O	O	N	O	N	O	N	N	N	N	N	N
Casual Trading	O	O	N	N	N	N	O	N	N	N	N	N
Cinema	P	O	N	N	N	O	O	N	N	N	N	N
Conference Centre	P	P	N	N	O	O	O	O	N	N	N	N
Data-Centres/Web-Hosting Centres	P	P	N	O	P	P	N	N	N	N	N	N
Drive-through Restaurant	O	O	N	N	N	N	N	N	N	N	N	N
Enterprise Centre	O	O	N	O	O	P	N	N	N	N	N	N
Extractive Industry	N	N	N	N	N	N	N	N	N	O	N	N
Garden Centre	O	P	N	N	N	O	N	N	O	N	N	N
GP & Medical Related Services	P	P	O	N	N	N	N	O	N	N	N	N
Guesthouse ¹	P	O	O ¹	N	N	N	P	O	N	O ¹	N	N
Hair Dressing Salon/Personal/Grooming	P	O	O	N	N	N	N	N	N	N	N	N
Home-based Economic Activity ¹	O	O	O ¹	N	N	N	N	N	N	O ¹	N	N
Hostel	P	O	O	N	N	N	P	N	N	N	N	N
Hotel	P	O	O	N	N	N	P	N	N	N	N	N
Household Fuel Depot	N	O	N	O	N	O	N	N	N	N	N	N
Industrial – Light Use	N	N	N	P	O	O	N	N	N	N	N	N
Logistic, Storage & Distribution Units	N	O	N	P	O	O	N	N	N	N	N	N
Media Recording & General Media Associated Uses	O	O	O	O	O	P	N	N	N	N	N	N
Motor Sales Showroom	O	O	N	O	N	O	N	N	N	N	N	N
Night-club	O	N	N	N	N	N	O	N	N	N	N	N
Office (<100m ²)	P	O	O	N	N	N	N	O	N	O	N	N
Office (100m ² to 1000m ²)	O	P	N	O	P	O	N	N	N	N	N	N
Office Park (>1000m ²)	N	O	N	O	P	O	N	N	N	N	N	N
Petrol Station	O	O	N	O	N	O	N	N	N	N	N	N
Professional /Other Services	P	P	O	N	N	N	N	N	N	N	N	N
Restaurant ²	P	O	N	N	N	N	P	N	N	N	N	N
Science & Technology Based Business	O	O	N	P	P	P	N	N	N	N	N	N
Scrap Yard	N	N	N	O	N	N	N	N	N	N	N	N
Service Garage	N	O	N	O	N	O	N	N	N	N	N	N
Shop – Comparison	P	O	N	N	N	N	N	N	N	N	N	N
Shop – Convenience	P	P	O	N	N	N	O	N	N	N	N	N
Shops – Large Scale Convenience/ Comparison Centre	P	N	N	N	N	N	N	N	N	N	N	N
Small Scale Manufacturing	N	N	N	P	O	O	N	N	N	N	N	N
Storage Depot	N	N	N	P	O	O	N	N	N	N	N	N

Land Uses													
Commercial and Industrial Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	
Take-away	O	O	N	N	N	N	O	N	N	N	N	N	N
Transport Depot	N	N	N	O	N	O	N	N	N	N	O	N	N
Veterinary Surgery	O	O	O	O	N	O	N	N	N	O	N	N	N
Warehousing (incl. wholesale)	N	N	N	P	N	O	N	N	N	N	N	N	N
Warehousing (Retail/Non-Food <700m ²) ³	O	O	N	N	N	N	N	N	N	N	N	N	N
Warehousing (Retail/Non-Food/Bulky Household Goods 700m ² – 5,000m ²) ³	N	N	N	N	N	O	N	N	N	N	N	N	N
Residential Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	
Apartments ¹	P	O	P ¹	N	N	N	N	N	N	N	N	N	N
Halting Site	N	N	O	N	N	N	N	O	N	O	N	N	N
Residential (excluding Apartments) ¹	O	O	P ¹	N	N	N	N	N	N	O ¹	N	N	N
Retirement Home/Nursing Home/Sheltered Housing	O	O	P	N	N	N	N	O	N	N	N	N	N
Short-term Holiday Accommodation	O	O	N	N	N	N	P	O	N	N	N	N	N
Public, Community and Institution Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	
Buildings for the Health, Safety & Welfare of the Public	P	P	O	N	O	O	O	P	O	N	O	N	N
Cemetery	N	N	O	N	N	N	N	P	O	P	N	N	N
Childcare Facilities (Crèche/Nursery)	P	P	O	O	O	P	N	P	N	N	N	N	N
Club House & Associated Facilities	O	N	O	N	N	N	O	P	O	O	N	N	N
Community Facility	P	O	O	N	N	O	O	P	O	O	N	N	N
Crematorium	N	N	O	O	N	O	N	O	N	O	N	N	N
Cultural/Recreational Building	P	O	O	N	N	O	P	P	O	N	N	N	N
Education – Primary/Secondary	O	O	O	O	O	O	N	P	O	O	N	N	N
Education – Other Education/Training	P	O	O	O	O	O	N	P	N	O	N	N	N
Funeral Home	P	P	O	O	N	O	N	O	N	N	N	N	N
Leisure	P	O	O	N	N	O	O	P	O	O	N	N	N
Library	P	P	O	N	N	N	O	P	N	N	N	N	N
Place of Public Worship	O	O	O	N	N	O	N	O	N	N	N	N	N
Open Space, Recreation and Amenity Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	
Golf Course	N	N	N	N	N	N	P	N	O	O	N	N	N
Recreational/Cultural Activities	O	O	O	O	N	O	P	P	O	O	N	N	N
Agricultural Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	
Abattoir	N	N	N	O	N	N	N	N	N	O	N	N	N
Agricultural Building	O	N	O	O	N	O	N	O	O	P	N	N	N
Mart/Co-op	O	N	N	P	N	P	N	N	N	P	N	N	N
General/Services and Infrastructure Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	
Advertisements – Freestanding	O	O	N	O	O	O	N	O	N	N	O	O	O
Car Park (excluding Multi-storey)	P	N	O	P	O	O	O	O	N	N	O	O	O
Park & Ride Facility	O	O	O	P	O	P	O	P	O	O	O	O	O
Recycling/Bring Bank Facilities	N	O	N	O	N	O	N	O	N	O	O	N	N
Refuse Landfill	N	N	N	N	N	N	N	N	N	O	N	N	N
Utilities & Public Service Installations	O	O	O	O	O	O	O	O	O	O	P	O	O
Small-scale, Domestic Wind/Renewable Energy	O	O	O	O	O	O	O	O	O	O	O	O	N

General Notes on Land Use Zoning Matrix

1. **Residential Phasing (1)** – These uses will be considered subject to Policy Objective LSST 5 as appropriate.
2. **Café (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 under the Retail Planning Guidelines 2012 (or any updated/superseding document).
4. **Data Centre** – May be defined as a facility with 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; and
 - **Phase 2** is generally not developable during the lifetime of this Plan, subject to the provisions and exceptions set out under Policy Objective LSST 5.
6. Proposals for development within the "Open Space/Recreation & Amenity" zoning must comply with The Planning System & Flood Risk Guidelines (2009) (or updated).
Uses for lands along Lough Rea zoned "TI Transport Infrastructure" shall be limited in areas at elevated risk of flooding, as per the Flood Risk Management Guidelines, as follows;
 - In Flood Zone A, uses shall be limited to water compatible uses;
 - In Flood Zone B, uses shall be limited to less-vulnerable and water compatible uses (as per the Flood Risk Management Guidelines);These limitations shall take primacy over any related provision relating to the land use zoning matrix.
7. No specific land uses are attributed to the Constrained Land Use zone as this zone reflects existing development within Flood Zones A/B. For guidance on uses/development appropriate in this zone, please refer to Policy Objective **LSST 66** below and DM Standard 68 of the GCDP 2022-2028, associated flood maps and The Planning System & Flood Risk Guidelines, including Departmental Circular PL2/2014.

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 policy 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 policy objectives for the zone, will not conflict with permitted uses and conforms to the proper planning and sustainable development of the area, including the policy objectives, set out in this plan.
3. **Not Normally Permitted (N)** – A use 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 policy 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.

1. **Zone C1** Town Centre
2. **Zone C2** Commercial/Mixed Use
3. **Zone R** Residential
4. **Zone I** Industrial
5. **Zone BT** Business & Technology
6. **Zone BE** Business & Enterprise
7. **Zone CF** Community Facilities
8. **Zone T** Tourism
9. **Zone OS** Open Space/Recreation & Amenity
10. **Zone A** Agriculture
11. **Zone PU** Public Utility
12. **Zone TI** Transport Infrastructure

1.6.2 Land Use Management

Table 2 below lists the quantum of land zonings within the Loughrea LAP area.

Land Use Zoning		Total Area Zoned (ha.)
Residential Phase 1		22.6
Residential Phase 2		49.8
Residential Infill		3.7
Town Centre		17.77
Commercial/Mixed-Use		10.2
Business and Enterprise		16.6
Business and Technology		10.3
Industrial		12.3
Tourism		2.8
Community Facilities		33.5
Open Space/Recreational Amenity		51.7
Agriculture		42.85
Public Utilities		3.9

Table 2: Land Use Zonings

1.6.3 Development Management Guidelines

DM Guideline 1 Minimum Finished Floor Levels (FFL's)

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for the streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Surface Water Drainage and Flooding

DM Standard 2: Sustainable Drainage Systems (SuDS): *Nature based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Best Practice Interim Guidance Document.*

The discharge of additional surface water to combined (foul and surface water) sewers is not permitted.

All new developments (including amendments/extensions to existing developments) will be required to incorporate 'Sustainable Urban Drainage Systems' (SuDS) as part of the development/design proposals. SuDS are effective technologies which aim to reduce flood risk, improve water quality, and enhance biodiversity and amenity. The systems should aim to mimic the natural drainage of the application site to minimise the effect of a development on flooding and pollution of existing waterways.

SuDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakaways, and green roofs. In some exceptional cases, and at the discretion of the Council, where it is demonstrated that SuDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort. Proposals for surface water attenuation systems should include maintenance proposals and procedures. Development proposals will be required to be accompanied by a comprehensive SuDS assessment that addresses run-off rate, run-off quality and its impact on the existing habitat and water quality. This approach using SuDS offers a total solution to rainwater management and is applicable in urban and rural situations. Current best practice guidance on SuDS is available from Guidance Documents produced by the DHLGH. *Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Best Practice Interim Guidance Document.*

Refer also to DM Standard 67 of the GCDP 2022 – 2028.

DM Standard 3: Flooding

Flood Zones and Appropriate Uses

The table below indicates the types of land uses that are appropriate in each of the Flood Zones identified within the Plan area, in accordance with the 2009 Flood Risk Management Guidelines for Planning Authorities and Departmental Circular PL2/2014 (or any updated/superseding legislation or policy guidance).

Where developments/land uses are proposed that are inappropriate to the Flood Zone, then a Development Management Justification Test and site-specific Flood Risk Assessment will be required per The Planning System and Flood Risk Management Guidelines 2009 (and as updated).

Flood Zones	Overall probability	Planning Implications for land uses		
		Highly Vulnerable Development	Less Vulnerable Development	Water Compatible Development
Flood Zone A	Highest	Inappropriate – if proposed, then a Justification Test and detailed Flood Risk Assessment are required	Inappropriate – if proposed, then a Justification Test and detailed Flood Risk Assessment are required	Appropriate – screen for flood risk
Flood zone B	Moderate	Inappropriate – if proposed, then a Justification Test and detailed Flood Risk Assessment are required	Inappropriate due to climate change – if proposed, then a Justification Test and detailed Flood Risk Assessment are required	Appropriate – screen for flood risk
Flood Zone C	Lowest	Appropriate - detailed Flood Risk Assessment may be required	Appropriate - detailed Flood Risk Assessment may be required	Appropriate – screen for flood risk

Table 3: Flood Zones Planning Implications

Note (refer to Flood Risk Management Guidelines 2009 and 'SFRA for the Loughrea LAP 2024 - 2030' for additional detail):

- Highly Vulnerable Development - Houses, schools, hospitals, residential institutions, emergency services, essential infrastructure, etc.
- Less Vulnerable Development - Economic uses (retail, leisure, warehousing, commercial, industrial, non-residential institutions, etc.), land and buildings used for agriculture or forestry, local transport infrastructure, etc.
- Water Compatible Development - Docks, marinas, wharves, water-based recreation, and tourism (excluding sleeping accommodation), amenity open space, sports and recreation, flood control infrastructure, etc.

Refer also to DM Standard 68 in the GCDP 2022 – 2028

2.0 Loughrea's Spatial Planning Context

2.1 Town Centre and Regeneration

The Linear settlement pattern of Loughrea's town centre originated around Lough Rea's natural edge. The main primary streets are Main Street and Barrack Street which are connected via seven secondary streets, Abbey Street, Castle Street, Kelly's Street, King Street, Church Street, Moore Street and Pigott's Street. The historic nature of Loughrea is evident in the high-quality shop front design as well as the accompanying signage. Commercial developments within the town mainly consist of small-scale shops and food outlets, including restaurants, cafes, and takeaways. Other commercial activity consists of hairdressers, barbers and pubs. These various commercial activities contribute greatly to the local economy whilst ensuring that local employment continues to be an important factor for this Self-Sustaining Town. The broad range of services within the town centre ensures a relatively high level of footfall within the commercial core, which contributes to greater levels of local spending and eventually translates to improvements in the public realm and other physical and social infrastructure. Surrounding the town centre there is a mix of residential developments and community facilities followed by Loughrea Shopping Centre on the northwest which hosts a variety of commercial uses and major national retailers.

