



Comhairle Chontae na Gaillimhe  
Galway County Council

# Athenry Local Area Plan 2024-2030

June 2024

Adopted Plan

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***“Athenry, a strategic potential town, which will continue to grow as a sustainable, dynamic, and inclusive community while retaining its distinct medieval character. Continued investment will enhance Athenry's potential to become an innovative growth hub within the Strategic Economic Corridor, while also providing a skilled workforce for the county. The town's growth will sustainably take place, using the sequential approach, to ensure high levels of connectivity and permeability throughout Athenry, which will, in turn, facilitate the creation of a healthy, safe, and age-friendly community”***

## 1.0 Introduction

The Athenry Local Area Plan (LAP) is a Land Use Plan and Overall Strategy for the development of Athenry from the period 2024 – 2030. The Plan shall have effect from the date of adoption by the Elected Members of Athenry and Oranmore 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 Athenry, ensuring that it develops sustainably and works in tandem with the Galway County Development Plan 2022-2028 (GCDP).

### 1.1 Strategic Context

The Athenry 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 Athenry. The Regional Spatial and Economic Strategy (RSES) 2020-2032 identified Athenry as a town in the Northwestern Region of Ireland that has "Strategic Potential," and this is reflected in GCDP 2022–2028 as a "Town of Strategic Potential." The *Core Strategy, Settlement Hierarchy and Housing Need and Demand Assessment* outlined in Chapter 2 of the GCDP 2022 – 2028 sets out the growth agenda for the town of Athenry.

This LAP will also support economic growth, education services and community-related development in line with proper planning and sustainable development principle. The LAP's policy objectives, guidance and standards have also been informed by best practices, 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)
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 its vital role as a town of strategic potential in east Galway. The town will fulfil its role identified in the RSES to bring investment into the local economy and also provide employment opportunities in the town and surrounding regions.

This can be achieved through the following aims:

- Realising Athenry’s potential as a “*Town of Strategic Potential*” 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;
- The Strategic Economic Corridor will continue to be developed, promoted and serviced to a high international standard to attract Foreign Direct Investment, building on a strategic location and infrastructure;
- 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 Athenry as an attractive place to live, work and visit;
- 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 Athenry with supporting services and infrastructure as appropriate, including retail, community and amenity areas;
- Encourage the promotion of sustainable mobility, including walking and cycling, under the aspirations of the LTP 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 Athenry 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 the natural assets, environment, built heritage and public realm of the town including Athenry's unique medieval walled town character and amenities for the benefit of future generations to come.

## 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 Local Area Plan, 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 on 16<sup>th</sup> 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. Athenry 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 Athenry 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 1,891 in Athenry, with total jobs stated as 1,450. This equates to a job ratio of 0.76, which is average for the Northwest Region. A primary focus of the NPF is to deliver an increased level of population, jobs and activity generally within existing urban areas, which include towns such as Athenry rather than solely relying on the development of greenfield sites, which is less sustainable. This approach now required an imaginative approach to planning for the future. High-quality architectural, bespoke solutions 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 Athenry.

### 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 outlines a number of ambitions that describes each priority in detail and demonstrate how they work in tandem as outlined in Figure 1.



**Figure 1: RSES Growth Ambitions Illustration**

Athenry is one of four towns that have been identified in the RSES as a location for strategic development potential on a regional scale. Regional Policy Objectives (RPO) 3.1 aspires to develop urban places of regional scale, by delivering significant compact growth in Strategic Potential towns including Athenry. The RPO 3.1 outlines a strategy for revitalizing derelict and underutilised sites, with an initial concentration in the town centre. According to the RSES, delivery can only be achieved with crucial enabling infrastructure and services, ensuring that Athenry grows as a thriving place to live and work. 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 settlements such as Athenry as a Town of Strategic Potential within County Galway, which is instrumental in delivering service provision and employment.

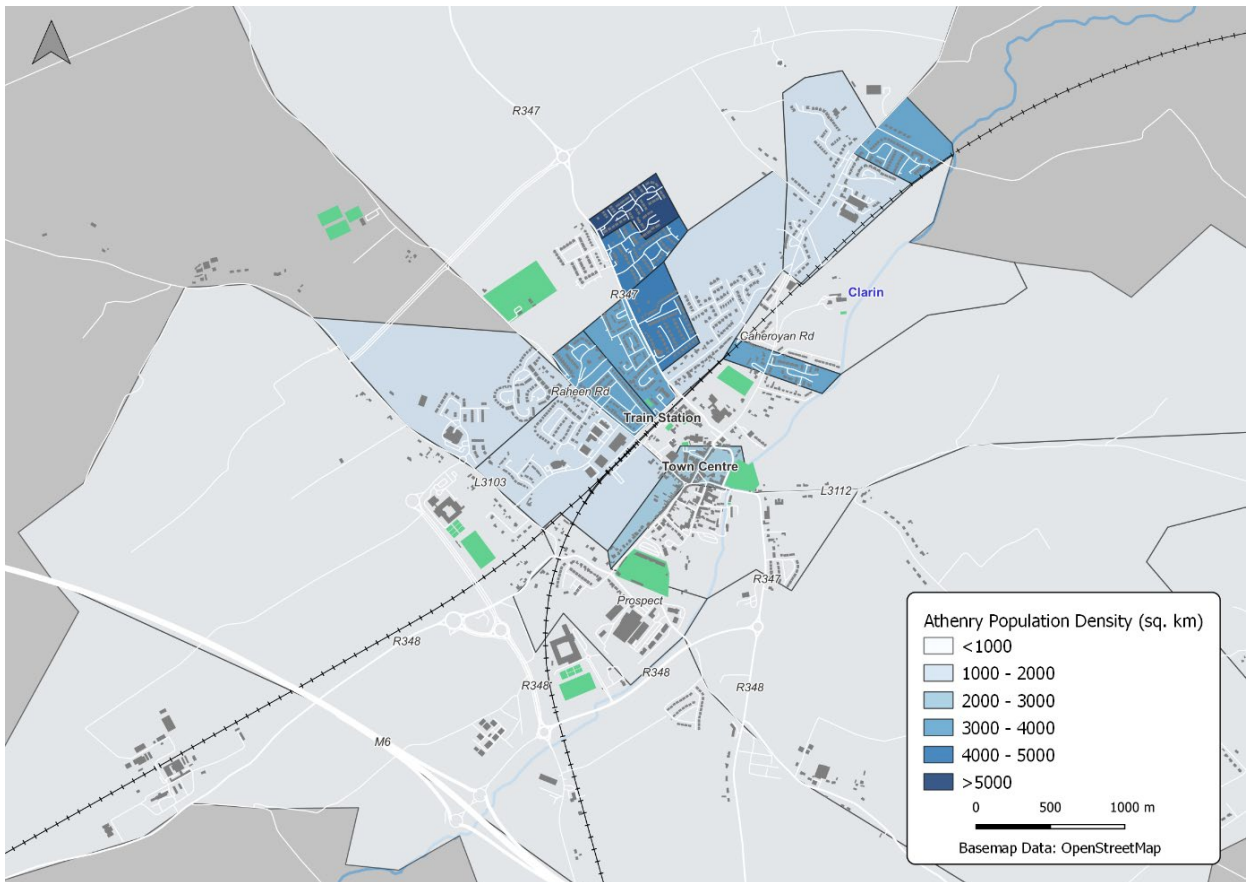
RPO 6.11 and 6.13 supports the review of the Western Rail Corridor project for future passenger and freight transport. RPO 6.12 outlines the promotion of increased rail capacity between Athlone and Galway. A funding commitment is already underway at Oranmore, increasing connectivity which will be of huge benefit to Athenry and its residents.

#### 1.1.4 Galway County Development Plan 2022 - 2028

The Core Strategy sets out a significant population growth level in Athenry. Specifically, Chapter 2 *Core Strategy, Settlement Strategy and Housing Strategy* of the GCDP 2022 - 2028 provides for an increase in the population of 1,350 over the plan period of 2022 – 2028. This additional population will be accommodated with an additional 544 dwelling units. In addition, as per the requirements of RPO 3.2, there are circa 233 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
Athenry Strategic Potential	4,445	1,350	544	25	21.8	233

**Table 1: Core Strategy**



**Figure 2: Athenry Population by Small Area**

This plan 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.

### 1.1.5 Athenry Local Transport Plan

The LTP provides an overview of policy and guidance at a national, regional, and local level that has been utilised to inform the 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 Athenry 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 Athenry identified within the GCTPS including connections to Galway, Tuam and Ballinasloe. The LTP identifies existing opportunities and constraints in the Athenry Settlement Boundary.

## 1.2 Profile of Athenry

Athenry is located approximately 22 km east of Galway City within the Eastern Strategic Corridor and is accessible by rail and motorway networks. The town is strategically located on the M6 motorway network, with immediate access from the town's southwestern edge. The Railway junction in Athenry highlights Athenry's importance on the Galway, Dublin and Limerick service whilst also holding the potential to serve as a new destination along the Western Railway Corridor in the future.

Athenry has been identified as a town with *Strategic Potential* in the RSES. Athenry can develop further and accommodate enterprises, e.g. Economic Corridor from Oranmore to Athenry. Economic corridors (particularly employment corridors) such as the Oranmore – Athenry Strategic corridor must be supported to a high international standard to attract further Foreign Direct Investment and indigenous industries/ businesses, building on the existing strategic location and infrastructure. This corridor will be promoted sustainably as a centre for major national and international enterprises in a manner that shall be further defined in this plan.