Residential uses are evident within the town centre. Living within the town centre will be supported and encouraged to improve vibrancy and attractiveness. This will also maintain the town centre-based community and retain traditional living over the shop practices. NPO 6 of the National Planning Framework seeks to regenerate and rejuvenate towns of all types, including Loughrea. It is further stated in NPO 6 that towns can support a changing role and function, including increased residential population and employment along with enhanced levels of amenity and design quality, to influence and support their surrounding area sustainably. Reuse of existing town centre buildings will be supported where possible. The attractiveness of the town centre and public realm improvements will be supported as resources become available, for example, through funding such as the Urban Regeneration Development Fund (URDF), the Regional Enterprise Development Fund (REDF), the Rural Regeneration Development Fund (RRDF) and other equivalent funding streams.

The plan will support a vibrant town centre that is a pleasant place for people to live, work and visit. It must be accessible to all, including those with impaired mobility. Sustainable modes of transport will be prioritised in the town centre, with good connectivity to the nearby residential and employment locations. A LTP has been prepared for Loughrea and accompanies this LAP.

'Town Centre' is the principal zoning type within the town centre, with several Opportunity Sites located within and near the centre. As outlined, the town centre zoning promotes an appropriate mix of uses such as residential, retail, services, facilities, and amenities for the local community. The designated Opportunity Sites afford a unique opportunity for high-quality development within the Loughrea town centre. The development of these Opportunity Sites would enhance the fabric and vitality of Loughrea.

2.2 Residential Development

Galway County Council's primary aim concerning residential development is to deliver high-quality, sustainable living environments which are attractive, safe, and vibrant and meet the needs of the residents and the community. The principles of quality and sustainability must be foremost in all future

residential development in the plan area, including private, social, voluntary, and special needs housing proposals, and to provide accommodation for the needs of the Travelling Community under Galway County Council's Traveller Accommodation Programme 2019-2024 (or any updated/superseding document).

The LAP guides the location, type and design of new residential development, together with a phasing framework for residentially zoned lands, which ensures compliance with the Core Strategy, Settlement Strategy and the Housing Need and Demand Assessment in the GCDP 2022 - 2028 and in accordance with the guidance contained in the DEHLG *Sustainable Residential Development in Urban Areas 2009* and *Sustainable Urban Housing: Design Standards for New Apartments 2022*, and the principles of proper planning and sustainable development.

Residential lands have been included in a phasing scheme. Phase 2 lands are not generally developable within the plan's lifetime, and Phase 1 lands are promoted for immediate development. The Phase 1 lands have been identified having regard to good planning principles such as the sequential approach (the identification of undeveloped lands closest to the town centre and existing established areas), potential pedestrian/cycle connectivity to the town centre, and the avoidance of flood risk and environmentally sensitive areas.

2.3 Residential Infill

The National Planning Framework 2018 (NPF) targets a significant proportion of future urban development on infill/brownfield sites within the built footprint of existing urban areas. This is based on the objective of the NPF to promote compact growth and the consolidation of future development within existing footprints of built-up areas. Residential Infill zoning assists in meeting national policy objectives such as NPO 11 and NPO 35.

Residential infill sites are located within the settlement boundary. These are 'gap sites' within the plan area that are typically capable of accommodating limited residential units. In general, these sites are serviced and are strategically located within close proximity of the town's local services, such as employment and education facilities. It is considered that infill residential sites offer a viable and more sustainable alternative to one off rural dwelling. There is a range of higher-density housing on the edge of the town centre of Loughrea. The existing town centre housing stock comprises of a general mix of traditional buildings of varying heights with some infill developments.

2.4 Economic and Enterprise Development

Loughrea as a Self Sustaining Town provides a long established employment base in County Galway. It is a key objective to promote Loughrea as a destination for business. At present Loughrea is becoming increasingly self-sufficient through the creation of large-scale employment opportunities and continuing to accommodate small-scale and start-up businesses including the retail sector. Growing the economy to a scale appropriate to its strategic location capitalising on its enhanced connectivity, whilst ensuring existing businesses are supported in their continued growth in a planned and cohesive manner. Loughrea has a strong potential to accommodate the projected growth of 30%; the town is primed in terms of available zoned employment and residential lands. As well as being a centre of education, the town centre focuses on commercial development and a variety of existing shops, restaurants and services for the local population offering a good quality of life.

A quantum of lands have been zoned in the settlement boundary for appropriate employment development. The employment lands currently comprise of industrial, enterprise and technological ventures that are operated by both regional and national companies. Industrial developments are located on the outskirts of the town to the northwest. The IDA Business Park and Eastpoint Business Park include two multi-national pharmaceutical companies, smaller industrial businesses, and various light industries which serve the town of Loughrea and the wider catchment area. The main enterprise areas are located to the northwest and north of the Town Centre. The Plan has identified a significant quantity of undeveloped lands zoned Business and Enterprise (c.4.44 ha) located north of the Town Centre. It is anticipated these lands within close proximity to the town centre would facilitate new employment opportunities to assist in the realisation of Loughrea’s economic ambition. Collectively, these employment sites provide a solid employment basis for residents of the town and those residing in the surrounding area. In future years, the plan hopes to advance these developments in tandem with the expansion of Loughrea’s residential communities. This method will promote sustainable living by connecting job sites to residential areas via sustainable modes of transportation rather than relying solely on a private vehicle.

This projected approach to future job development in Loughrea would conform with the provisions of RPO 3.13, which supports the role of towns like Loughrea in terms of service supply and employment for the town and its surrounding environs but also within the county's economic function. As a result, the plan will encourage the growth of Loughrea as a flourishing and innovative location with direct access to good infrastructure and local services. This, in turn, will ensure the town's desirability as a place for people to live and businesses to establish themselves.

Settlement Hierarchy	Settlement	Population 2016	Resident Workers	Local Jobs	% of Galway County Jobs	Jobs: Resident Workers – Current / Target
Self-Sustaining Town	Loughrea	5,556	2,295	2,225	2.96 %	0.96

Table 4: Employment Breakdown

2.5 Community Facilities

Loughrea offers its residents a range of community facilities and services, which include primary and secondary schools, creches, medical centers, a nursing home, a Garda station, a community centre, outdoor swimming, a Post Office and Credit Union services, a public library, playgrounds, sporting facilities, open space and churches. Within Loughrea, there is a range of community facilities and amenities situated in close proximity to the urban core. There is a concentration of educational facilities (Scoil Idle Naofa, St. Brendan’s Boys National School, St. Brigid’s College, and St. Raphael’s College) situated on Cross Street at the edge of Loughrea Town Centre and Gaelscoil Riabhach, which are accessible from the Loughrea Bypass, at the periphery of Loughrea. Loughrea has several childcare amenities throughout the settlement boundary. Loughrea hosts several medical facilities (St. Brendan’s Community Nursing Home and Primary Care Centre) primarily located on Lake Road.

Healthy balanced communities are dependent on having access to high-quality open spaces as well as being able to access opportunities for sports and recreation. Loughrea GAA Club provides high-quality

recreational/sporting space to facilitate residents. Furthermore, Loughrea Playground and Outdoor Gym, Tennis Club and The Walk provide accessible recreational amenities for both visitors and inhabitants. The most notable recreational amenity is Lough Rea Lake which provides a valuable and accessible attraction within the town for both visitors and existing residents. The lakeshore incorporates a sizable portion of the town environs, which has resulted in a range of community facilities such as a boat club, and aquatic-based organisations which are situated at Long Point. In tandem with the social and sports facilities provided by the lake, the local lake beach has also retained its Blue Flag status which was awarded by An Taisce in 2023.

2.6 Built and Cultural Heritage

Loughrea is a historic town with rich architectural, archaeological and heritage assets which contribute to the character and local distinctiveness of the area.

The town has a number of key features, including ecclesiastical, monastic and religious buildings and structures, the medieval town wall/moat, street pattern and plot arrangement and historic streetscapes, mainly within the town centre. This Plan recognises the value of built heritage in Loughrea and expresses a vision for the protection and enhancement of the town's heritage through measures contained in planning legislation, the implementation of appropriate conservation policy objectives, sensitive land use policy objectives, good urban design principles and development management standards, which will significantly enhance the architectural setting within Loughrea.

The GCDP 2022-2028 incorporates the Record of Protected Structures, which safeguards structures of special architectural, historical, archaeological, artistic, cultural, scientific, or technical interest or significance. The Planning and Development Act 2000 (as amended) and National Policy on Town Defences 2008 details a statutory framework which demonstrates commitment towards the protection, preservation, and conservation of historic urban defences in Ireland (DoELG 2008). The presence of a structure on the Record of Protected Structures does not impede its proper use or development. Loughrea is a fortified town and is a member of the Irish Walled Town Network (IWTN). The IWTN seeks to ensure that Ireland's unique cultural and archaeological heritage concerning its walled and fortified towns and cities is protected and managed sustainably. Within the Loughrea Plan Area, there are a number of protected structures, refer to Appendix 6 Record of Protected Structures in the GCDP 2022 – 2028.

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest. The ACA can also include areas that contribute to the appreciation of a Protected Structure. An ACA may or may not include Protected Structures. Planning permission must be obtained before significant works can be carried out to the exterior of a structure in an ACA. Loughrea has a designated ACA, which seeks to protect the special character of the historic core. The designation of the historic town centre core as an ACA and the associated management of both individual buildings and the public realm in the area will significantly enhance the quality of the local environment. Loughrea's principal significance lies in its degree of survival as a medieval town, the combination of its street pattern, plot sizes, architectural coherence, distinctive landmark buildings and unique setting. The majority of buildings span the late 18th to late 19th centuries and share many characteristics. For its

size, Loughrea contains a generous number of buildings of national or regional significance. The town and its lakeside setting is attractive and inviting as a place to live and visit.

Loughrea also has a rich archaeological heritage providing evidence of early settlement in the area. The National Monuments Acts 1930-2004 provide for the protection of archaeological heritage, including the establishment of a Record of Monuments and Places (RMP), which is a national inventory of archaeological sites and monuments, under Section 12 of the National Monuments (Amendment) Act 1994. Some archaeological sites and monuments may also be of significant architectural heritage value and be afforded dual protection as a Recorded/National Monument under the National Monuments Acts and as a Protected Structure under the Planning and Development Acts. The Department of Housing, Local Government and Heritage's full database of archaeological monuments can be accessed at www.archaeology.ie.

Given Loughrea's significant archaeological legacy, most of the town is located in a Zone of Notification (ZON). There is a requirement for consultation with the National Monuments Service which is part of the Department of Housing, Local Government and Heritage before any new development on an archaeologically significant site or within a ZON. Developments that are typically exempt from planning regulations are not exempt if they are located within a ZON zone, refer to Map 2.

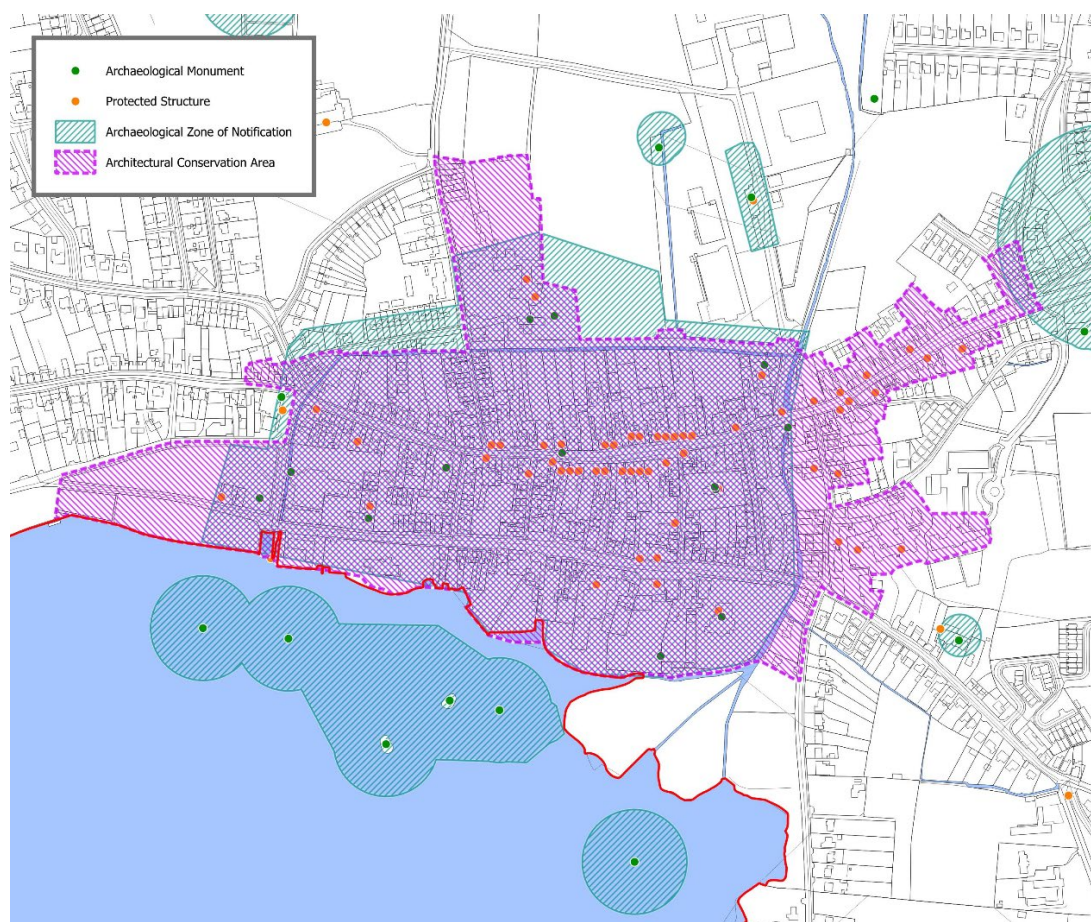


Figure 3: Loughrea Built and Natural Heritage

2.7 Tourism

Loughrea's scenic location north of the Slieve Aughty Mountains and surrounded by the lake (eponymous of the town), lies on an ancient route between the River Shannon and the coast. The

scenic location permits the town an opportunity to develop its evolving tourism product and create opportunities for locally based employment possibilities. The historical nature of the town, along with its natural built heritage and medieval urban fabric are attractive features in boosting Loughrea's tourism economy. The Loughrea Medieval Festival is an important annual event which attracts visitors nationally and internationally. The presence of a hotel enables those visiting Loughrea to remain in the town bolstering Loughrea's evening economy.

Lough Rea Lake is one of the main attractions in Loughrea. During the summer, the lake serves as a valuable resource for residents and is designated as a blue flag beach. Throughout these months, numerous swimming, walking, and fishing clubs are open. Alongside these activities have emerged a plethora of facilities, such as parking, picnic spots, and changing rooms. Owing to the town's proximity to Lough Rea, the "Slow Tourism" campaign specifically designed by Fáilte Ireland for lake lands will play a key role in the niche tourism markets offered by the lake.

2.8 Agriculture

It is recognised that Loughrea is an important market town, having a large agricultural hinterland. The role of agriculture is recognised as traditionally being the most important contributor to rural economics and it remains important as a significant source of income and both direct and indirect employment. The Plan will continue to support this sector.

2.9 Transportation and Movement – Local Transport Plan

The Galway County Transport Planning Study 2022 (GCTPS) forms part of the (GCDP). It considers the relationship between travel demand to and from Galway City, by residents and visitors to Galway County and the associated impacts on travel choice and use of the transport networks within the County Area. The GCTPS has examined 13 no. key transport corridors in the County, two of which are relevant to this LAP; Galway – Loughrea – Portumna (N65) & Loughrea – Gort (R380). Chapter 6 *Transport and Movement* of the (GCDP) sets out a series of Policy Objectives that establish the County's sustainable transport priorities in the coming years.

A key tenet of the NPF is the delivery of improved sustainable mobility in our towns and villages. This accords with Ireland's Climate Change mitigation plan, whereby a concerted effort is made to move away from polluting and carbon-intensive population systems to new, cleaner technologies. It is important to balance the allocation of space in the public realm of Loughrea.

As a *Self-Sustaining Town*, the Loughrea LAP includes a LTP as outlined in Section 1.1.5, this document aims to improve the integration between land use and transport planning. This will be delivered in tandem with sustainable compact growth in the plan area through appropriate means such as the development of lands in the existing built up footprint of the town. Walking and cycling are being continuously reviewed and improved within the town. These modes of travel will be encouraged in the first instance, followed by public transport, which complies with the requirements of RPO 6.26 of the RSES. The LTP also has regard to RPO 6.27, RPO 6.28, RPO 6.29, RPO 6.30, RPO 6.31 and RPO 6.32 of the RSES with regards to the preparation of LTPs, the management of space in town centres, promotion of walking, cycling and public transport, the permeability of new development areas, and investing in transport networks and services that are socially inclusive.

Loughrea lies in a strategic location in the South-East of the County. Due to the town's proximity to Galway City, this has enabled it to become an important nodal point in terms of transportation networks. Important transport links include the N6 Loughrea Bypass, the M6 Dublin to Galway motorway and the Loughrea link road from the Ballinasloe to Galway motorway. These important transport networks allow for the continued expansion of the town economically whilst also leading to population growth. The bypass in particular provides ease of access to the Northern, Eastern and Western fringes of the town. The location of Loughrea, being at the centre of several national regional and local routes, enables traffic congestion to form in the town centre, especially during peak-traffic times. The Loughrea bypass reduces the through traffic within the town centre and has led to greater interest in the area in terms of investment and employment whilst creating an ease of access for all vehicles using this area. Loughrea has a number of important regional access points to other urban areas such as the R446 to Athenry and the R380 to Gort.

The emerging Loughrea LTP (attached in section 3) is aimed at providing a functional and active travel network in the town and its surroundings. The LTP has been prepared in collaboration with the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII) and will run concurrently with this Plan. The LTP presents an evidence-based assessment of the town, which takes into consideration the current spatial characteristics, land use, and transport conditions. The LTP provides a suite of options for various modes of travel to serve forecasted travel demand based on population and employment growth projections in Loughrea.

The key aim of the emerging Loughrea LTP is to improve the integration between Land Use and Transport Planning. It provides an appraisal of the current transport environment bringing sustainable transport consideration to the forefront. In particular, the LTP provide alternatives to car-based travel, including the promotion of active travel, as well as a strategy for the delivery of sustainable transport. It provides a suite of necessary support infrastructure/measures and services, in line with land uses, through a range of design solutions and specific measures aimed at enhancing the physical public realm and transport network in the town.

To address some of the shortcomings and limitations identified in the baseline assessment and to achieve the LTP's outlined objectives, an initial long list of transport options was developed. Together with the large working group, a long list of options was developed through workshops, site visits, and data assessment. From this, The Emerging Preferred Strategy for Loughrea LTP was developed.

Figure 4 outlines the Emerging Preferred Strategy for Loughrea. Through site visits, and a review of existing conditions and relevant policies and plans, a long-list of proposed measures were identified to support the future transport needs of Loughrea. These options were passed through a detail options assessment process to determine the package of measures that would form the draft Loughrea LTP for consultation. The full set of draft strategy measures were assessed against the study objectives using identified Key Performance Indicators.

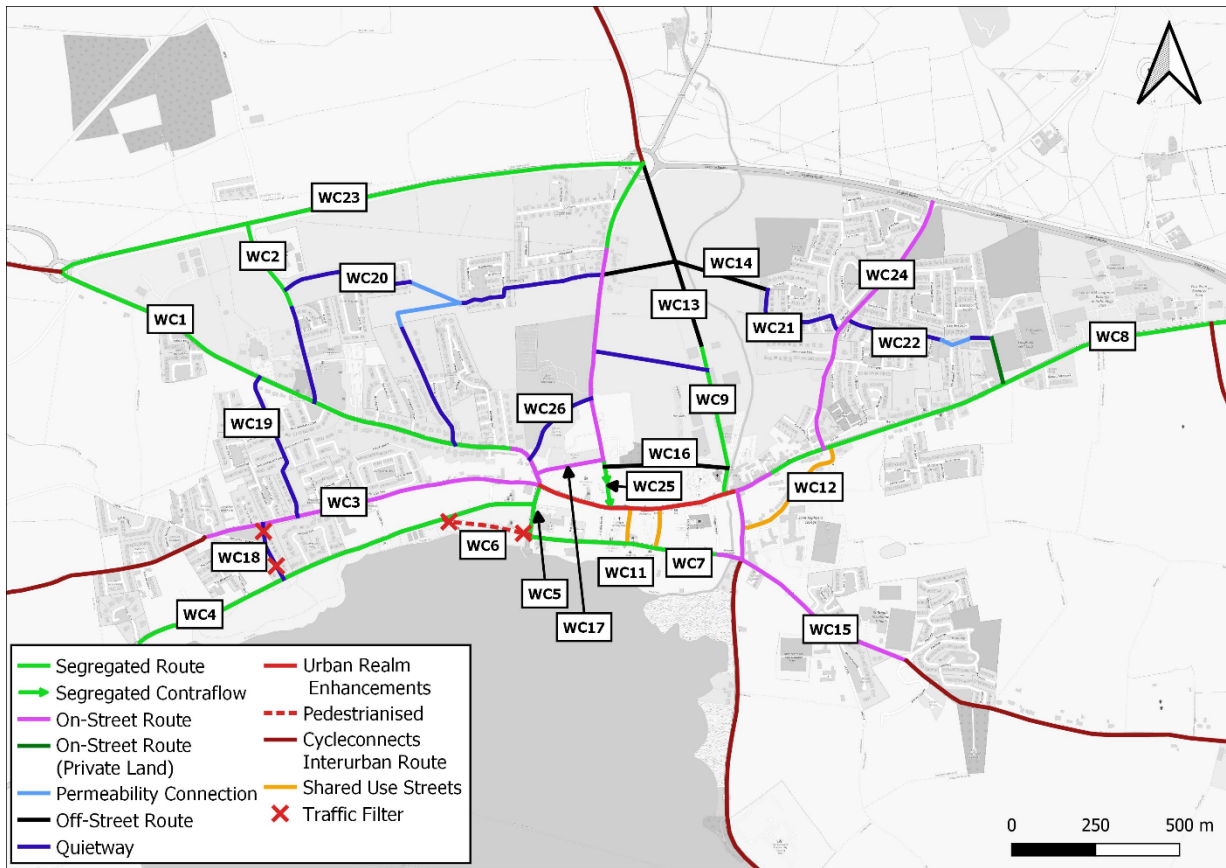


Figure 4: Emerging Preferred Strategy

The proposed measures in the Draft LTP focus on enhancing sustainable transport modes and encourage a modal shift away from car trips. As illustrated by Figure 5, a comprehensive and integrated walk and cycle network with a primary cycle network and secondary cycle connections is proposed. Segregated cycle tracks are proposed to connect the town centre to employment areas and unsegregated routes to connect key areas or facilities such as the school on Cross Street. Other walking and cycling measures comprise implementing high-quality pedestrian crossings, additional cycle parking and traffic calming measures. Pedestrian accessibility in the town will improve by integrating shared-use streets. This will make Loughrea an enjoyable place to be and spend time, increasing footfall within the town centre. Measures have also been focused on lands zoned for future development, ensuring active travel linkages. Improvements to current public transport services are outlined in the Draft LTP. For example, the bus corridor between Galway City and Dublin via Loughrea will have more frequent services.

2.10 Water Supply and Wastewater Treatment

Loughrea’s sustainable growth as a town depends on the satisfactory provision of service infrastructure, including water supply and wastewater. This infrastructure required planning of these features to assure adequate availability to sustain future development in an environmentally responsible, cost-effective and efficient manner while preserving public health.

Loughrea has recently been interconnected to the Tuam RWSS, resulting in Loughrea Town now being supplied by the Tuam Regional Water Supply Scheme (RWSS) which is part of the Corrib Water

Resource Zone (WRZ). Knockanima Water Treatment Plant (WTP) is also in operation supplying parts of the wider Loughrea area. Capacity is available to cater for the population targets although Level of Service improvements e.g. leakage reduction, and network upgrades may be required as demand increases. The replacement of cast iron mains in Loughrea has recently commenced and will improve water quality and the Level of Service provided.

Loughrea Wastewater Treatment Plant (WWTP) has the potential availability of capacity available to cater for the projected growth targets and applications will be assessed on an individual basis considering their specific load requirements. The capacity of the wastewater network west of Station Road is constrained due to issues associated with a stormwater overflow at Station Road in Loughrea.

2.11 Flood Risk Management

A Stage 2 Flood Risk Assessment has been carried out for the plan area. It has identified areas at risk of flooding within the Plan area, including fluvial (coming from rivers and streams) and groundwater flooding. A Flood Risk Management map (Map 3) accompanies this LAP.