Athenry's urban form stemmed from its medieval fabric. Many important heritage features remain in the town including Athenry Castle, the Historic Walls, Market Cross and the ruins of St Mary's Collegiate Church. The preservation of these heritage assets is vitally important, whilst also providing an opportunity for the town to be a key 'Historic Town' in the County. Today, the railway network traverses Athenry from north-east to south west towards Galway City. To the east of the railway line, Athenry's Town Walls and heritage assets are located within the compact town centre. To the west of the railway line, there are clusters of industrial and commercial uses. The lack of development space within the town coupled with the physical constraints of the historic town walls and railway track has resulted in much of the new housing stock being located northwest and southwest of the town causing suburban sprawl, which contrasts significantly with the compact historic core of Athenry.

Athenry benefits from existing access to broadband and associated infrastructure thus ensuring the town/IDA park is an attractive place for the industry to invest. Athenry has also benefited from Uisce Éireann ongoing investment in upgrading the wastewater treatment plant to expand capacity and improve water quality in the surrounding area. In recent years, Athenry has seen a significant investment from the Department of Education in developing new and improved educational facilities for the town and its surrounding environs.

In terms of population trends, according to the most recent 2016 CSO figures, the total population of Athenry was recorded as 4,445 persons, which represents a small increase on the 2011 recorded population of 3,950.





**Figure 3: North Gate Street, Athenry**

### 1.3 Plan Issues Consideration and Challenges

The proper planning and sustainable development of Athenry 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 Athenry 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 Athenry 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 1,350 persons for Athenry to 2028, which results in a maximum requirement for 21.8 ha of zoned residential land.
- **Population Growth:** Since the previous Census period, Athenry has experienced sustained growth patterns. Athenry experienced 12.53% growth from 2011 to the 2016 Census figures.
- **Strategic Location and Role:** Athenry is strategically located with immediate access to the M6 Motorway and National Rail Network. As a result, it may support significant expansion in both employment and residential development over the coming years.

- **Economic Activity:** Ensuring existing businesses are supported in their continued growth in a planned and cohesive manner. Promoting Athenry 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 town of strategic potential.
- **Infrastructure and Transportation:** Infrastructure needs to keep a pace with 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 Athenry 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 Athenry under applicable legislation and policy. This also includes consideration of particular features of Athenry, capitalising on the existing historic medieval fabric of the town. Support development in Athenry 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 LAP, 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 Placemaking and Design

Placemaking is a holistic approach to the planning, design, management, and use of our common environment to improve people's lives. Within the planning system, this has been accomplished through the implementation of specific interventions that make a location attractive for people to live, work, visit, and invest in. The objective of placemaking is not an aesthetic exercise, but rather one that considers all of the social, environmental, and economic characteristics and opportunities unique to the location in question.

A variety of appropriate placemaking concepts, such as public realm improvements, provision of open space, high-quality design, and good access to a variety of local services, can provide good placemaking.

Successful placemaking combines the fundamental components of understanding people's needs to drive responses that offer better outcomes to the environment in which they live. To that extent, collaboration was undertaken in reviewing Athenry town with a special emphasis on the urban design of the town with students from the Geography, MA in Rural Futures Planning & Innovation, University

of Galway, MSc in Planning & Development Queens University Belfast, and the Geography Department at Presentation College Athenry.

Students and stakeholders conducted an analysis and presented several proposals in various workshops. This highlighted the attractiveness of Athenry's urban form and design, as well as its future potential. The improvement of the public realm within the main square was seen as vital to increasing the attractiveness of the town and the associated reduction of traffic along the narrow streets was also to the fore. The concept of connectivity between the main streets within the town was also evident in the workshops.

In the LTP, there are several proposals that support the public realm and traffic management improvements. In addition, there are a number of policy objectives that support the concepts referenced above.

## 1.5 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* details 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 Athenry 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 Athenry 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.

## 1.6 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 Athenry 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 ASP 15 sets out the requirements that must be reached for new development in Athenry. 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 Athenry becomes an accessibility-friendly town.

## 1.7 Land Use Zones

Zoning	Policy Objective	Description
<b>Residential Existing</b>	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.
<b>Residential Phase 1</b>	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.
<b>Residential Phase 2</b>	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).
<b>Residential Infill</b>	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.
<b>Town Centre</b>	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.
<b>Commercial/Mixed-Use</b>	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.
<b>Business and Enterprise</b>	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.
<b>Business and Technology</b>	To provide for the development of business and technology.	To facilitate the further development and improvement of new and existing employment areas/ manufacturing opportunities and to facilitate the development of new high-quality business and technology

		developments in a good quality physical environment.
<b>Industrial</b>	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.
<b>Community Facilities</b>	To provide for civic, community and educational facilities.	To facilitate the development of the necessary community, health, religious, educational, social and civic infrastructure.
<b>Tourism</b>	To promote and encourage cultural, historical and tourism potential for Athenry as a town of <i>Strategic Potential</i> .	To facilitate the development and improvement of tourism facilities that exist in Athenry. Encourage new tourism development and investment where appropriate.
<b>Public Utility</b>	To maintain lands providing service infrastructure.	To allow lands to be designated for public utilities such as wastewater treatment plants.
<b>Open Space/Recreation and Amenity</b>	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.
<b>Agriculture</b>	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.
<b>Transport Infrastructure</b>	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.

## 1.7.1 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) <sup>1</sup>	O	*O	O <sup>1</sup>	N	N	N	*P	N	N	O <sup>1</sup>	N	N
Betting Office	N	O	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 <sup>2</sup>	P	P	O	O <sup>2</sup>	N	O <sup>2</sup>	*P	*O <sup>2</sup>	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 <sup>1</sup>	P	*O	O <sup>1</sup>	N	N	N	*P	*O	N	O <sup>1</sup>	N	N
Hair Dressing Salon/Personal/Grooming	P	*O	O	N	N	N	N	N	N	N	N	N
Home-based Economic Activity <sup>1</sup>	O	*O	O <sup>1</sup>	N	N	N	N	N	N	O <sup>1</sup>	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	N	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 <sup>2</sup> )	P	*O	O	N	N	N	N	*O	N	O	N	N
Office (100m <sup>2</sup> to 1000m <sup>2</sup> )	O	*P	N	O	P	O	N	N	N	N	N	N
Office Park (>1000m <sup>2</sup> )	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 <sup>2</sup>	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	N	O	N	N	N	N	N	N
Commercial and Industrial Uses	C1	*C2	R	I	BT	BE	*T	*CF	*OS	A	PU	TI
Storage Depot	N	N	N	P	O	O	N	N	N	N	N	N
Take-away	O	*O	N	N	N	N	*O	N	N	N	N	N
Transport Depot	N	N	N	O	N	O	N	N	N	N	O	N

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

### General Notes on Land Use Zoning Matrix

- Residential Phasing** <sup>(1)</sup> – These uses will be considered subject to Policy Objective ASP 5 as appropriate.
- Café** <sup>(2)</sup> – This use will be considered where it is ancillary to an overall compatible development to serve the needs of the immediate area.



3. **Warehousing** <sup>(3)</sup> – The development or subdivision of stores into less than 700m<sup>2</sup> 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 ASP 5
6. **\*T, OS, CF and C2** – See also *Flood Risk Management*, Policy Objectives below and DM Standard 68 of the GCDP 2022 - 2028.

Notwithstanding the Open Space/Recreation and Amenity zoning, this zone's proposed uses must comply with *The Planning System & Flood Risk Guidelines* (2009) (or updated). A Justification Test may be required as set out in said guidelines.

- I. Uses for lands to the west and north of Athenry Castle zoned “T Tourism” shall be limited in areas at elevated risk of flooding, as per the Flood Risk Management Guidelines, as follows:
  - a. In Flood Zone A, uses shall be limited to water compatible uses;
  - b. 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.
- II. Use for land to north of R348 zoned “CF Community Facilities” shall be limited in areas at elevated risk of flooding, as per the Flood Risk Management Guidelines, as follows:
  - 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.
- III. Uses for lands to north of R348 zoned “C2 Commercial/Mixed Uses” 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 ASP 65 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

### 1.7.2 Land Use Management

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

Land Use Zoning		Total Area Zoned (HA)
<b>Residential Phase 1</b>		27.8
<b>Residential Phase 2</b>		45.6
<b>Residential Infill</b>		1.6
<b>Town Centre</b>		12.3
<b>Commercial/Mixed-Use</b>		12.7

<b>Business and Enterprise</b>		19.0
<b>Business and Technology</b>		97.0
<b>Industrial</b>		42.0
<b>Tourism</b>		6.1
<b>Community Facilities</b>		34.8
<b>Open Space/Recreational Amenity</b>		131.5
<b>Agriculture</b>		30.7
<b>Public Utilities</b>		2.0

**Table 2: Land Use Zonings**

### 1.7.3 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 the Guidance Documents produced by 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 Athenry 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 Athenry's Spatial Planning Context

### 2.1 Town Centre and Regeneration

Athenry has a compact commercial core. For trading of goods and services, the main primary streets are concentrated along Old Church Street, The Square, Cross Street and North Gate Street in the centre of the Town, followed by secondary streets which include Burkes Lane, Bridge Streets and Church Street. Surrounding the town centre there is a wide variety of commercial developments consisting of both large (shopping centre) and small-scale (local neighborhood-type) establishments that specialize mostly in comparison goods. The town centre is adequately served in terms of medical and recreational services. There is also a range of food outlets, including restaurants, cafés, and takeaways. Other conveniences within the town centre include hairdressers, barbers, pubs, and a florist. Collectively these uses supplement the provision of economic activity and employment along with other employment zoned land. The broad range of services within the town centre ensures a relatively high level of footfall within the commercial streets, which contributes to greater levels of local spending and eventually translates to improvements in the public realm and other physical and social infrastructure.