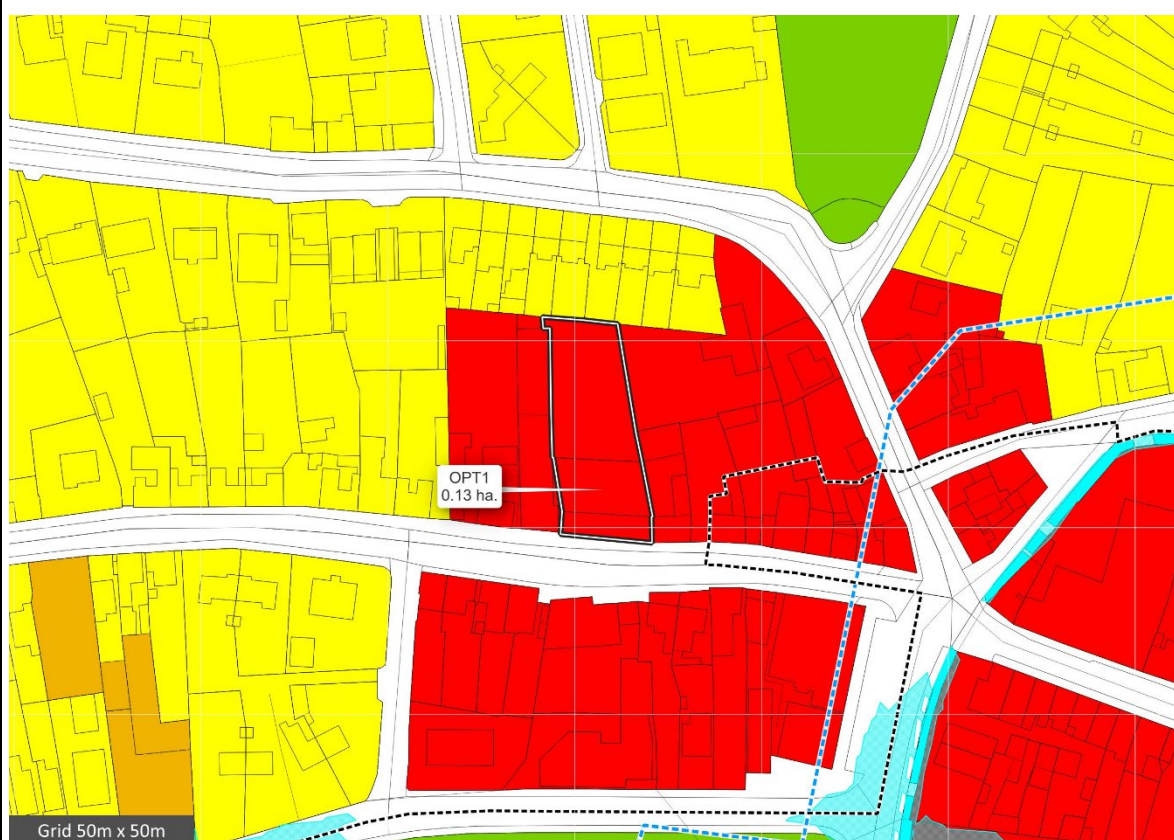
Chapter 14 Climate Change, Energy and Renewable Resource from the GCDP 2022 – 2028 sets out the Strategic Aims and key Policy Objectives pertaining to Flood Risk Management in County Galway, including the Loughrea LAP area. Applications for development need to comply, as relevant and appropriate, with the GCDP 2022 – 2028 measures as well as the measures relating to flood risk management that have been integrated into the LAP.

3.0 Opportunity Sites

The potential exists for better use of underutilised and vacant sites within the town centre area of Loughrea to drive the delivery of quality housing, services, and employment opportunities in tandem with supporting social infrastructure. In this regard, the following lands have been identified as opportunity sites for the town. A specific policy objective (LSST 84 Opportunity Sites) has been included in the LAP which seeks to encourage and support the appropriate and sustainable development or redevelopment where appropriate of lands identified as development opportunity sites within the land use zoning map.

Name and Location:

Opportunity Site 1 – Galway Road



Description:

Area: The area measures circa 0.13ha.

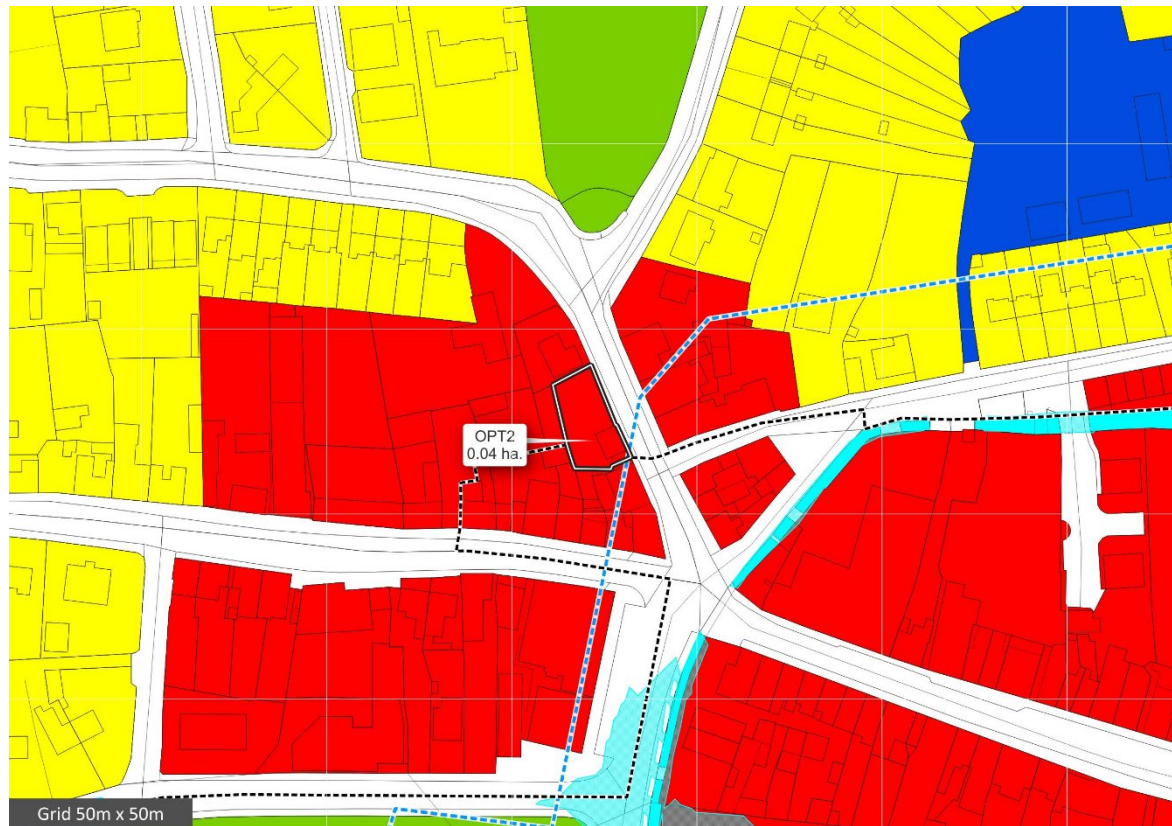
Zoning: The site is zoned Town Centre

Current Land-Use: Former light industry/workshop use

Opportunity: To develop the vacant land for retail/office/services uses with a mix of upper floor residential compatible with its town centre location. The overall development proposal for the site shall include a detailed design brief and landscaping plan taking into account the prominent location of the subject site on the Galway Road.

Name and Location:

Opportunity Site 2 – Athenry Road



Description:

Area: The area measures circa 0.04ha.

Zoning: The site is zoned Town Centre

Current Land-Use: Unused derelict site

Opportunity: To develop the vacant land for residential/town centers use which would complement the character of the surrounding dwellings and proximate town centre. The overall development proposal for the site shall include a detailed design brief and landscaping plan taking into account the prominent location of the subject site on the Athenry Road.

Name and Location:

Opportunity Site 3 – Dunkellin Street



Description:

Area: The area measures circa 0.08ha.

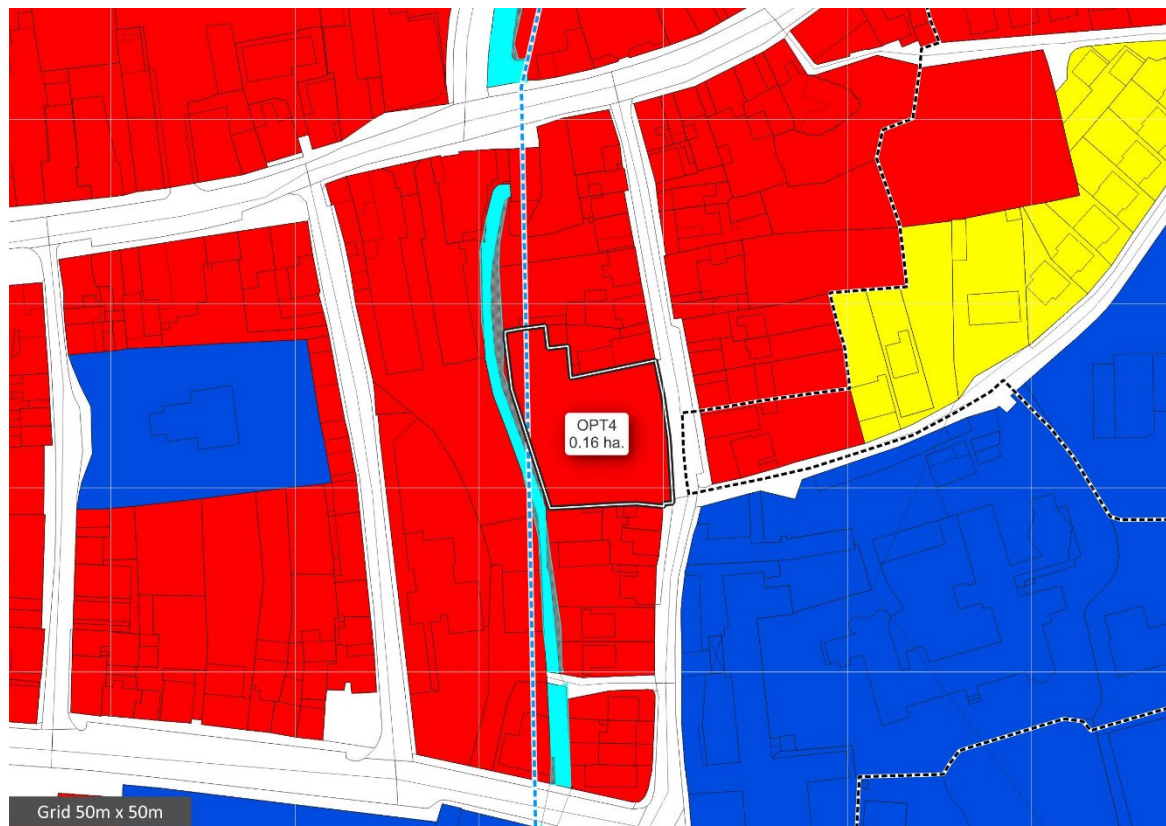
Zoning: The site is zoned Town Centre and is also located in the ZON

Current Land-Use: Unused brownfield site

Opportunity: To provide retail/office/services uses with a mix of upper floor residential compatible with its Town Centre location. The overall development proposal for the site shall include a detailed design brief and landscaping plan taking into account the prominent location of the subject site within the town on the Dunkellin Street.

Name and Location:

Opportunity Site 4 – Moore Street



Description:

Area: The area measures circa 0.16ha.

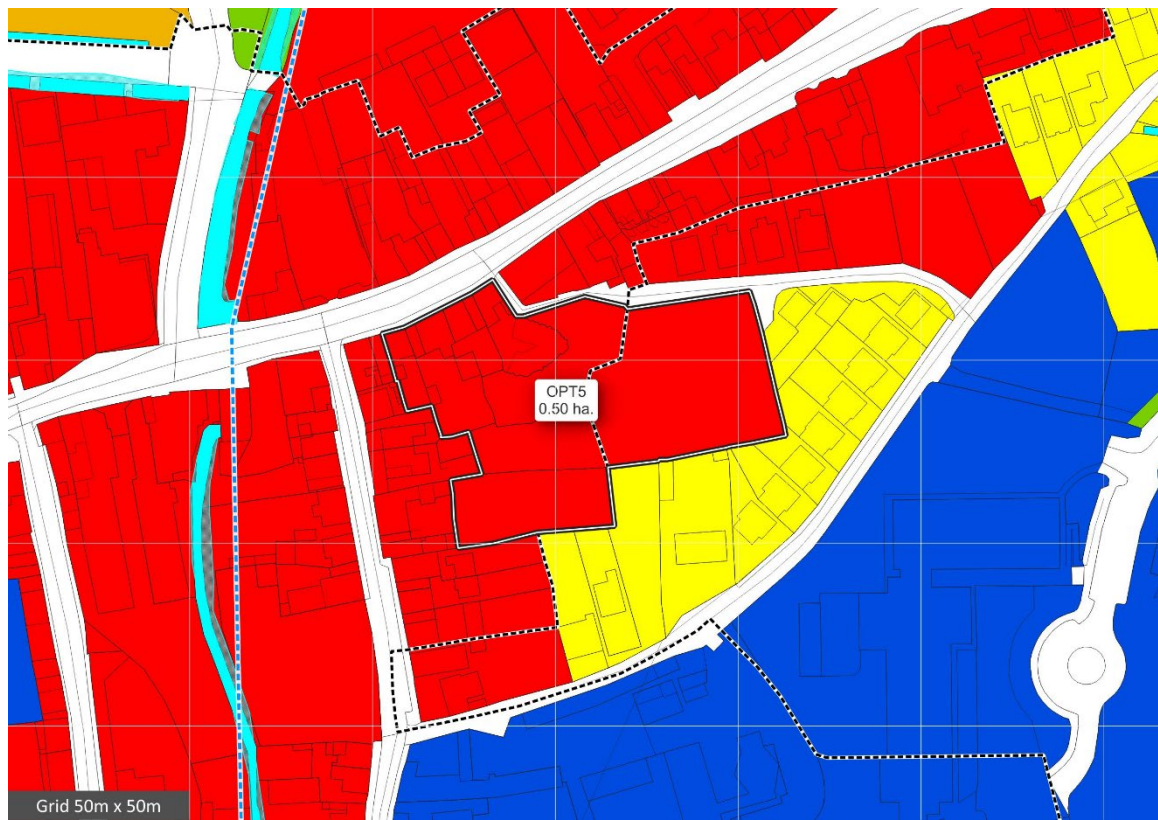
Zoning: The site is zoned Town Centre and is partially located in the ZON

Current Land-Use: Unused brownfield site

Opportunity: To develop the vacant land for residential use which would complement the character of the surrounding dwellings and proximate town centre. The overall development proposal for the site shall include a detailed design brief and landscaping plan taking into account the prominent location of the subject site within the town.

Name and Location:

Opportunity Site 5 – Bride Street



Description:

Area: The area measures circa 0.50ha.

Zoning: The site is zoned Town Centre

Current Land-Use: Unused brownfield site with derelict residential properties

Opportunity: To provide retail/office/service uses with a mix of upper floor residential compatible with its Town Centre location. The overall development proposal for the site shall include a detailed design brief and landscaping plan taking into account the prominent location of the subject site within the town.

4.0 Policy Objectives

LSST 1 Consistency with Core Strategy

Galway County Council will ensure that developments permitted within the plan area are consistent with the zoned land allocations in the Core Strategy and associated provisions of the *Galway County Development Plan 2022 - 2028*.

LSST 2 Service - Led Development

Development under the plan shall be preceded by sufficient capacity in the public wastewater infrastructure and potable water infrastructure. Potential developers shall make a Pre-Connection Enquiry to Uisce Éireann in order to establish the feasibility of a connection to the public network.

LSST 3 Environmental Assessment

To require the preparation and assessment of all planning applications in the plan area to have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report that accompany this LAP.

LSST 4 Proliferation of Individual Uses

Protect and enhance the vitality and viability of the town centre by ensuring that it remains the primary retail, commercial and mixed-use centre in the town and prohibit the proliferation of any individual use that, in the opinion of the Planning Authority, does not contribute to the vitality and viability of the town centre.

LSST 5 Residential Development Phasing

Support the development of lands designated as Residential (Phase 1) within the lifetime of the 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 Loughrea. Residential (Phase 2) lands are generally not developable for housing within the lifetime of this plan, with the exception of the following developments, which may be considered by the Planning Authority, subject to a suitable evidence-based case being for the proposal:

- a) Single house developments for local family members on family-owned lands, subject to a 7-year occupancy clause.
- b) Non-residential developments that are appropriate to the site context, residential amenities, the existing pattern of development in the area and the policy objectives in the plan.
- c) Where it is apparent that Residential (Phase 1) lands cannot or will not be developed for residential purposes within the plan period, residential development may be considered in limited cases in a phased manner on suitable Residential (Phase 2) lands, in exceptional circumstances;
 - Development on Residential (Phase 2) lands will normally only be considered where 50% of the lands in Residential (Phase 1) are committed to the development
 - Residential developments on Residential (Phase 2) lands will be subject to compliance with the Core Strategy, the principles of proper planning and sustainable development, connectivity, including infrastructure and public footpath and lighting to the town centre, the sequential approach, avoidance of leap-frog developments, and subject to meeting

normal planning, environmental, access and servicing requirements. The development will only be permitted where a substantiated evidence-based 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 each settlement.

LSST 6 Residential Infill Development

Within the Settlement Boundary, small scale limited infill housing development will be considered in appropriate sites. These infill sites shall have regard to the existing character of the street, respecting the existing building line, scale, proportions, layout, heights and materials of surrounding developments. A proposed site must have a safe means of access and egress and comply with development management standards for new dwellings.

LSST 7 Sequential Development

Endeavour to promote the orderly and phased development of residential development in accordance with the principles of the sequential approach as set out in the Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) Guidelines 2009 (or as updated). This shall include a positive presumption in favour of the sequential development of suitably serviced Residential Phase 1 lands emanating outwards from the town core and/or sequential extensions to the existing residential fabric of suitably serviced Residential Phase 1 lands within the LAP boundary, subject to the principles of proper planning and sustainable development and the current County Development Plan.

LSST 8 Compact Growth

It is a Policy Objective of the Council to support the delivery of new homes in Loughrea urban area within the existing built up footprint of the settlement, by developing infill, brownfield, opportunity, and regeneration sites and prioritizing underutilized land in preference to greenfield sites.

LSST 9 Implementation and Monitoring

Monitor development for compliance with the policy objectives of the Core Strategy and adjust, where necessary, the approach taken to the consideration of development proposals to ensure effective alignment with the National, Regional and County policy objectives.

LSST 10 Town Centre

- 1) It is a policy objective of Galway County Council that Loughrea Town Centre will remain the primary focus for the location of new retail and commercial development. The Planning Authority will ensure that the location of future retail development is consistent with the key policy principles and order of priority as set out in the Guidelines for Planning Authorities: Retail Planning 2012 (and any updated/superseded 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.
- 2) This plan will also promote the development of commercial and complementary mixed uses, on suitable land that can provide a focal point for the provision of services to the town and opportunities for commercial enterprises, retail developments and employment creation.
- 3) The plan will protect and enhance the vitality and viability of the town centre by ensuring that it remains the primary retail, commercial and mixed use centre of Loughrea 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 centre.

LSST 11 Town Centre Management

Subject to appropriate resources, noting and taking account of the Local Transport Plan, the Council in collaboration with local stakeholders shall prepare town centre management plans for Loughrea. The management plan will consider some or all of the following;

- a) The feasibility of a Town Centre market;
- b) Upgrade of public lighting and tidying of wirescapes in the Town Centre;
- c) Connectivity of the Town Centre including upgrading of paving, consideration of the feasibility of identified pedestrianised lanes and routes through the Town;
- d) Scheme for façade improvement on identified priority streetscapes;
- e) Upgrade and improvement of street furniture;
- f) A co-ordinated vehicular access arrangement, which shall be in consultation and agreement with the Road Design Section of Galway County Council;
- g) Consistent sustained signage design policy within the Town Centre;
- h) Provision of appropriate quality landscaping and functional public spaces;
- i) Provide footpath and cycling links to the Town Centre; and,
- j) Car parking management.

LSST 12 Shop Front Design

To promote and retain the existing character and appearance of town centre shopfronts, preserving original features where appropriate in accordance with policy objectives set out in the Galway County Development Plan 2022 – 2028.

LSST 13 Non-Conforming Uses

Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating nonconforming uses, subject to normal planning criteria.

LSST 14 Social Inclusion and Universal Design and Access

- a) It is the Policy Objective of Galway County Council to support the principles of social inclusion and universal design and access, to ensure that all individuals have access to goods, services and buildings to assist them to participate in and contribute to all aspects of a vibrant life within Loughrea.
- b) Ensure that housing developments, community facilities, public spaces, public roads, public footpaths and transport services give due consideration to the needs of disabled or mobility impaired people and the requirements of the *Disability Act 2005*, the Council's *Disability Action Plan 2007-2015* (and any updates to this document), the *Traffic Management Guidelines 2003*, the *Department of Arts, Heritage and the Gaeltacht (DAHG) and National Disability Authority (NDA) advice notes titled Access: Improving the Accessibility to Historic Buildings and Places 2011* (and any subsequent reviews/updates to these documents).

LSST 15 Community Facilities

Promote the sustainable development of community facilities on suitable lands with a high level of access to the local community, including education, community, civic, public institutional, recreational, cultural and other complementary uses as appropriate.

LSST 16 Provision of Lands for Social and Community Facilities and Services in Loughrea

Support the provision of lands for social and community facilities and services within Loughrea and encourage the provision of facilities suitable for current and future needs of population.

LSST 17 Former Carmelite Nuns Site

It is the policy objective of the Council to promote the regeneration and the reuse of the former Carmelite Lands and support orderly development for this site.

LSST 18 Educational Facilities in Loughrea

Facilitate the provision of the primary, secondary, third level, vocational, outreach, research, adult and further educational facilities, lifelong learning facilities and digital capacity for distance learning to meet the needs of Loughrea. Multi-use facilities which can accommodate both educational and childcare facilities are to be encouraged.

LSST 19 Business and Enterprise

To facilitate the expansion of Business and Enterprise uses in the plan area of Loughrea at suitable locations with adequate services and facilities and with a high level of access to the major road network and to public transport facilities. This would facilitate the provision of further employment opportunities in accordance with proper planning and sustainable development.

LSST 20 Business and Technology

Promote the development of Business and Technology uses in Loughrea on suitably zoned lands, strengthening its designation as *Self Sustaining Town* to provide additional jobs and economic development at this strategic location.

LSST 21 Strategic Sites in Loughrea

It is a Policy Objective of the Council to establish a database of strategic brownfield and infill sites in Loughrea so that brownfield land re-use can be managed and co-ordinated across multiple stakeholders as part of an active land management process.

LSST 22 Active Land Management in Loughrea

To promote and facilitate the re-use of underutilized or vacant lands in Loughrea or lands identified for regeneration, through a coordinated approach to active land management between the Council and stakeholders.

LSST 23 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. Adequate permit treatment and/or screening will be required to ensure high quality interfaces with public spaces and any adjoining residential areas or other sensitive land uses, as appropriate.

LSST 24 Open Space, Recreation and Amenity

Promote the sustainable management, use and/or development, as appropriate, of open space/recreation and amenity lands. This will include:

- Development of open spaces and recreational activities, in accordance with best practice and on suitable lands with adequate access to the local community;
- Existing open space, sport and recreational facilities should be retained unless it can be clearly demonstrated to the satisfaction of Galway County Council that these uses are surplus to requirements of the local community or are to be replaced by an equivalent or better provision;
- 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;
- Appropriate management and use of any areas of high biodiversity value.
- Tourism
- Encourage and assist the development of the tourist potential within Loughrea in a manner that protects the architectural, archaeological and cultural significance of the town and its environs in a sustainable manner.

LSST 25 New Playground/Recreational Area

It is a policy objective of Galway County Council to support and encourage the development of new playgrounds/recreational areas in Loughrea.

LSST 26 Tourism

Promote and encourage cultural, historical and tourism potential for Loughrea as *Self Sustaining Town* through Tourism identified lands. *Chapter 8 Tourism and Landscape* of the GCDP 2022 – 2028 supports the tourism potential of these lands. Any proposals shall have a unique setting of these lands overlooking the Lough Rea Lake and due recognition of same. All development shall occur with environmental consideration and proper planning and sustainable development.

LSST 27 Tourism Development

It will be a Policy Objective of the Council to seek to;

- a) Facilitate the sustainable development of Loughrea as a cultural and tourist destination while simultaneously safeguarding its integrity. Promote active collaboration between all stakeholders both in County Galway and adjoining counties and region.
- b) Collaborate with relevant tourism agencies in the enhancement and increased economic value of Loughrea's town to create a broader tourist offer within the concept of the 'Heritage Towns'.
- c) Ensure that in particular that all such developments shall meet the requirements of the Habitats Directive and shall not adversely affect habitats and species protected by Article 10 of the Directive and any other sites that may be considered as stepping stones in support of European sites.

- d) Support tourism based enterprises at this location (identified on Map 2) with due recognition and respect to surrounding landscape.

LSST 28 Water-Based Tourism

The Council will support, subject to meeting the requirements of relevant Irish Planning and European environmental legislation including the Habitats Directive, the development of the necessary infrastructure and amenities to support water-based tourism within the plan area.

The Council shall:

- a) Collaborate with Waterways Ireland, Fáilte Ireland and other relevant agencies in enhancing water-based tourism for Loughrea town and surrounding region.
- b) Liaise with local organisations in the promotion of Lough Rea as a tourist attraction enabling the area to thrive off an inland waterway feature.
- c) Continue to implement the necessary policy objectives in terms of the SEA and AA mitigation measures for the *Lough Rea* Lake and environs.

LSST 29 Agriculture

There will be a general presumption against residential development on Agricultural zoned lands, located within the plan boundary except for single house developments for family members on farm family owned lands.

LSST 30 Public Utilities

Facilitate the provision and maintenance of essential public utility infrastructure, together with the necessary ancillary facilities and uses, as appropriate. Development proposals in the vicinity of public utilities infrastructure will be assessed on a case-by-case basis in accordance with proper planning and sustainable development.

LSST 31 Water Supply, Wastewater and Combined Drainage Infrastructure

Support Uisce Éireann in the provision and maintenance of adequate wastewater disposal and water supply and the maintenance of existing combined (sewage and surface water) drainage infrastructure, in accordance with EU Directives, to service Loughrea. This will include satisfactory capacity for public wastewater and a satisfactory quantity and quality of water supply, Sustainable Drainage System and approaches and techniques with the plan area shall also be supported. The removal of surface water from combined drainage infrastructure is strongly encouraged in order to free up capacity for future development.

LSST 32 Water Supply and Water Conservation

Ensure that new developments are adequately serviced with a suitable quantity and quality of drinking water supply, promote water conservation to reduce the overall level of water loss in the public supply and require that new domestic developments provide for water supply metering in accordance with their connection agreement with Uisce Éireann.

LSST 33 Connections to the Public Sewer and Public Water Mains

Developments shall connect to the public sewer and public water mains, subject to a connection agreement with Uisce Éireann, to protect all waters in the plan area, consolidate the urban structure and control ribbon development along approach roads into Loughrea.

LSST 34 High Quality, Contextually Sensitive Design

Ensure that new developments are responsive to their site context and in keeping with the character, heritage, amenities, environment and landscape of the area. New development proposals will be required to complement the existing character of the area in terms of scale, height, massing, building line, urban grain and definition and through high quality design proposals for buildings/structures/shop fronts, the use of high quality, appropriate materials and the provision of appropriate signage, lighting, landscaping proposals and other such details.