**Figure 4: Athenry Town Centre**

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 Athenry. 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 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 Athenry 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 Athenry town centre. The development of these Opportunity Sites would enhance the fabric and vitality of Athenry.

## 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, vibrant and that meets 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, 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).

This 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 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 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.

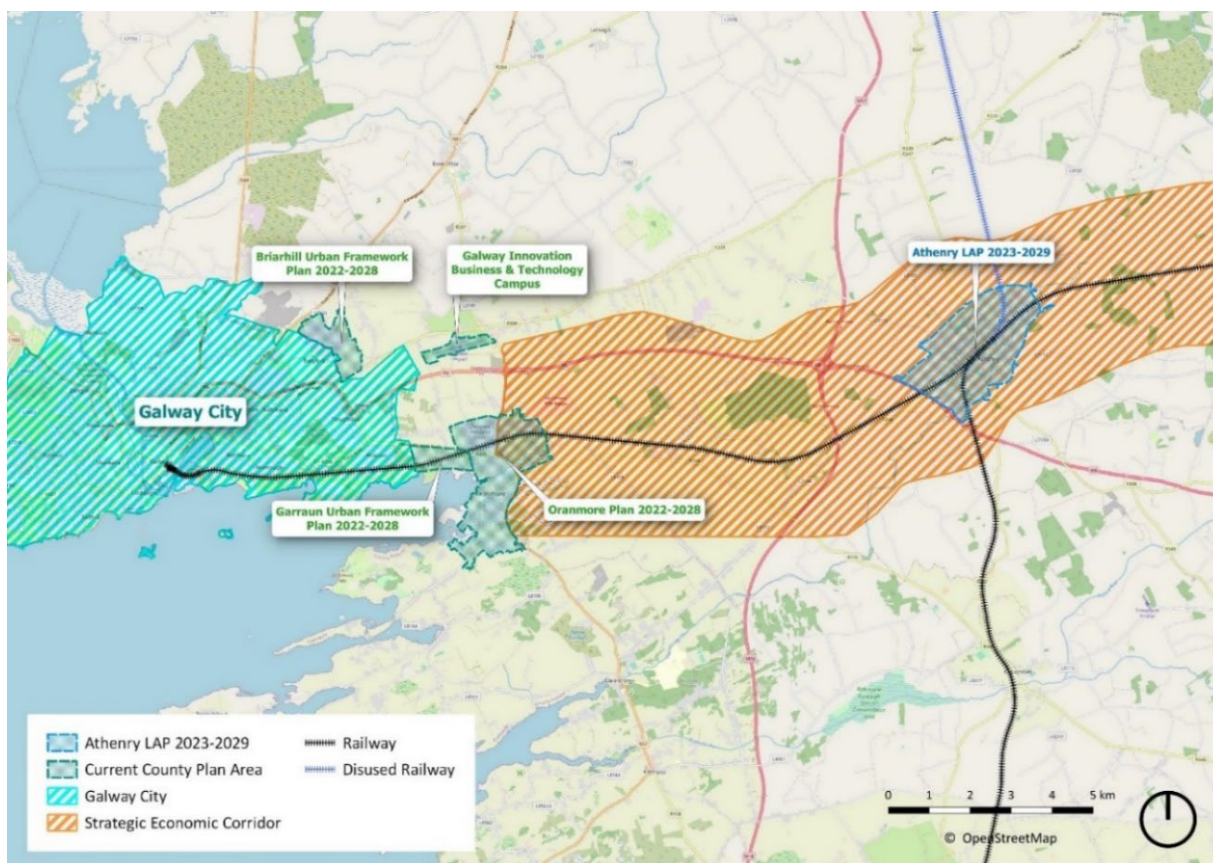
Residential infill sites are located within the settlement boundary. These are 'gap sites' within the plan area that are typically capable of accommodating limited residential units. In general, these sites are serviced and are strategically located within proximity of the town's local services, such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

## 2.4 Economic and Enterprise Development

Athenry is a town of Strategic Potential which provides a long-established employment base in County Galway. It is a key objective to promote Athenry as a destination for business, 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. Athenry has 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.

As defined in the RSES and further endorsed in the GCDP 2022 – 2028, Athenry now forms the eastern focus point of the Strategic Economic Corridor. The Strategic Economic Corridor extends east from Oranmore to Athenry as illustrated in figure 5 and is part of Galway's long-standing economic development strategy, which has designated key economic growth regions. The corridor's alignment is based on the Galway-Dublin railway route and the M6 motorway route. Athenry is now located in a strategically vital area that is easily accessible and has a high concentration of established and valued infrastructure. The Strategic Economic Corridor has the potential to attract significant amounts of international investment from indigenous industries and businesses. Thus, encouraging economic development and job creation through fulfilling a variety of economic services for the city, county, and broader region. As a result, this corridor must be promoted sustainably as a hub for significant national and international enterprises, boosting the regional economy.





**Figure 5: Strategic Economic Corridor**

A quantum of lands has been zoned in the plan area for appropriate employment development. The employment lands currently comprise of industrial and enterprise which are operated by regional companies. Industrial developments are located on the outskirts of the town to the north east and south west. The main enterprise areas are located to the west of the town centre on Gort Mhaolir to assist in the realisation of Athenry's economic ambition. The Plan has identified a significant quantity of lands zoned Business and Technology (c.88 ha) located on the western side of Athenry and within the Strategic Economic Corridor. It is anticipated that these lands would facilitate large national and international businesses for the County and Region. 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 Athenry'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 Athenry would conform with the provisions of RPO 3.13, which supports the role of towns like Athenry in terms of service supply and employment for their catchments within the county's economic function. This heightened employment position is critical to the growth of not only East County Galway but also neighbouring counties. As a result, the plan will encourage the growth of Athenry as a dynamic and cutting-edge 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 locate.

Settlement Hierarchy	Settlement	Population 2016	Resident Workers	Local Jobs	% of Galway County Jobs	Jobs: Resident Workers – Current / Target
Strategic Potential	Athenry	4,445	1,891	1,450	3.4 %	0.77

**Table 4: Employment Breakdown**

## 2.5 Community Facilities

Athenry offers its residents a range of community facilities and services, which include a primary and secondary school, creches, medical centres, a nursing home, a Garda station, a community centre, leisure centres, a Post Office and Credit Union services, a public library, playgrounds, sporting facilities, open space and the churches. Athenry Community Park and the adjacent playground located beside Athenry Castle, in particular, provide a vital and accessible recreational amenity for both visitors and inhabitants. As a result, the town is well supplied by community facilities. Athenry's projected population expansion will necessitate sustained investment in community services and amenities. This will be supported throughout the duration of the plan.



**Figure 6: Athenry Castle**

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. In addition to the amenities listed above, there is a large area of open space at Cullairbaun Road, which is currently used by the St Marys Athenry

GAA Club. This provides high-quality recreational/sporting space to facilitate existing and future residents.

Within Athenry Town, there is a concentration of educational facilities. Gaelscoil Riada, Coláiste an Eachréidh and Scoil Chroí Naofa are clustered within proximity to each other on zoned community facility lands. The Galway and Roscommon Educational and Training Board, which provides further education and training, is also located to the north of the railway track on Tuam Road. Furthermore, the two secondary schools that were in the centre of the town have relocated to the outskirts on greenfield sites. Clarin College is located along the R348 and Presentation College Athenry on the L3103 opposite Raheen Woods Hotel. Furthermore, Athenry Boys School is located on the L3112, with an adjacent preschool in close proximity. Athenry has several childcare amenities throughout the settlement boundary. In recent years, a new Medical Centre and pharmacy has been built on the Gort Mhaoilir Road.

## 2.6 Built and Cultural Heritage

The archaeological, architectural and heritage assets within Athenry contribute to the character and local distinctiveness of the area. The town of Athenry is considered a significant heritage asset on account of numerous sites and monuments which are identified for preservation. Of particular importance are the town walls and flanking towers which are of international importance.

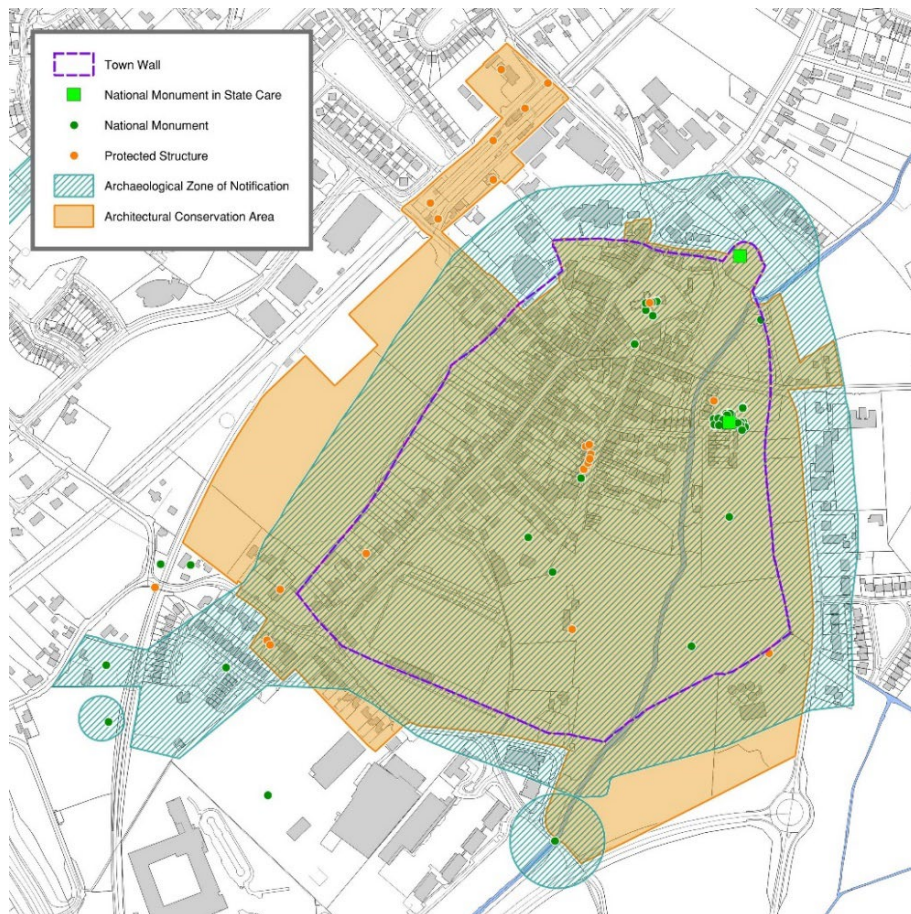
The compact town of Athenry, which lies within the historical town walls is characterized by narrow radial streets which converge on Market Square and has a unique character that is derived from the combination of buildings of significant architectural and historical value and simple vernacular architecture. This Plan recognises the value of the built heritage in Athenry and expresses the commitment to 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 Athenry.