LSST 35 Public Spaces and Streets

Promote the development of high quality public spaces consisting of streets, squares, parks and amenities connected by a network of pedestrian and cycling routes. Public spaces should have a high standard of design and street furniture that will create a coherent character for the area. This would include appropriately designed and located park benches, bus shelters, bicycle storage facilities, refuse bins, signage, street sculpture, etc. but should avoid the over-proliferation of different elements and/or cluttering of public spaces.

LSST 36 Spatial Definition and Animation

Ensure that new developments are designed to provide spatial definition and animation to public spaces and streets through the use of appropriate building lines and built forms, responsive building frontages and passive surveillance and high quality streetscapes and/or landscaping edges to enclose and address public spaces. Perimeter block typologies provide a useful approach in generating good spatial definition, adequate enclosure and a high quality public realm and the creation of focal points, such as landmark buildings and gateways, also help to improve spatial definition and legibility and will be encouraged in appropriate locations.

LSST 37 Green Network and the Landscape

Support the development of a network of amenities, open spaces and natural areas that support biodiversity, that incorporate existing landscape features such as local rivers, streams, trees, stone walls and hedgerows, that provide pedestrian and cycling linkages and active and passive recreation opportunities, that help to structure and provide relief from the built environment and that can provide areas for surface water attenuation and flood risk management.

LSST 38 Street-Oriented Development and Responsive Frontages

Promote street-oriented development along the urban street network within the built areas of the town and the approach routes to the town. This will include improved facilities for pedestrians, cyclists and public transport as appropriate and the promotion of high quality buildings or landscaping edges to these routes. Buildings and spaces should be designed to provide a human scale along street frontages with the use of appropriate building heights and responsive ground floor treatments.

Intensive, fine-grained developments will generally be encouraged to provide a diversity of building forms and public spaces.

LSST 39 Views and Prospects

Protect the landscape character, values, sensitivities, focal points and views in the Plan Area;

- a) Ensure that new developments are responsive to the high and special sensitivity of the Lough Rea lake and surrounds, to the moderate sensitivity of the elevated lands to the east of the town and to any other elevated sites, visually vulnerable areas or locally important townscape contexts.
- b) Require Visual Impact Assessment for developments with potential to impact on areas of significant landscape character, value or sensitivity, including both urban and natural features, such as Lough Rea, significant townscapes and historic buildings, as appropriate.
- c) Prohibit development that will block or interfere with a significant focal point or view. Where it is considered that a development may impact on focal points or views, have regard to the significance of any such impact and any appropriate mitigation measures that should be incorporated.

LSST 40 Design Statements

Require design statements with all large scale or sensitively located development proposals, such as in close proximity to an ACA, protected structure, natural heritage designation, significant public amenity, elevated position or visually vulnerable area, and in the case of any other development proposals where this is considered necessary by the planning authority. Design statements should include a site appraisal examining the location, context, landscape/townscape setting, accessibility, features and characteristics of the development site, which should be used to inform the selection of appropriate development forms and design responses and the incorporation and provision of any important landscape features in the layout and design of the development. Design statements should be succinct documents that include both text and supporting graphics demonstrating how the site context and characteristics and design principles, policies and objectives have been addressed in the design and layout of the development proposal.

LSST 41 Architectural Heritage

Ensure the protection and conservation of the architectural heritage in the plan area, in particular by implementing the relevant legislative provisions of the Planning and Development Act 2000 (as amended) in relation to architectural heritage and policy guidance contained within the Architectural Heritage Protection Guidelines 2004/2011 and the published DAHG & NDA advice series titled Access: Improving the Accessibility of Historic Buildings and Places 2011 (or any superseding document). Policy Objective AH 2 – Protected Structures (*Refer to the Current Galway County Development Plan 2022 - 2028*). Ensure the protection and sympathetic enhancement of structures included in the Record of Protected Structures (RPS) that are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest, together with the integrity of their character and setting.

LSST 42 Architectural Conservation Areas

Protect, conserve and enhance the essential character of the Loughrea Architectural Conservation Areas (ACAs) through the appropriate management and control of the design, location and layout of new development, respecting surviving historic plots and street patterns, alterations or extensions to existing structures, and/or modifications to the character or setting of the Architectural Conservation

Areas. The identification of areas of special interest within the plan boundary may be considered during the lifetime of the plan.

LSST 43 Development/Works relating to Protected Structures and Architectural Conservation Area

Ensure that any development, modifications, alterations, or extensions materially affecting the character of a Protected Structure, or a structure adjoining a Protected Structure or structure within or adjacent to an Architectural Conservation Area (ACA), is sited and designed appropriately and is not detrimental to the character or setting of the Protected Structure or the ACA. This will include the following:

- a) Works materially affecting the character of a Protected Structure or the exterior of a building/structure within an ACA will require planning permission.
- b) Any works/development carried out to a Protected Structure or the exterior of a building/structure within an ACA shall be in accordance with best conservation practice and use sustainable and appropriate materials.
- c) Prohibit development proposals, either in whole or in part, for the demolition of Protected Structures or structures within an Architectural Conservation Area, which contribute to the special character of the area, save in exceptional circumstances.

LSST 44 Zones of Archaeological Notification

Ensure that all planning applications for development (including proposed services and infrastructural schemes such as electricity, sewerage, telecommunications and water schemes) within or in close proximity (30m) to the Zones of Archaeological Notification established for Loughrea Town as defined in Map 2 or at or in relation to other recorded archaeological sites and monuments (i.e. within the areas indicated on the SMR Database/Historic Environment Viewer – www.archaeology.ie) or in proximity to any National Monuments, including the historic town walls (both upstanding and sub-surface remains), shall take account of the archaeological heritage of the area and the need for archaeological assessments and possible mitigation measures.

LSST 45 Archaeology and Infrastructure Schemes

Have regard to archaeological concerns when considering proposed service schemes (including electricity, sewerage, telecommunications, and water supply) and proposed roadwork (both realignments and new roads) located in close proximity to Recorded Monuments and Places and their known archaeological monuments.

LSST 46 Loughrea Walled Town

Promote and support Loughrea as a member town of the Irish Walled Town Network of Ireland in a sustainable manner, in co-operation with other agencies and organisations in order to assist its heritage development, local tourism, and the local economy.

LSST 47 Social and Specialist Housing

Require that a minimum of 20% of all new eligible residential sites are set aside for the development of new social and affordable housing units, unless addressed through suitable alternative arrangements by agreement with the Planning Authority, in accordance with the Galway County

Council 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.

LSST 48 Housing for Older persons - Housing for People with Special Needs

Facilitate, as appropriate, development of housing for older persons, people with disabilities and people with special needs in accordance with proper planning and sustainable development.

LSST 49 Other Residential Development

There shall be a general presumption in favour of the development of nursing/care homes and retirement accommodation/facilities and community/day care centres on residential zoned lands, community facility zoned lands or adjacent to the established town centre or as suitable re-use for protected structures or other buildings (e.g. institutional or educational buildings) that would have limited re-development potential given their size and architectural character, subject to normal planning, environmental, access and servicing requirements.

LSST 50 Traveller Accommodation

Support the provision of adequate accommodation facilities for the Traveller Community in accordance with the *Traveller Accommodation Programme 2019 - 2024 for County Galway* (or any updated/superseding document).

LSST 51 Local Transport Plan

Support the implementation of the Local Transport Plan as set out in Section 3 in accordance with proper planning and sustainable development.¹

LSST 52 Transportation 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.

LSST 53 Sustainable Transportation

Facilitate any Smarter Travel initiatives that will improve sustainable transportation within the Plan Area and facilitate sustainable transportation options including public transportation, rail freight, electric vehicles rentals, car clubs, public bike schemes, cycle parking as appropriate.

LSST 54 Pedestrian and Cycle Network

Facilitate the improvement of the pedestrian and cycling environment and network so that it is safe and accessible to all, through the provision of the necessary infrastructure. New development shall promote and prioritise walking and cycling, shall be permeable, adequately linked and connected to neighbouring areas, the town centre, recreational, educational, residential and employment destinations and shall adhere to the principles contained within the national policy document Smarter

¹ Including complying with the measures outlined in relation to this Policy Objective in Table 9.1 of the SEA Environmental Report and Table 5.1 of the AA Natura Impact Report.

Travel – A Sustainable Transport Future 2009 - 2020 and the Design Manual for Urban Roads and Streets (2013), as updated in 2019 and NTA document Permeability: Best Practice Guide.

LSST 55 Pedestrian Crossings

Facilitate the provision of pedestrian crossings adjacent to schools and at other appropriate locations within the Plan Area, as required.

LSST 56 Traffic and Transport Assessment (TTA) and Road Safety Audits (RSA)

Require all significant development proposals to be accompanied by a Road Safety Audit and Traffic & Transport Assessment carried out by suitably competent consultants, which are assessed in association with their cumulative impact with neighbouring developments on the road network, in accordance with the requirements contained within the TII's *Traffic & Transport Assessment Guidelines (PE-PDV-02045) 2014* (including any updated/superseding document) and 'Road Safety Audit' (GE-STY-01024) December 2017.

LSST 57 Preservation of Routes, Road Upgrades and Infrastructure Provision

Prohibit development on lands which are reserved for proposed road/street corridors and associated buffers and where development would affect a route, line, level or layout of any proposed new roadway or any junction required between a proposed and existing road.

LSST 58 Reservation of Access Points

Reserve access points for future development and the development of backlands that may be identified for reservation by the Planning Authority during the plan period, to ensure adequate vehicular, pedestrian and cycle access to backlands, in order to facilitate efficient development of these lands and to ensure connectivity and accessibility to lands with limited road frontage.

LSST 60 Road Junction Improvements

Continue to carry out road junction improvements where improvements to traffic flow and safety can be achieved, subject to normal planning and environment considerations.

LSST 61 Climate Change

To implement, through this Local Area Plan Policy Objectives that support and encourage sustainable compact growth and settlement patterns, integrate land use and transportation, and maximise opportunities through development location, form, layout and design to secure climate resilience and reduce carbon dioxide and greenhouse emissions.

To include for the preparation of a green infrastructure strategy, which includes for an initial inventory of green resources, to ensure the conservation and enhancement of green resources.

LSST 62 Climate Change and Local Renewable Energy Sources

Promote and encourage development which is resilient to climate change by ensuring that development proposals demonstrate sustainable design principles for new buildings/ services/site including:

- a) Measures such as green roofs and green walls to reduce internal overheating and the urban heat island effect;

- b) Ensuring the efficient use of natural resources (including water) and making the most of natural systems both within and around buildings;
- c) Minimising pollution by reducing surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems (SuDS);
- d) Reducing flood risk, damage to property from extreme events residential, public and commercial;
- e) Reducing risks from temperature extremes and extreme weather events to critical infrastructure such as roads, communication networks, the water/drainage network, and energy supply;
- f) Promoting and protecting biodiversity and green infrastructure.

LSST 63 European Sites

Protect European sites, including Special Protection Areas (SPAs) and Special Areas of Conservation (SAC) that form part of the Natural 2000 Network, in accordance with the requirements in the EU Habitats Directive (92/43/EEC), EU Birds Directive (2009/147/EC), the Planning and Development (Amendment) Act 2010, the European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011) (and any subsequent amendments or updated legislation) and having due regard to the guidance in the Appropriate Assessment Guidelines 2010 (and any updated/superseding guidance). A plan or project (e.g., proposed development) within the plan area will only be authorised after the competent authority (Galway County Council) has ascertained, based on scientific evidence and a Habitats Directive Assessment where necessary, that:

1. The plan or project will not give rise to adverse direct, indirect or secondary impacts on the integrity of any European Sites (either individually or in combination with other plans or projects);

Or

2. The plan or project will adversely affect the integrity of any European Sites (that does not host a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of European Sites;

Or

3. The plan or project will adversely affect the integrity of any European Sites (that hosts a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all

compensatory measures necessary to ensure the protection of the overall coherence of European Sites.

LSST 64 Trees, Parkland/Woodland and Hedgerows

- a) Protect important trees, tree clusters and hedgerows in the plan area and ensure that development proposals take cognisance of significant trees/tree stands. Ensure that all planting schemes use suitable native variety of trees (excluding Ash).
- b) Seek to retain natural boundaries, including stone walls, hedgerows and tree boundaries, wherever possible and replace with a boundary type similar to the existing boundary where removal is unavoidable. Discourage the felling of mature trees where possible. All works to be carried out in accordance with the provisions of the Forestry Act, 1946 (as amended).
- c) Carry out a tree survey on important tree stands within the plan area by suitably qualified personnel.

LSST 65 Biodiversity & Ecological Networks

Support the protection and enhancement of biodiversity and ecological connectivity within the Plan Area, including woodlands, trees, hedgerows, rivers, streams, natural springs, peatlands, wetlands, stonewalls, geological and geo-morphological systems, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or steppingstones in the context of Article 10 of the Habitats Directive:

- a) Seek to retain and/or incorporate these natural features into developments, in order to avoid ecological fragmentation and maintain ecological corridors and stepping stones.
- b) Protect and enhance the water quality and ecology of St. Cleran's River and its tributary to the east, and their function as ecological corridors, by maintaining the existing banks and channel and ensuring that new developments are set back at least 10m from the top of the bank of the stream.
- c) Ensure greater biodiversity through the appropriate planting of native trees, shrubs and hedgerows indigenous to the Loughrea area and of Irish provenance in public and private areas and in new developments.