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, the historic walls of Athenry are a Protected Structure. Athenry is a fortified town as illustrated in figure 7 and is a member of the Irish Walled Town Network (IWTN). The IWTN seeks to ensure that Ireland's unique cultural and archaeological heritage in relation to its walled and fortified towns and cities is protected and managed sustainably. Within the Athenry 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 presence of an ACA also contributes to the appreciation of a protected structure. The designation of the historic town centre core as an ACA (Figure 7), as well as the accompanying

conservation of individual buildings and the public realm in that area, will greatly improve the quality of Athenry's local environment. The fundamental significance of Athenry is its degree of survival as a medieval fortified town, which includes a number of fine monuments and Archaeological Heritage and/or Archaeological Objects. This historic function is visible in the street plan, land sizes, buildings, and architectural coherence. The majority of structures date from the late 19th Century and share many characteristics. Traditional shop fronts that have been retained are key features. The open fields and pastures within the walls are of the utmost significance. The form, attractiveness, and originality of the town as a whole are of international significance and have the potential to attract a larger cultural audience.

Given Athenry's significant archaeological legacy, most of the town is located in a Zone of Notification (ZON) as illustrated in figure 7. 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 the land use zoning map and the specific policy objectives.



**Figure 7: Athenry Built and Natural Heritage**

Burial grounds often include existing ruins or the site of former structures, as well as a wide range of natural heritage. Burial grounds listed on the Record of Monuments and Places are protected under Section 12 of the National Monuments Act of 1994 (as amended). This protection is provided for St Mary's Collegiate Church and the Dominican Priory burial ground.



**Figure 8:** St Mary's Collegiate Church, Athenry

## 2.7 Tourism

Tourism can play a key role as an economic driver for Athenry, through the promotion of historic and amenity assets. With the wealth of Athenry's built and natural heritage, as well as its highly accessible location by road and rail, the town is in an admirable position to expand its tourism potential and create locally based employment possibilities. Tourism amenity infrastructure development in Athenry will also contribute to improving the quality of life of its residents by assisting in the redevelopment of the historic core as well as the protection and development of the town's green infrastructure. Athenry has a variety of attractions, for both national and international visitors. The town boasts a number of outstanding physical, historical, and cultural assets that will be maintained, preserved and promoted.

Athenry boasts a vibrant cultural sector with the Heritage Centre and Athenry Castle located in the centre of the town centre. The award-winning Athenry Heritage Centre showcases the rich history of this mediaeval town. For visitors of all ages, the educational experience on display here contributes to the creation of the Medieval Experience and how the Anglo-Normans developed Athenry and influenced the pattern of the town as it stands today. The restored Anglo-Norman castle, the Dominican Priory from the 13th century, the imposing North Gate, the unique 14<sup>th</sup> century Market Cross, and the town's defensive town walls are just a few of the additional cultural attractions in Athenry.



**Figure 9: Athenry Castle and the Dominican Priory Burial Ground**

## 2.8 Agricultural

It is recognised that Athenry is an important market town, having a large agricultural hinterland, which is well served in identifying services such as the Athenry Co-operative Mart and associated enterprises such as Arrabawn Limited which has two premises within the Athenry Settlement Boundary. These are important enterprises within Athenry providing for the surrounding agricultural areas.

Furthermore, the plan recognises the significance of agricultural, educational, and advisory services in the area. Agriculture has traditionally been the most important contributor to rural economies, and it continues to be a vital source of income and both direct and indirect employment. Another notable

addition to the town is the BIA Innovator Campus in Teagasc, which is located outside the settlement boundary of this plan. This facility is Ireland's first and most advanced food infrastructure project, with multi-food sector infrastructure and support in one place, featuring particular specialisation in beef, dairy, consumer food, and seafood. Furthermore, this facility offers training, innovation, and acceleration services to help food businesses grow and expand. Ultimately, the location of the campus will continue to promote and improve the agricultural sector in Athenry and its surrounding environs.

## 2.9 Transportation and Movement – Local Transport Plan

The Galway County Transport Planning Study (GCTPS) (2022) forms part of the GCDP 2022 – 2028. 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 – Athenry (M6) and Athenry – Ballinasloe (M6). Chapter 6 Transport and Movement of the GCDP 2022 – 2028 sets a series of Policy Objectives that establishes 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 a polluting, carbon intensive population system to new and cleaner technologies. It is important to balance the allocation of space in the public realm of Athenry. It is considered there should be a greater emphasis placed on infrastructure in relation to walking, using buggies, wheelchairs or cycling.

As a town of *Strategic Potential*, the Athenry LAP includes an LPT as outlined in section 1.1.5. This document has aimed 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.

The town has the advantage of immediate access to the M6 which bypasses the town and provides links to Galway and Dublin. The M6/M17/M18 junction lies roughly 3km west of Athenry, linking to Ennis/Limerick and Tuam and onwards to Claremorris and Sligo. There are existing public transport links which connect Athenry to Galway City Centre. The plan will support sustainable transport provision, including walking, cycling and public transport linked closely with planning as traditional high car dependency has led, in circumstances, to low density settlement patterns and poor integration of public transport facilities and services. Athenry Rail Station is located on the Galway to Dublin rail line and is also terminus of the Western Rail Corridor providing connections to Ennis and Limerick. The town is not served with a town bus service, with the main service being the commuter route to Galway City operated by a commercial operator focusing on AM and PM peaks. This route is complemented by a once-weekly return service to Loughrea on Thursday operated by Local Link

Galway/Bealach na Gaillimhe Teo. This is a door to door service which enables those using the service to access Loughrea.

The emerging Athenry 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 Athenry.

The key aim of the emerging Athenry 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 Athenry LTP was developed.

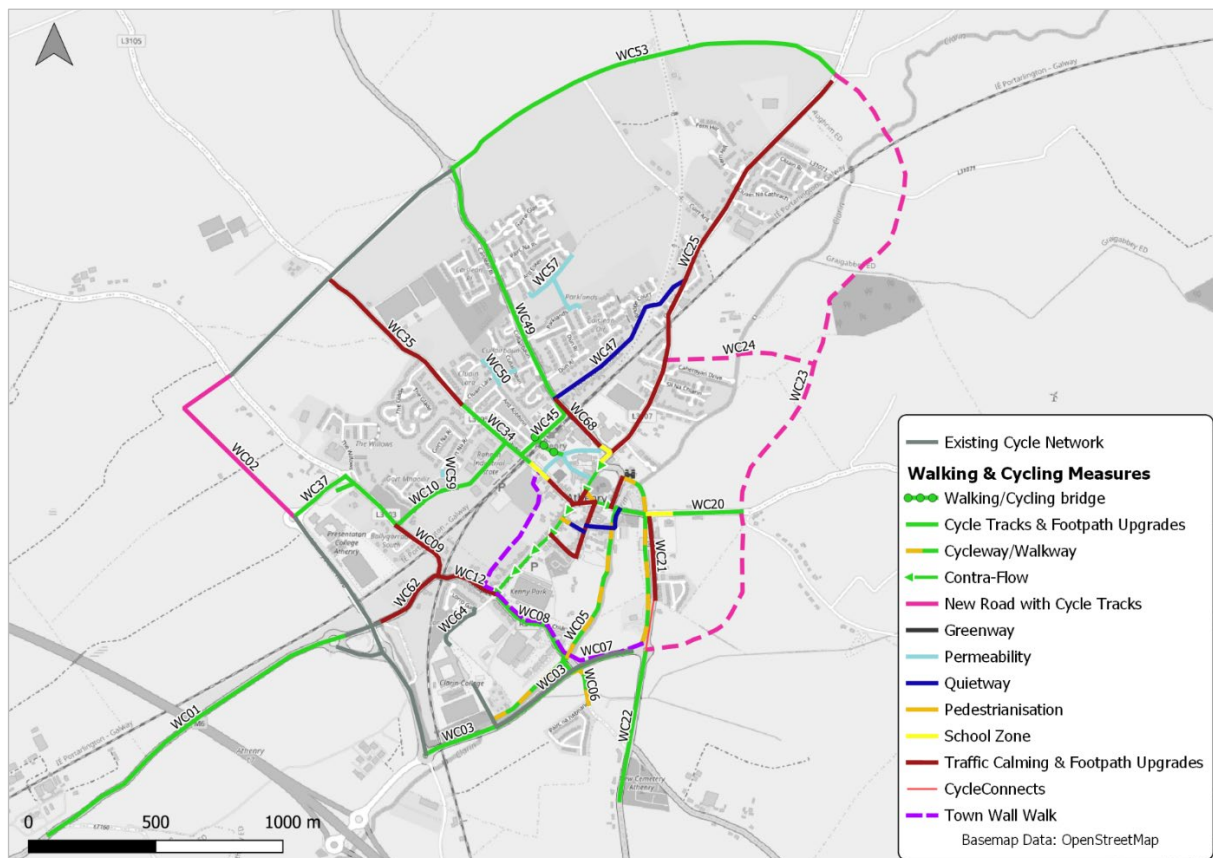


Figure 10: Emerging Preferred Walking and Cycling Options Map



Figure 10 outlines the Emerging Preferred Strategy for Athenry. 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 Athenry. These options were passed through a detail options assessment process to determine the package of measures that would form the Athenry LTP for consultation. The full set of strategy measures were assessed against the study objectives using identified Key Performance Indicators.

The results indicate that the LTP measures score very positively in meeting the overarching LTP objectives. The delivery of a safe, integrated walk and cycle network will improve accessibility across Athenry encouraging an increase in sustainable travel. A number of measures have focused on improving safety for access to local schools, supporting active travel and improving the health and wellbeing of children within the town. Measures within the town centre are focused on improving public realm and the pedestrian environment with footpath and junction upgrades. This will make Athenry a nicer place to be and spend time, increasing footfall within the town centre. In terms of wider accessibility, the LTP includes upgrades to existing public transport services and facilities, including improved frequencies of trains to Galway along with a potential wider expansion of the rail network.

## 2.10 Water Supply and Wastewater Treatment

Athenry's sustainable growth is dependent on the supply of adequate service infrastructure, particularly water and wastewater. This infrastructure requires 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. Athenry is part of the Corrib Water Resource Zone (WRZ). A number of projects are underway within the WRZ to improve the Level of Service and security of supply, including upgrades at Luimnagh and Terryland treatment plants and the construction of a new intake at Terryland treatment plant.

In recent years Uisce Éireann has completed a €5 million upgrade to the Athenry Wastewater Treatment Plant to increase capacity and improve water quality in the Clarin River in partnership with Galway County Council. The work has resulted in a plant that will provide improved wastewater discharge standards, ensuring compliance with the requirements of the Urban Wastewater Treatment Directive and thereby protecting the Clarin River. A network project to resolve capacity constraints, eliminate noncompliant combined sewer overflows and improve water quality recently commenced construction and will provide sufficient network capacity to cater for the targeted growth in the town. The upgraded wastewater treatment plant now has the capacity for a population of 9,500 allowing Athenry to accommodate future population growth and economic development.

## 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,

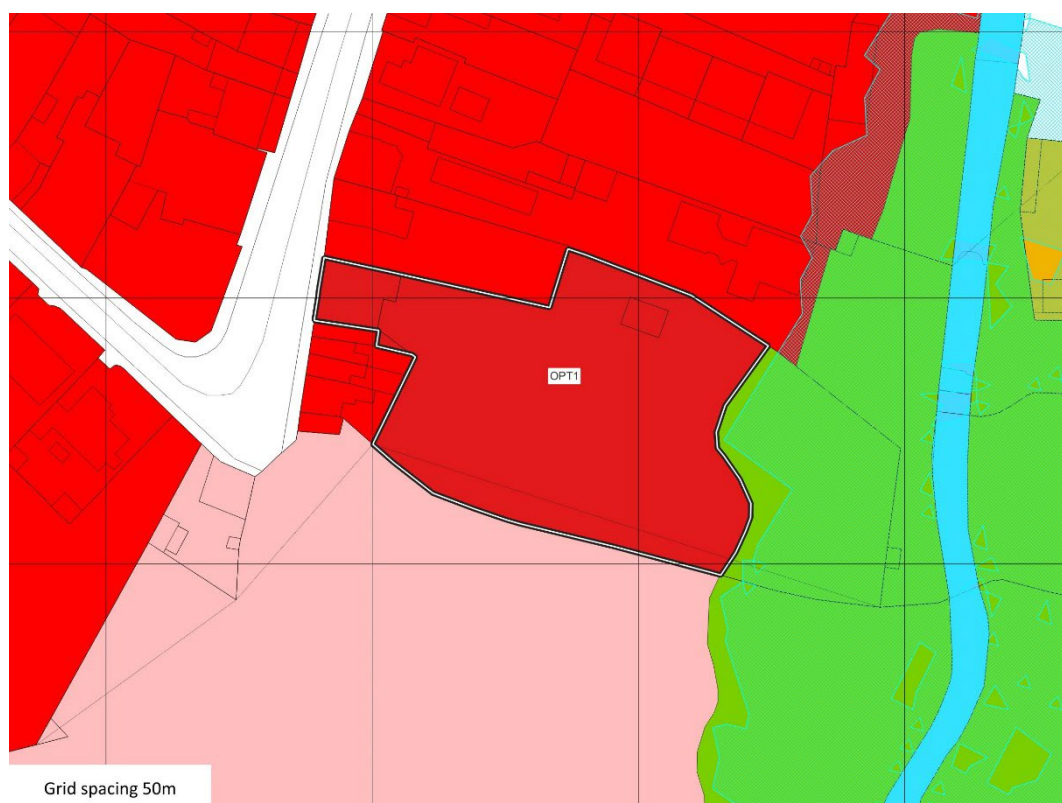
including the Athenry LAP area. Development applications need to comply, as relevant and appropriate, with these GCDP 2022 – 2028 measures as well as the measures relating to flood risk management that have been integrated into the LAP.

### 3.0 Opportunity Sites

The potential exists for better use of underutilised and vacant sites within the town centre area of Athenry 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 (ASP 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 – Cross Street**



**Description:**

**Area:** The site area measure circa 0.318 hectares

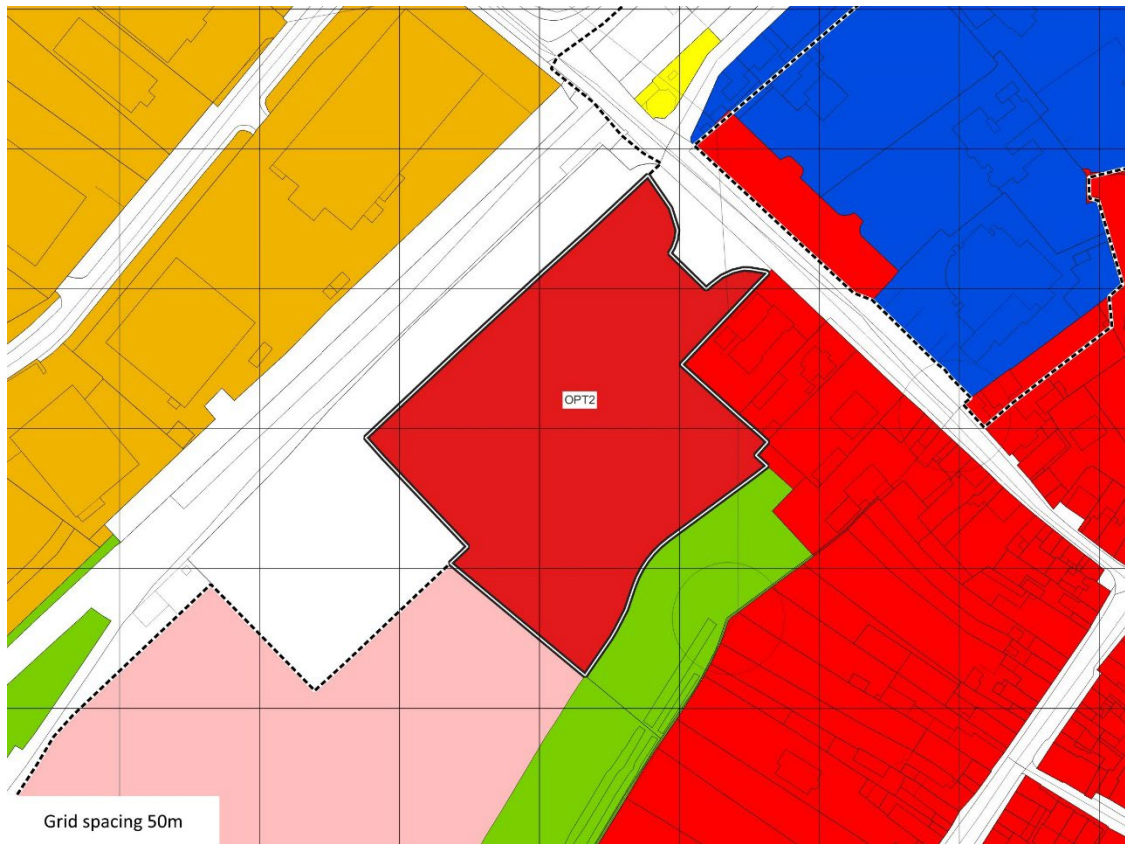
**Zoning:** The site is zoned Town Centre and is also located in the Zone of Archaeological Potential (ZAP).

**Current Land-Use:** Unused

**Opportunity:** To develop the prime vacant lands 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 2 – Church Street**



**Description:**

**Area:** The site area measures circa 1.277 hectares

**Zoning:** The site is zoned Town Centre and is also located in the Zone of Archaeological Potential (ZAP).

**Current Land-Use:** Greenfield Site

**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

### **ASP 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*.

### **ASP 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.

### **ASP 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.

### **ASP 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.

### **ASP 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 Athenry. 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.