LSST 66 Constrained Land Use

To facilitate the appropriate management and sustainable use of Flood Risk within the zoning plan area. This zoning indicates where the Plan Making Justification Test may need to be applied and as such can limit new development, while recognising that existing development uses within these zones may require small scale development, as outlined below, over the life of the Local Area Plan, which would contribute towards the compact and sustainable urban development of the town. New development will generally be limited to water-compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B, and a detailed site-specific Flood Risk Assessment will be required in these areas. The underlying zoning or the existing permitted uses may be deemed to be acceptable in principle, however within Flood Zone A/B development is typically limited to extensions, renovations and change of use. Infill highly vulnerable development and demolition and reconstruction can only take place in Flood Zone C. Less vulnerable development in Flood Zone B will also need to be considered carefully. These aspects are assessed on a case by case basis under the

application of the Plan Making Justification Test and as supported by specific objectives in the written statement.

Where the Justification Test is passed there is also a requirement for a detailed Flood Risk Assessment at Development Management stage. The FRA should be carried out in accordance with The Planning System and Flood Risk.

LSST 67 Flood Risk Management Guidelines

It is the policy objective of Galway County Council to support, in co-operation with the OPW, the implementation of the EU Flood Risk Directive (2007/60/EC), the Flood Risk Regulations (SI No. 122 of 2010) and the DEHLG/OPW publication The Planning System and Flood Risk Management Guidelines (2009) (and any updated/superseding legislation or policy guidance) and Department Circular PL2/2014 or any updated / superseding version.

LSST 68 Flood Risk Management and Assessment

It is a Policy Objective of the Council to comply with the requirements of the DoEHLG/OPW The Planning System and Flood Risk Management Guidelines for Planning Authorities and its accompanying Technical Appendices Document 2009 (including any updated/superseding documents). This will include the following:

- a) Avoid, reduce and/or mitigate, as appropriate in accordance with the Guidelines;
- b) Development proposals in areas where there is an identified or potential risk of flooding or that could give rise to a risk of flooding elsewhere will be required to carry out a Site-Specific Flood Risk Assessment, and justification test where appropriate, in accordance with the provisions of The Planning System and Flood Risk Management Guidelines 2009 (or any superseding document); Any flood risk assessment should include an assessment of the potential impacts of climate change, such as an increase in the extent or probability of flooding, and any associated measures necessary to address these impacts;
- c) Development that would be subject to an inappropriate risk of flooding or that would cause or exacerbate such a risk at other locations shall not normally be permitted;
- d) Galway County Council shall work with other bodies and organisations, as appropriate, to help protect critical infrastructure, including water and wastewater, within the County, from risk of flooding.

LSST 69 Principles of Flood Risk Management Guidelines

The Council shall implement the key principles of flood risk management set out in the Flood Risk Management Guidelines as follows:

- (a) Avoid development that will be at risk of flooding or that will increase the flooding risk elsewhere, where possible;
- (b) Substitute less vulnerable uses, where avoidance is not possible; and,
- (c) Mitigate and manage the risk, where avoidance and substitution are not possible.

Development should only be permitted in areas at risk of flooding when there are no alternative reasonable sites available in areas at lower risk that also meet the objectives of proper planning and sustainable development. Vulnerable development in areas which have the highest flood risk should

be avoided and/or only considered in exceptional circumstances (through a prescribed Justification Test) if adequate land or sites are not available in areas which have lower flood risk.

LSST 70 Surface Water Drainage and Sustainable Drainage Systems (SuDs)

Maintain and enhance, as appropriate, the existing surface water drainage system in Loughrea. Ensure that new developments are adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems in all new developments. Surface water runoff from development sites will be limited to pre-development levels and planning applications for new developments will be required to provide details of surface water drainage and Sustainable Drainage Systems proposals. To maximise the capacity of existing collection systems for foul water, the discharge of additional surface water to combined (foul and surface water) sewers is not permitted. Refer also to Section 3.5 of the accompanying SFRA, "Sustainable Urban Drainage Systems and Surface Water Guidance and Strategy".

LSST 71 Protection of Waterbodies and Watercourses

Protect waterbodies and watercourses within the County from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in the riverine, wetland and coastal areas as appropriate.

To contribute towards protection and improvement of the status of surface and ground waters in accordance with the Water Framework Directive.

Applications for development under the Plan must demonstrate that the proposal for development would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments.

LSST 72 Flood Risk Assessment for Planning Applications and CFRAMS

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 Development Management Standards 2 and 3. Site-specific Flood Risk Assessment (FRA) is required for all planning applications in areas at elevated risk of flooding, even for developments appropriate to the particular flood zone. The detail of these site-specific FRAs will depend on the level of risk and scale of development. A detailed site specific FRA should quantify the risks, the effects of selected mitigation and the management of any residual risks. The Council shall have regard to the results of any CFRAM Studies in the assessment of planning applications. 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 in addition to the site-specific Flood Risk Assessment. In Flood Zone C, where the probability of flooding is low (less than 0.1%, Flood Zone C), site-specific Flood Risk Assessment may be required, and the developer should satisfy themselves that the probability of flooding is appropriate to the development being proposed.

LSST 73 Flood Risk Assessment and Climate Change

Flood Risk Assessment in Loughrea shall provide information on the implications of climate change with regards to flood risk in relevant locations. The Flood Risk Management – Climate Changes Sectoral Adaptation Plan 2019 shall be consulted with to this effect.

LSST 74 River Basin Management Plan and Protection of Waters

Support the implementation of the relevant recommendations and measures as outlined in the National River Basin Management Plan or any other plan that may supersede same during the lifetime of this Local Area Plan. Development shall only be permitted where it can be clearly demonstrated that the proposal would not have an unacceptable impact on the water environment, including surface water, groundwater quality and quantity, river corridors and associated wetlands.

Galway County Council will contribute towards the protection and, where necessary, the restoration of all water bodies in order to reach good status and will seek to prevent deterioration in the status of all water bodies.

LSST 75 Flood Risk Assessment and Environmental Impact Assessment (EIA)

Flood risk may constitute a significant environmental effect of a development proposal that in certain circumstances may trigger a sub-threshold EIA. FRA should therefore be an integral part of any EIA undertaken for projects within Loughrea.

LSST 76 Flood Vulnerable Zones

It is a policy objective of the Council to ensure that applications pertaining to existing developments in flood vulnerable zones provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following – floor levels, internal layout, flood resilient construction, flood resistant construction, emergency response planning, access and egress during flood events.

LSST 77 Flood Risk Management

Ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.

LSST 78 Waste Prevention, Reduction and Recycling

Promote the prevention, reduction and recycling of waste in new developments, new development proposals shall be required to submit proposals demonstrating how this is to be achieved and shall seek to ensure on-site provision for waste storage and segregation (bio-waste/dry recyclables/residual waste) pending collection at all new domestic and non-domestic premises.

LSST 79 Broadband & Telecommunications

To facilitate the sustainable delivery of a high capacity and high-quality ICT infrastructure within the plan area, including telephony and broadband services, to the requirements of the relevant service providers and in accordance with the principles of proper planning and sustainable development.

LSST 80 Open Access Fibre Ducting

Facilitate and promote the installation of underground shared telecommunications physical infrastructure, where practicable, in line with the Department of Environment, Climate and Communications documents including *'Recommendations for Open Access Fibre Ducting and Interior Cabling for New Residential Buildings 'Making Homes Fibre Ready', 2011*, Support and facilitate delivery of the National Broadband Plan and the *National Digital Strategy for Ireland 2013*, *'Doing more with Digital – Phase 1 Digital Engagement'* and *Galway County Digital Strategy 2020 - 2023 (including any updated/superseding documents)*.

LSST 81 Electricity Supply

Facilitate the provision of an adequate supply of electricity and gas to developments in the Plan Area, to the requirements of the relevant service provider. Promote Loughrea as a Phase 1 Town that has been approved by the Commission for Energy Regulation for connection to the gas network subject to making the connection viable.

LSST 82 Renewable Energy

Promote and facilitate the development of renewable sources of energy and associated infrastructure within the LAP area and encourage the integration of micro-renewable energy sources into the design and construction of new developments as appropriate.

LSST 83 Development Management Standards, Guidelines and Other Provisions

Ensure that all of the provisions and general development management standards and guidelines set out in the current *Galway County Development Plan 2022 - 2028*, or any subsequent variation or review shall apply as appropriate in the plan area. Provisions from the County Development Plan identified as mitigation in the SEA Environmental Report and Natura Impact Report shall apply regardless of whether the County Development Plan expires and/or is reviewed. In addition, any specific development management guidelines set out within this Local Area Plan shall also be applied, as appropriate, to development proposals in the plan area.

LSST 84 Opportunity Sites

To encourage and support the appropriate and sustainable development or redevelopment where appropriate of lands identified as development opportunity sites within the Land Use Zoning Map.



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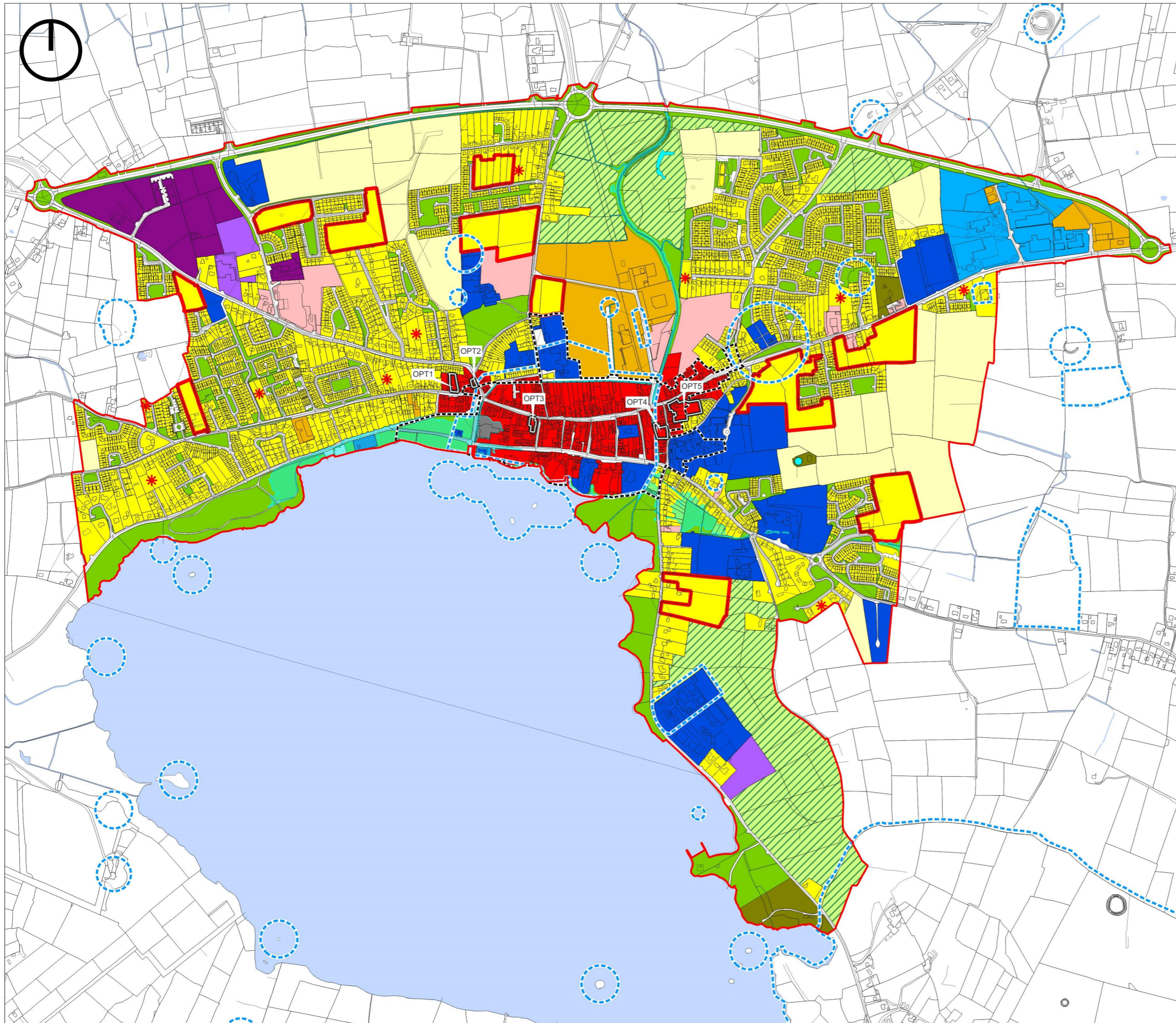
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Loughrea Local Area Plan