**ASP 6 Urban Framework Plan in Residential Phase 2 lands (Caheroyn).**

- a) It is a policy objective of Galway County Council to prepare an Urban Framework Plan on Residential Phase 2 lands within 18 months of the adoption of the local area plan. These lands are identified on Map 2.
- b) Any proposals relating to development on lands zoned Residential Phase 2 at Caheroyn, Athenry (identified on Map 2) which are subject to compliance with Policy Objective ASP 5, shall consider as part of the Urban Framework Plan access arrangement to these lands in a co-ordinated manner, where active travel measures are the focus point for any future development.

**ASP 7 Residential Infill Development**

Within the Settlement Boundary, small scale limited infill housing development will be considered inappropriate 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.

**ASP 8 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.

**ASP 9 Compact Growth**

It is a Policy Objective of the Council to support the delivery of new homes in Athenry 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.

**ASP 10 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.

### **ASP 11 Town Centre**

- a) It is a policy objective of Galway County Council that Athenry 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.
- b) 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.
- c) 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 Athenry and prohibit the 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.

### **ASP 12 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 Athenry. 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.

### **ASP 13 Non-Conforming Uses**

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

### **ASP 14 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 GCDP 2022 – 2028.

### **ASP 15 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 Athenry
- 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).

### **ASP 16 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.

### **ASP 17 Provision of Lands for Social and Community Facilities and Services in Athenry**

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

### **ASP 18 Educational Facilities in Athenry**

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 Athenry. Multi-use facilities which can accommodate both educational and childcare facilities are to be encouraged.

### **ASP 19 Business and Enterprise**

- a) To facilitate the expansion of Business and Enterprise uses in the plan area of Athenry at suitable locations with adequate services and facilities and with a high level of access to the major road network and public transport facilities. This would facilitate the provision of further employment opportunities in accordance with proper planning and sustainable development.
- b) Any future development at the existing Arrabawn site on the R437 shall consider access arrangements to the Athenry Town Walls in order to facilitate permeability at this location.

### **ASP 20 Business and Technology**

Promote the development of Business and Technology uses in Athenry on suitably zoned lands, strengthening its designation as a town of *Strategic Potential* to provide additional jobs and economic development at this strategic location.



### **ASP 21 Strategic Sites in Athenry**

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

### **ASP 22 Active Land Management in Athenry**

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

### **ASP 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.

### **ASP 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:

- a) Development of open spaces and recreational activities, in accordance with best practice and on suitable lands with adequate access to the local community;
- b) Existing open space, sports and recreational facilities should be retained unless it can be 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;
- c) 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;
- d) Appropriate management and use of any areas of high biodiversity value;
- e) Tourism;
- f) Encourage and assist the development of the tourist potential within Athenry in a manner that protects the architectural, archaeological, and cultural significance of the town and its environs in a sustainable manner.

### **ASP 25 New Playground/Recreational Area**

It is a policy objective of Galway County Council to support and encourage the development of new playground/recreational areas in Athenry as identified on Map 2.

### **ASP 26 Tourism Development**

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

- a) Facilitate the sustainable development of Athenry 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 regions.
- b) Collaborate with relevant tourism agencies in the enhancement of Athenry town, and increasing the economic value, to create a broader tourism offering, such as the concept of the 'Heritage Town'.
- 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 Athenry Castle and surrounding Town Walls

### **ASP 27 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.

### **ASP 28 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 utility infrastructure will be assessed on a case-by-case basis in accordance with proper planning and sustainable development.

### **ASP 29 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 Athenry. 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.

### **ASP 30 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.

### **ASP 31 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 Irish Water, to protect all waters in the plan area, consolidate the urban structure and control ribbon development along approach roads into Athenry.

### **ASP 32 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.

### **ASP 33 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.

### **ASP 34 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.

### **ASP 35 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.

### **ASP 36 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.

### **ASP 37 Views and Prospects**

Protect all views and prospects of significance, particularly those of the Town Walls (including views of the North-West Tower and wall walk, views of the North Gate and Castle, views of the South-East Tower to the Dominican Priory and the Castle in the background, views of the highest and longest surviving length of the Town Walls and view through the west gateway), St. Mary's Collegiate Church, the Dominican Priory.

Prohibit development which will block or interfere with a significant view or prospect. Where it is considered that development may impact views and prospects, to have regard to the significance of any such impact and any appropriate mitigation measures that should be incorporated.

### **ASP 38 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.

### **ASP 39 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.

### **ASP 40 Architectural Conservation Areas**

Protect, conserve and enhance the essential character of the Athenry 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.

#### **ASP 41 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 contributes to the special character of the area, save in exceptional circumstances.

#### **ASP 42 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 Athenry 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](http://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.

#### **ASP 43 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.

#### **ASP 44 Athenry Walled Town**

- a) Promote and support Athenry as a member town of the Irish Walled Town Network of Ireland in a sustainable manner, in co-operation with other agencies and organisations to assist its heritage development, local tourism, and the local economy.
- b) It is a policy objective of the Council to safeguard Athenry Town Wall by ensuring any development proposed has due recognition of this unique heritage asset within the town. Any potential proposals shall be accompanied by a visual impact assessment, archaeological assessment and architectural conservation assessment/statement in addition to relevant and applicable planning criteria.

#### **ASP 45 Protection of Athenry House**

It is a policy objective of Galway County Council to support the reuse of Athenry House while preserving and protecting its historic character and setting.

#### **ASP 46 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.

#### **ASP 47 Housing for Older persons - Housing for People with Special Needs**

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

#### **ASP 48 Other Residential Development**

There shall be a general presumption in favour of the development of nursing/care homes and retirement accommodation/facilities and community/daycare centres on residentially 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.

#### **ASP 49 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).

#### **ASP 50 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.<sup>1</sup>

#### **ASP 51 Transportation Infrastructure**

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

#### **ASP 52 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 vehicle rentals, car clubs, and public bike schemes, as appropriate.

#### **ASP 53 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

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<sup>1</sup> 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.

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 Travel – A Sustainable Transport Future 2009-2020 and the Design Manual for Urban Roads and Streets (2013), as updated in 2019.

#### **ASP 54 Pedestrian Crossings**

Facilitate the provision of pedestrian crossings adjacent to schools and at other appropriate locations within the Plan Area, as required, specifically a pedestrian/cycle crossing from Athenry Rail Station and its existing parking facilities.

#### **ASP 55 Traffic and Transport Assessment and Road Safety Audits**

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.

#### **ASP 56 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.

#### **ASP 57 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, to facilitate efficient development of these lands and to ensure connectivity and accessibility to lands with limited road frontage.

#### **ASP 58 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 environmental considerations.

#### **ASP 59 Athenry Relief Road**

Facilitate the timely delivery of any improvements to the existing transportation network, including the development of new transport infrastructure and the implementation of traffic management measures subject to normal planning and environmental considerations. Where possible, there will be minimal hedgerow/stone wall removal and beneficial landscaping and planting to maintain wildlife corridors. The Athenry Relief Road has Part 8 Planning Permission.

#### **ASP 60 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.

#### **ASP 61 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.

#### **ASP 62 European Sites**

Protect European Sites including Special Protection Areas (SPA) and Special Areas of Conservation (SAC) that form part of the Natura 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 significant 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.

#### **ASP 63 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 a suitable native variety of trees.
- b) Seek to retain natural boundaries, including stone walls, hedgerows, and tree boundaries, wherever possible and replace them with a boundary type similar to the existing boundary where removal is unavoidable. Discourage the felling of mature trees where possible. All work is 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 (excluding Ash).

#### **ASP 64 Biodiversity & Ecological Networks**

Support the protection of biodiversity and ecological connectivity within the Plan Area including woodlands, trees, hedgerows, rivers, streams, natural springs, peatlands, wetlands, stonewalls, and other landscape features such as Esker Riada, where these form part of the ecological network. Seek to retain and/or incorporate these natural features into developments, to avoid ecological fragmentation and maintain ecological corridors. Refer to the Map 2

#### **ASP 65 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

#### **ASP 66 Flood Risk Management Guidelines**

It is the policy objective of Galway County Council to support, in cooperation 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.

#### **ASP 67 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 the risk of flooding.

#### **ASP 68 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 a lower flood risk.

### **ASP 69 Surface Water Drainage and Sustainable Drainage Systems (SuDs)**

Maintain and enhance, as appropriate, the existing surface water drainage system in Athenry. 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".

### **ASP 70 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 the 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 development proposal 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.

### **ASP 71 Preservation of Bridges on Clarinbridge River**

It is a policy objective of Galway County Council to have due recognition of the integrity of existing bridges within the town boundary along Clarinbridge River due to their active role in preventing flooding events within Athenry.

### **ASP 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.

### **ASP 73 Flood Risk Assessment and Climate Change**

Flood Risk Assessment in Athenry shall provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Flood Risk Management (or any superseding document) Flood Risk Management – Climate Change Sectoral Adaption Plan 2019 shall be consulted with to this effect.

### **ASP 74 Western River Basin District Management Plan and Protection of Waters**

Support the implementation of the relevant recommendations and measures as outlined in the Western River Basin Management Plan 2009-2015 or any other plan that may supersede same during the lifetime of this Local Area Plan. The 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 is statutorily obliged to prevent any further deterioration in the quality status of the waters in Athenry (Clarin River and the Clare River Drainage Area) and to ensure good quality status by 2021.

### **ASP 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 Athenry.

### **ASP 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.

### **ASP 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.

### **ASP 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.

### **ASP 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.

### **ASP 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)*.

### **ASP 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 Athenry 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.