2024-2030

November 2023

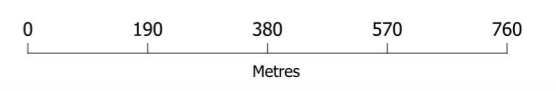
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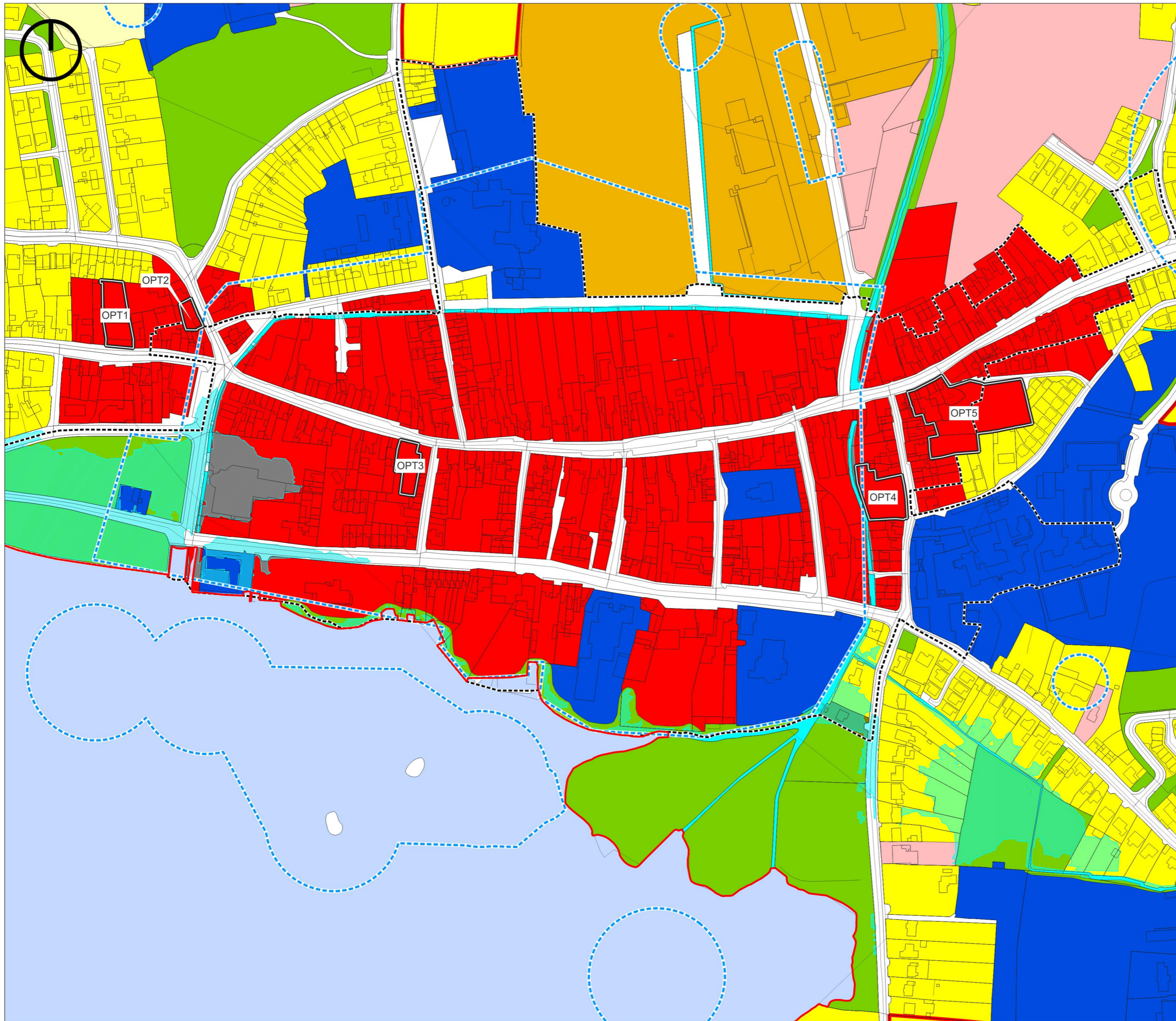
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- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- * Residential Infill
- C1 - Town Centre
- C2 - Commercial/Mixed Use
- BE - Business & Enterprise
- BT - Business & Technology
- I - Industrial
- CF - Community Facilities
- T - Tourism
- PU - Public Utility
- OS - Open Space/Recreation & Amenity
- A - Agriculture
- TI - Transport Infrastructure
- Water/Rivers/Streams
- Constrained Land Use
- Opportunity Site (Labelled - OPT#)
- Architectural Conservation Area
- Archaeological Zone of Notification
- Water Outside LAP Boundary

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2024-2030**

Map 1A Land Use Zoning Map



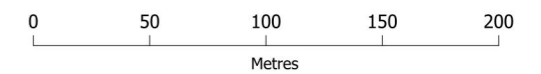
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- Settlement Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- * Residential Infill
- C1 - Town Centre
- C2 - Commercial/Mixed Use
- BE - Business & Enterprise
- CF - Community Facilities
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- TI - Transport Infrastructure
- Water/Rivers/Streams
- Constrained Land Use
- Opportunity Site (Labelled - OPT#)
- Architectural Conservation Area
- Archaeological Zone of Notification
- Water Outside LAP Boundary

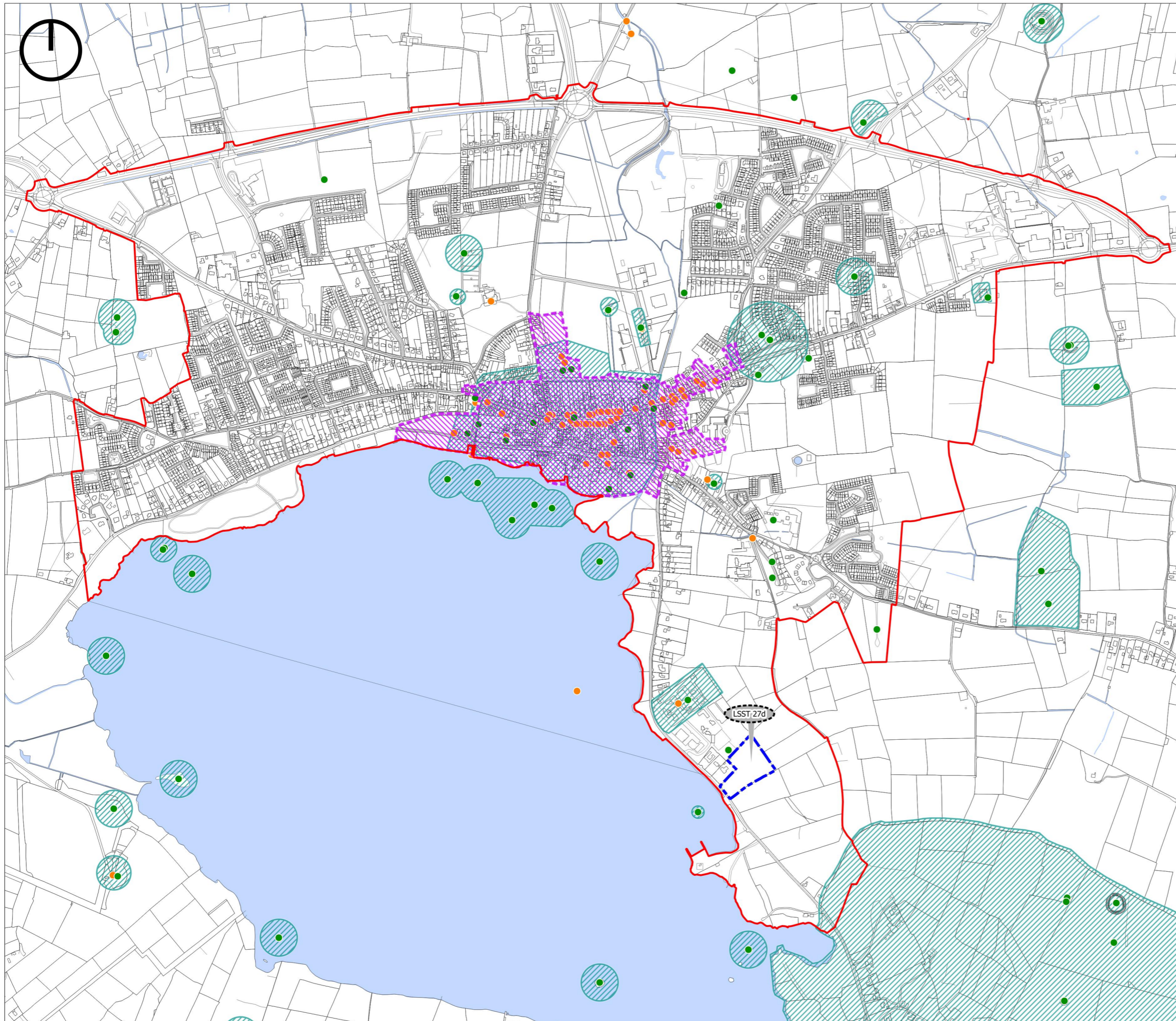
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**Map 1B Land Use Zoning Map
Town Centre**



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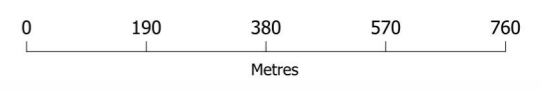


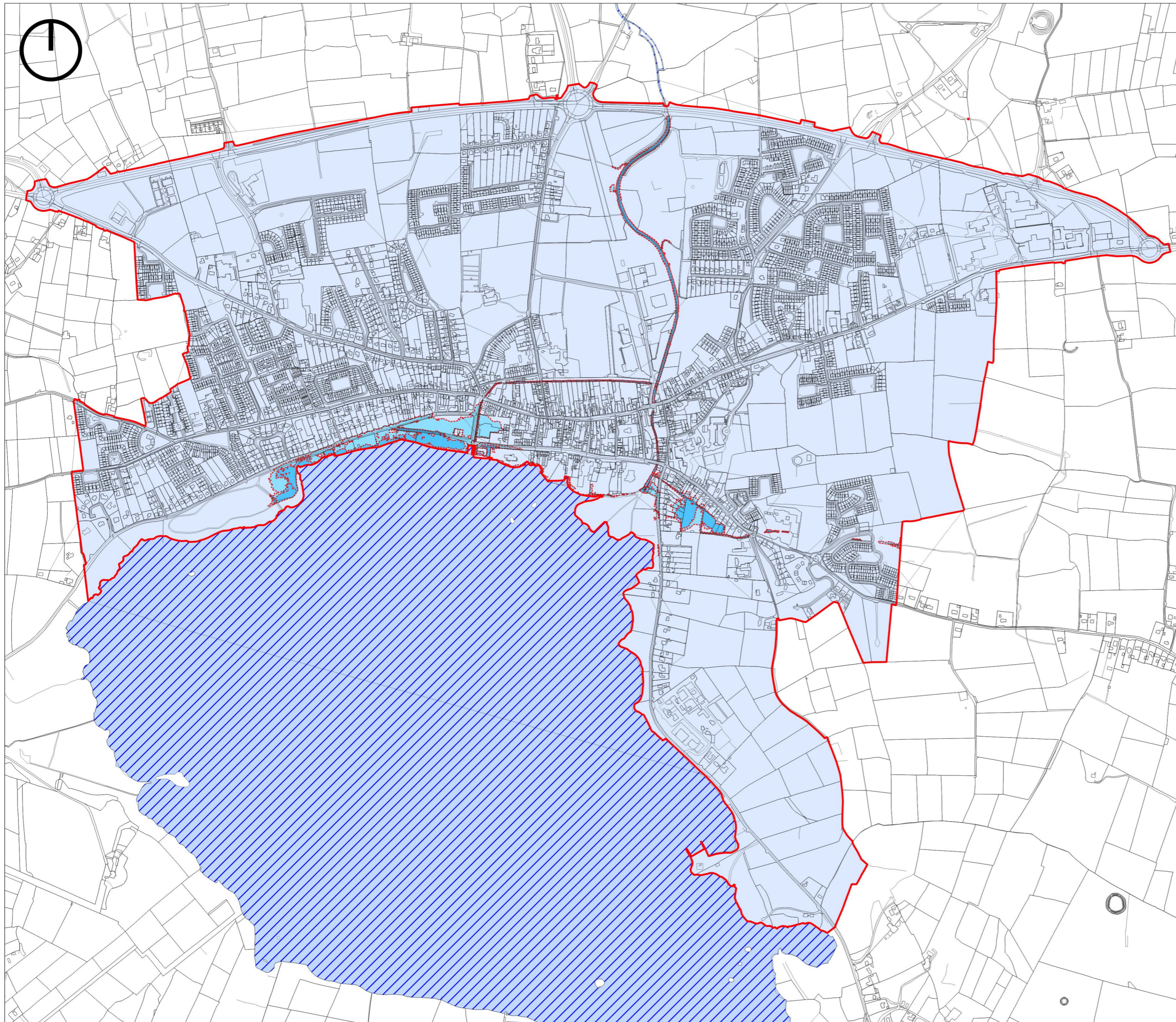
- Settlement Boundary
- Protected Structure
- Architectural Conservation Area
- Archaeological Monument
- Archaeological Zone of Notification
- Water
- Policy Objective**
- Extent of Policy Object Area
- Policy Objective (See below)






Objective	Description
LSST 27d	Support tourism based enterprises at this location (identified on Map 2) with due recognition and respect to surrounding landscape.

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**Map 2 Archaeological and Built Heritage,
and Specific Policy Objective**

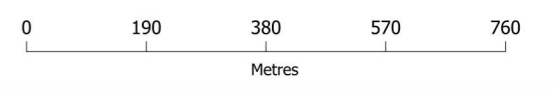




-  Settlement Boundary
-  Indicative Flood Zone A
-  Indicative Flood Zone B
-  Indicative Flood Zone C
-  Water Outside Plan Boundary

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Map 3 Flood Risk Management



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