### **ASP 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.

### **ASP 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.

### **ASP 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.

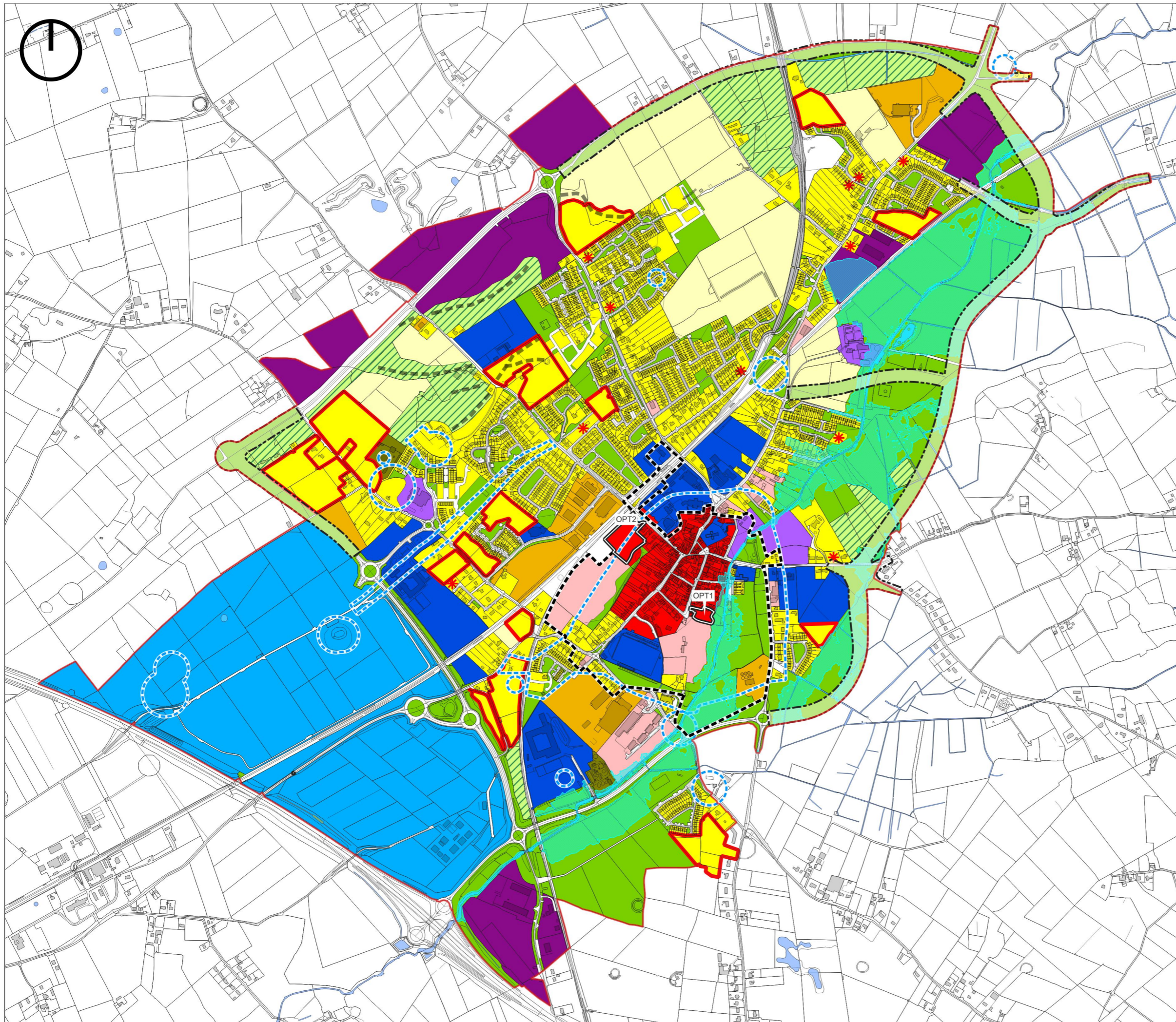


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# Athenry Local Area Plan 2024-2030

June 2024

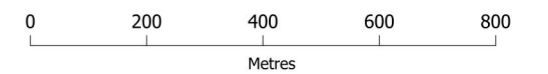
Schedule of Maps



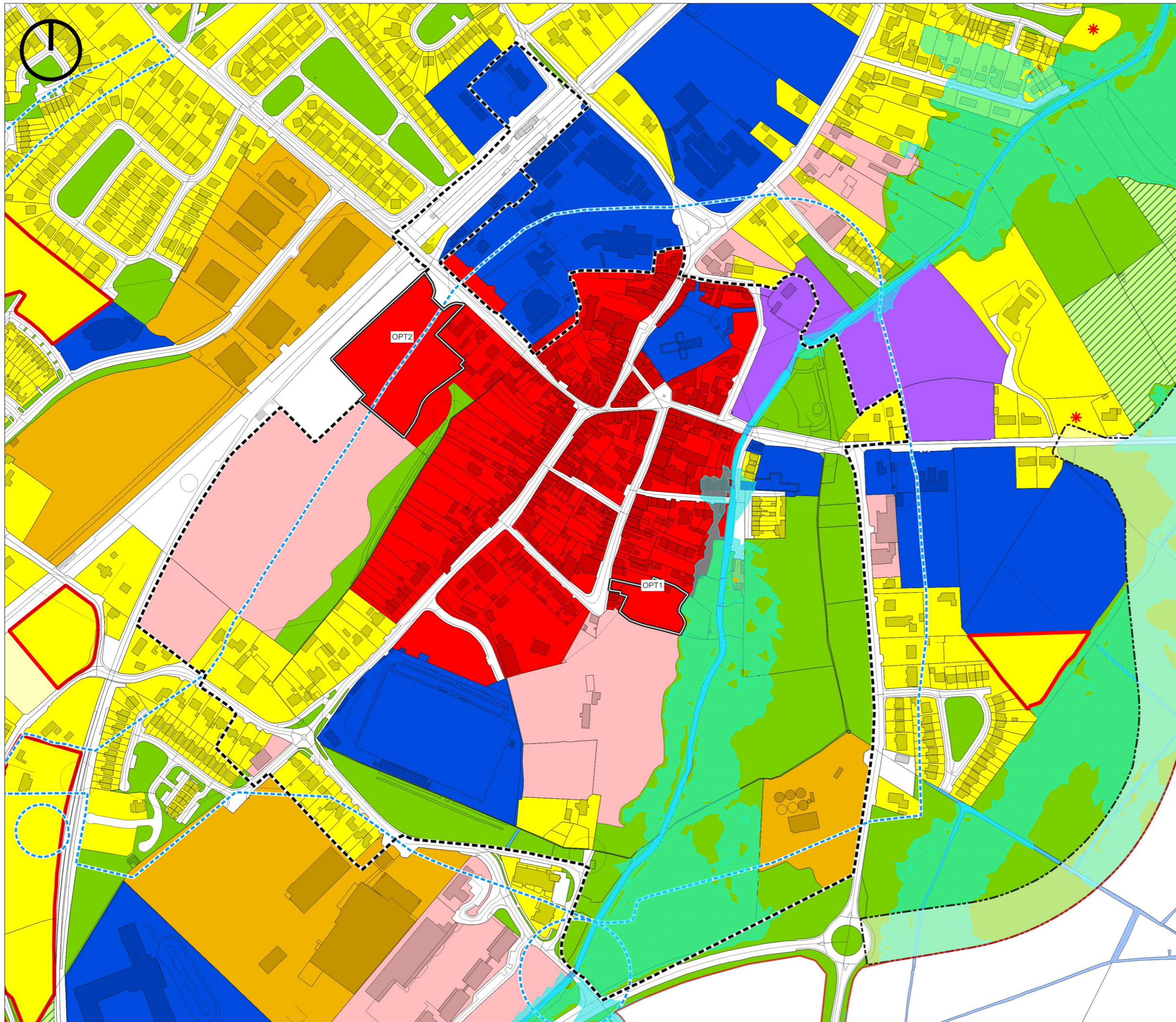
- Settlement Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- \* Residential Infill
- C1 - Town Centre
- C2 - Commercial/Mixed Use
- BE - Business & Enterprise
- BT - Business & Technology
- I - Industrial
- CF - Community Facilities
- T - Tourism
- PU - Public Utility
- OS - Open Space/Recreation & Amenity
- A - Agriculture
- TI - Transport Infrastructure
- Water/Rivers/Streams
- Constrained Land Use (Flood Zones A & B)
- Opportunity Site (Labelled - OPT#)
- Architectural Conservation Area
- Archaeological Zone of Notification
- Part 8 Permission for Relief Road
- Esker (Esker Riada)




















**Athenry Local Area Plan  
2024-2030**

**Map 1A Land Use Zoning**



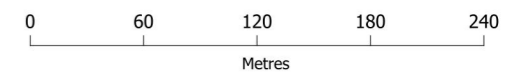
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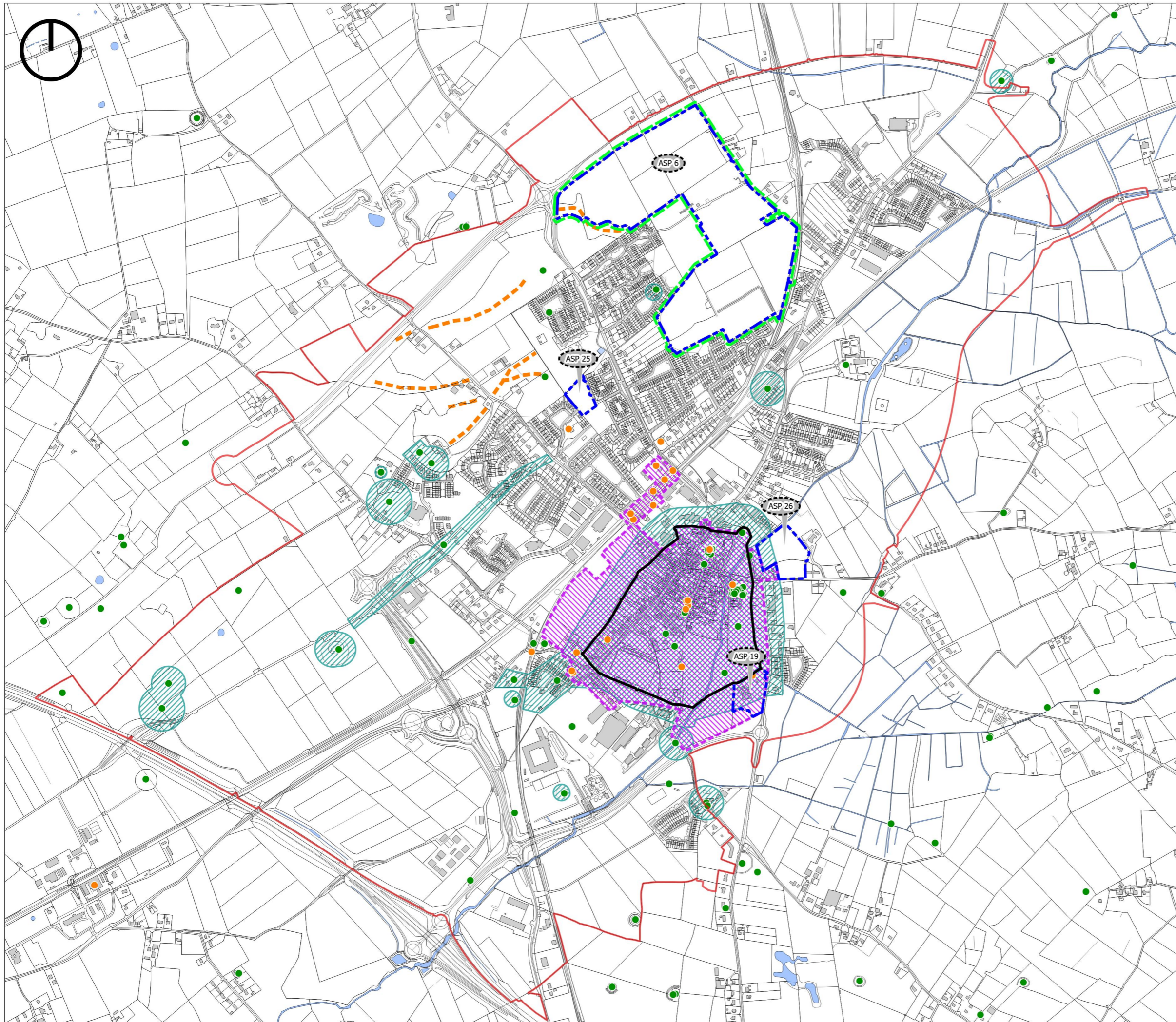
-  Settlement Boundary
-  R - Residential Existing
-  R - Residential (Phase 1)
-  R - Residential (Phase 2)
-  Residential Infill
-  C1 - Town Centre
-  C2 - Commercial/Mixed Use
-  BE - Business & Enterprise
-  CF - Community Facilities
-  T - Tourism
-  OS - Open Space/Recreation & Amenity
-  A - Agriculture
-  TI - Transport Infrastructure
-  Water/Rivers/Streams
-  Constrained Land Use (Flood Zones A & B)
-  Opportunity Site (Labelled - OPT#)
-  Architectural Conservation Area
-  Archaeological Zone of Notification
-  Part 8 Permission for Relief Road

**Athenry Local Area Plan  
2024-2030**

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







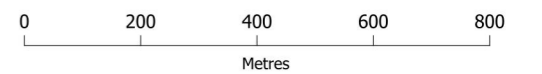
-  Settlement Boundary
-  Town Wall
-  Protected Structure
-  Architectural Conservation Area
-  National Monument
-  Archaeological Zone of Notification
-  Esker (Esker Riada)
-  Urban Framework Plan
- Policy Objectives**
-  Extent of Policy Objective Area
-  Policy Objective (See below)

**Objective Description**

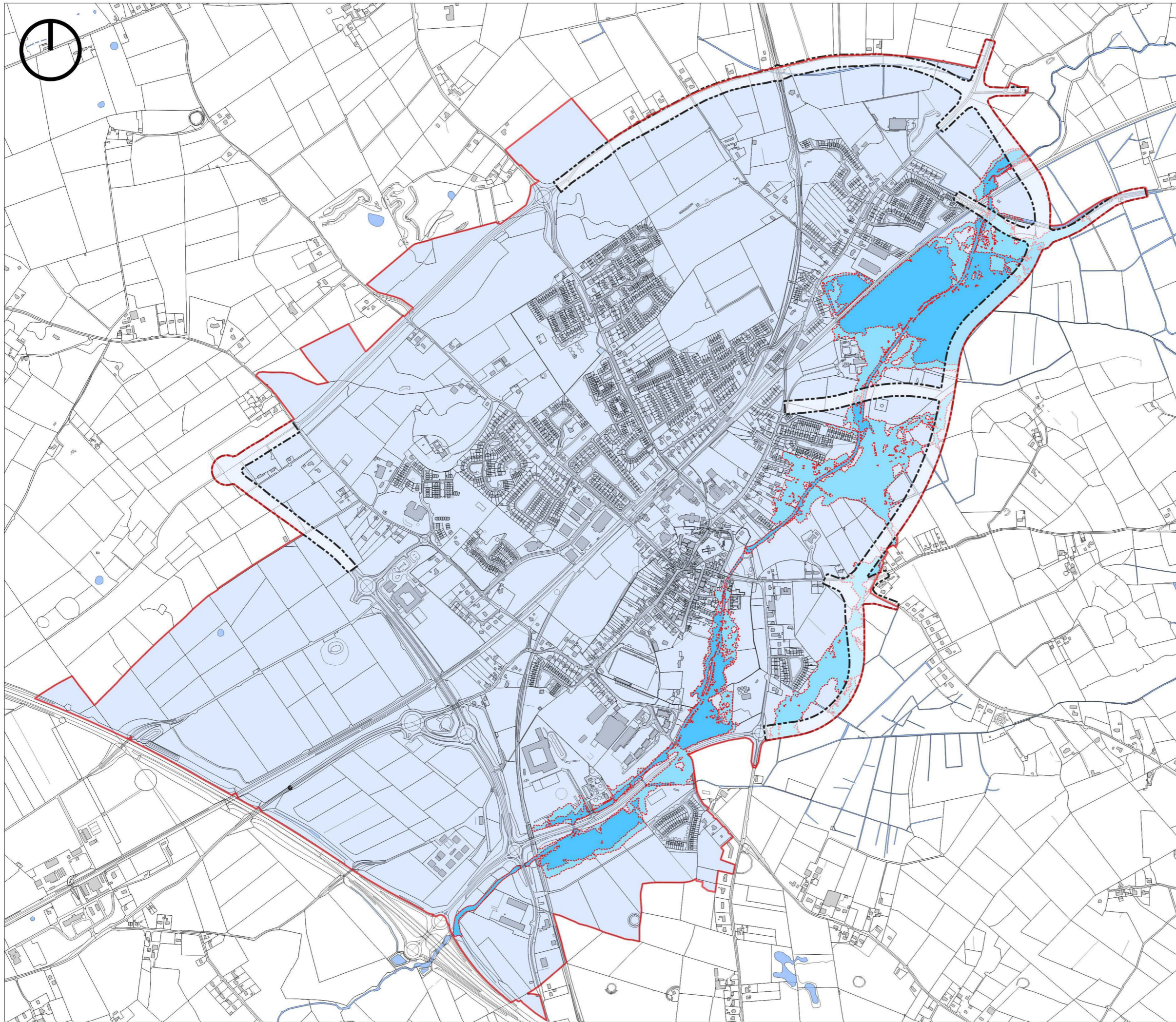
- ASP 6 Urban Framework Plan in Residential Phase 2 lands (Caheroyn).  
 a) It is a policy objective of Galway County Council to prepare an Urban Framework Plan on Residential Phase 2 lands within 18 months of the adoption of the local area plan. These lands are identified on Map 2.  
 b) Any proposals relating to development on lands zoned Residential Phase 2 at Caheroyn, Athenry (identified on Map 2) which are subject to compliance with Policy Objective ASP 5, shall consider as part of the Urban Framework Plan access arrangement to these lands in a co-ordinated manner, where active travel measures are the focus point for any future development.
- ASP 19 Business and Enterprise  
 b) Any future development at the existing Arrabawn site on the R437 shall consider access arrangements to the Athenry Town Walls in order to facilitate permeability at this location
- ASP 25 New Playground/Recreational Area  
 It is a policy objective of Galway County Council to support and encourage the development of new playground/recreational areas in Athenry as identified on Map 2.
- ASP 26 Tourism Development  
 d) Support tourism based enterprises at this location (identified on Map 2) with due recognition and respect to Athenry Castle and surrounding Town Walls.

**Athenry Local Area Plan  
2024-2030**

**Map 2 Archaeological, Built, & Natual Heritage / Plans & Specific Policy Objectives**



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- Settlement Boundary
- Indicative Flood Zone A
- Indicative Flood Zone B
- Indicative Flood Zone C
- Part 8 Permission for Relief Road

**Athery Local Area Plan  
2024-2030**

**Map 3 Flood Risk Management**

